Appendix 1 – Hypothetical Typologies



Residential Typologies

Scheme Ref.	# Units	Scheme Name	Value Zone	Hypothetical Scenario	Development Density (dph)	Net Developabl e Site Area (ha)	Net Developable Site Area (acres)		Benchmark MV (£/plot)	TLV (£/acre)	TLV (£/plot)	General	Market	t Mix:					AH basis	AH Target	t Affor	dable H	ousing	Mix:				AH Tenure	Mix:
										25%		2B	3B	4B	5B	1B (apart)	2B (apart)	Total		(%)	2B	3В	4B	5B	1B (apart)	2B (apart)	Total	Aff Rent	Sub- market / Inter.
1	1	single dwelling	High - Cotswold / Oxford Belts	garden infill - "greenfield"	22	0.05	0.11	£2,000,000	£224,636	£1,500,000	£168,477	0%	0%	0%	100%	0%	0%	100%	n/a	n/a									
2	1	single dwelling	Medium - Other Rural	garden infill - "greenfield"	22	0.05	0.11	£1,300,000	£146,014	£975,000	£109,510	0%	0%	0%	100%	0%	0%	100%	n/a	n/a									
3	1	single dwelling	Lower - Carteron	garden infill - "greenfield"	22	0.05	0.11	£750,000	£84,239	£562,500	£63,179	0%	0%	0%	100%	0%	0%	100%	n/a	n/a									
4	3	3 houses	High - Cotswold / Oxford Belts	garden infill - "greenfield"	25	0.12	0.30	£2,000,000	£197,680	£1,500,000	£148,260	0%	0%	33%	66%	0%	0%	99%	n/a	n/a									
5	3	3 houses	Medium - Other Rural	garden infill - "greenfield"	25	0.12	0.30	£1,300,000	£128,492	£975,000	£96,369	0%	0%	33%	66%	0%	0%	99%	n/a	n/a									
6	3	3 houses	Lower - Carteron	garden infill - "greenfield"	25	0.12	0.30	£750,000	£74,130	£562,500	£55,598	0%	0%	33%	66%	0%	0%	99%	n/a	n/a									
7	5	5 houses	High - Cotswold / Oxford Belts	greenfield	27	0.19	0.46	£2,000,000	£183,037	£1,500,000	£137,278	20%	20%	40%	20%	0%	0%	100%	n/a	n/a									
8	5	5 houses	Medium - Other Rural	greenfield	27	0.19	0.46	£1,300,000	£118,974	£975,000	£89,231	20%	20%	40%	20%	0%	0%	100%	n/a	n/a									
9	5	5 houses	Lower - Carteron	greenfield	27	0.19	0.46	£750,000	£68,639	£562,500	£51,479	20%	20%	40%	20%	0%	0%	100%	n/a	n/a									
10	5	5 houses	High - Cotswold / Oxford Belts	Previously developed land - brownfield	27	0.19	0.46			£600,000	£54,911	20%	20%	40%	20%	0%	0%	100%	n/a	n/a									
11	5	5 houses	Medium - Other Rural	Previously developed land - brownfield	27	0.19	0.46			£600,000	£54,911	20%	20%	40%	20%	0%	0%	100%	n/a	n/a									
12	5	5 houses	Lower - Carteron	Previously developed land - brownfield	27	0.19	0.46			£600,000	£54,911	20%	20%	40%	20%	0%	0%	100%	n/a	n/a									
13	8	8 houses	High - Cotswold / Oxford Belts	greenfield	35	0.23	0.56	£1,300,000	£91,780	£975,000	£68,835	12.5%	50%	25%	12.5%	0%	0%	100%	n/a	n/a									
14	8	8 houses	Medium - Other Rural	greenfield	35	0.23	0.56	£1,200,000	£84,720	£900,000	£63,540	12.5%	50%	25%	12.5%	0%	0%	100%	n/a	n/a									
15	8	8 houses	Lower - Carteron	greenfield	35	0.23	0.56	£1,000,000	£70,600	£750,000	£52,950	12.5%	50%	25%	12.5%	0%	0%	100%	n/a	n/a									
16	8	8 houses	High - Cotswold / Oxford Belts	greenfield	35	0.23	0.56	£1,300,000	£91,780	£975,000	£68,835	12.5%	50%	25%	12.5%	0%	0%	100%	commuted sum in ANOB (end payment)		50%	25%	25%	0%	0%	0%	100%	66%	34%
17	8	8 houses	Medium - Other Rural	greenfield	35	0.23	0.56	£1,200,000	£84,720	£900,000	£63,540	12.5%	50%	25%	12.5%	0%	0%	100%	commuted sum in ANOB (end payment)		50%	25%	25%	0%	0%	0%	100%	66%	34%
18	10	10 houses	High - Cotswold / Oxford Belts	greenfield	35	0.29	0.71	£1,100,000	£77,660	£825,000	£58,245	10%	40%	30%	20%	0%	0%	100%	n/a	n/a									
19	10	10 houses	Medium - Other Rural	greenfield	35	0.29	0.71	£1,000,000	£70,600	£750,000	£52,950	10%	40%	30%	20%	0%	0%	100%	n/a	n/a									
20	10	10 houses	Lower - Carteron	greenfield	35	0.29	0.71	£900,000	£63,540	£675,000	£47,655	10%	40%	30%	20%	0%	0%	100%	n/a	n/a									
21	10	10 houses	High - Cotswold / Oxford Belts	greenfield	35	0.29	0.71	£1,100,000	£77,660	£825,000	£58,245	10%	40%	30%	20%	0%	0%	100%	commuted sum in ANOB (end payment)	50%	60%	20%	20%	0%	0%	0%	100%	66%	34%
22	10	10 houses	Medium - Other Rural	greenfield	35	0.29	0.71	£1,000,000	£70,600	£750,000	£52,950	10%	40%	30%	20%	0%	0%	100%	commuted sum in ANOB (end payment)	40%	60%	20%	20%	0%	0%	0%	100%	66%	34%
23	12	12 houses	High - Cotswold / Oxford Belts	greenfield	35	0.34	0.85	£1,000,000	£70,600	£750,000	£52,950	10%	40%	30%	20%	0%	0%	100%	on-site	50%	60%	20%	20%	0%	0%	0%	100%	66%	34%
24	12	12 houses	Medium - Other Rural	greenfield	35	0.34	0.85	£950,000	£67,070	£712,500	£50,303	10%	40%	30%	20%	0%	0%	100%	on-site	40%	60%	20%	20%	0%	0%	0%	100%	66%	34%
25	12	12 houses	Lower - Carteron	greenfield	35	0.34	0.85	£900,000	£63,540	£675,000	£47,655	10%	40%	30%	20%	0%	0%	100%	on-site	35%	60%	20%	20%	0%	0%	0%	100%	66%	34%



Residential Typologies

Scheme Ref.	# Units	Scheme Name	Value Zone	Hypothetical Scenario	Development Density (dph)	Net Developabl e Site Area (ha)	Net Developable Site Area (acres)		Benchmark MV (£/plot)	TLV (£/acre)	TLV (£/plot)	Genera	l Marke	t Mix:					AH basis	AH Target	Affordable	Housing	Mix:				AH Tenure	Mix:
										25%		2B	3B	4B	5B	1B (apart)	2B (apart)	Total		(%)	2B 3B	4B	5B	1B (apart)	2B (apart)	Total	Aff Rent	Sub- market / Inter.
26	15	15 houses	High - Cotswold / Oxford Belts	greenfield	35	0.43	1.06	£950,000	£67,070	£712,500	£50,303	10%	40%	30%	20%	0%	0%	100%	on-site	50%	60% 20%	20%	0%	0%	0%	100%	66%	34%
27	15	15 houses	Medium - Other Rural	greenfield	35	0.43	1.06	£850,000	£60,010	£637,500	£45,008	10%	40%	30%	20%	0%	0%	100%	on-site	40%	60% 20%	20%	0%	0%	0%	100%	66%	34%
28	15	15 houses	Lower - Carteron	greenfield	35	0.43	1.06	£725,000	£51,185	£543,750	£38,389	10%	40%	30%	20%	0%	0%	100%	on-site	35%	60% 20%	20%	0%	0%	0%	100%	66%	34%
29	15	15 houses	High - Cotswold / Oxford Belts	Previously developed land - brownfield	35	0.43	1.06			£600,000	£42,360	10%	40%	30%	20%	0%	0%	100%	on-site	50%	60% 20%	20%	0%	0%	0%	100%	66%	34%
30	15	15 houses	Medium - Other Rural	Previously developed land - brownfield	35	0.43	1.06			£600,000	£42,360	10%	40%	30%	20%	0%	0%	100%	on-site	40%	60% 20%	20%	0%	0%	0%	100%	66%	34%
31	15	15 houses	Lower - Carteron	Previously developed land - brownfield	35	0.43	1.06			£600,000	£42,360	10%	40%	30%	20%	0%	0%	100%	on-site	35%	60% 20%	20%	0%	0%	0%	100%	66%	34%
32	15	15 apartments	High - Cotswold / Oxford Belts	Previously developed land - brownfield	100	0.15	0.37			£600,000	£14,826	0%	0%	0%	0%	33.3%	66.7%	100%	on-site	50%	0% 0%	0%	0%	50%	50%	100%	66%	34%
33	15	15 apartments	Medium - Other Rural	Previously developed land - brownfield	100	0.15	0.37			£600,000	£14,826	0%	0%	0%	0%	33.3%	66.7%	100%	on-site	40%	0% 0%	0%	0%	50%	50%	100%	66%	34%
34	15	15 apartments	Lower - Carteron	Previously developed land - brownfield	100	0.15	0.37			£600,000	£14,826	0%	0%	0%	0%	33.3%	66.7%	100%	on-site	35%	0% 0%	0%	0%	50%	50%	100%	66%	34%
32a	15	15 apartments	High - Cotswold / Oxford Belts	Previously developed land - brownfield	80	0.19	0.46			£225,000	£6,950	0%	0%	0%	0%	33.3%	66.7%	100%	on-site	50%	0% 0%	0%	0%	50%	50%	100%	66%	34%
33a	15	15 apartments	Medium - Other Rural	Previously developed land - brownfield	80	0.19	0.46			£225,000	£6,950	0%	0%	0%	0%	33.3%	66.7%	100%	on-site	40%	0% 0%	0%	0%	50%	50%	100%	66%	34%
34a	15	15 apartments	Lower - Carteron	Previously developed land - brownfield	80	0.19	0.46			£225,000	£6,950	0%	0%	0%	0%	33.3%	66.7%	100%	on-site	35%	0% 0%	0%	0%	50%	50%	100%	66%	34%
35	40	40 units	High - Cotswold / Oxford Belts	greenfield	35	1.14	2.82	£700,000	£49,420	£525,000	£37,065	15%	50%	25%	10%	0%	0%	100%	on-site	50%	65% 20%	15%	0%	0%	0%	100%	66%	34%
36	40	40 units	Medium - Other Rural	greenfield	35	1.14	2.82	£700,000	£49,420	£525,000	£37,065	15%	50%	25%	10%	0%	0%	100%	on-site	40%	65% 20%	15%	0%	0%	0%	100%	66%	34%
37	40	40 units	Lower - Carteron	greenfield	35	1.14	2.82	£700,000	£49,420	£525,000	£37,065	15%	50%	25%	10%	0%	0%	100%	on-site	35%	65% 20%	15%	0%	0%	0%	100%	66%	34%
38	40	40 units	High - Cotswold / Oxford Belts	Previously developed land - brownfield	35	1.14	2.82			£600,000	£42,360	15%	50%	25%	10%	0%	0%	100%	on-site	50%	65% 20%	15%	0%	0%	0%	100%	66%	34%
39	40	40 units	Medium - Other Rural	Previously developed land - brownfield	35	1.14	2.82			£600,000	£42,360	15%	50%	25%	10%	0%	0%	100%	on-site	40%	65% 20%	15%	0%	0%	0%	100%	66%	34%
40	40	40 units	Lower - Carteron	Previously developed land - brownfield	35	1.14	2.82			£600,000	£42,360	15%	50%	25%	10%	0%	0%	100%	on-site	35%	65% 20%	15%	0%	0%	0%	100%	66%	34%
41	100	100 units	High - Cotswold / Oxford Belts	strategic greenfield	35	2.86	7.06	£300,000	£21,180	£225,000	£15,885	25%	45%	20%	10%	0%	0%	100%	on-site	50%	65% 20%	15%	0%	0%	0%	100%	66%	34%
42	100	100 units	Medium - Other Rural	strategic greenfield	35	2.86	7.06	£300,000	£21,180	£225,000	£15,885	25%	45%	20%	10%	0%	0%	100%	on-site	40%	65% 20%	15%	0%	0%	0%	100%	66%	34%
43	100	100 units	Lower - Carteron	strategic greenfield	35	2.86	7.06	£300,000	£21,180	£225,000	£15,885	25%	45%	20%	10%	0%	0%	100%	on-site	35%	65% 20%	15%	0%	0%	0%	100%	66%	34%
44	3	3 houses	generic (no MH)	RES site	n/a - TLV per plot	n/a	n/a	n/a	n/a	n/a	£12,500	0%	66%	34%	0%	0%	0%	100%	on-site	100%	66% 34%	0%	0%	0%	0%	100%	66%	34%
45	5	5 houses	generic (no MH)	RES site	n/a - TLV per plot	n/a	n/a	n/a	n/a	n/a	£12,500	0%	60%	20%	20%	0%	0%	100%	on-site	100%	60% 40%	0%	0%	0%	0%	100%	66%	34%



Supported Living Typologies

Scheme Ref.	# Units	Scheme Name	Value Zone	Hypothetical Scenario	Developmen t Density (dph)	Site Area (ha)	Site Area (acres)	TLV (£/acre)	TLV (£/plot)	Genera	ıl Marke	et Mix:					AH basis	AH Target	Affordable	Hous	ing Mix:				AH Tenure I	Mix:
								25%		2B	3В	4B	5B	1B (apart)	2B (apart)	Total		(%)	2B 3	В	4B 5B	1B (apart)	2B (apart)	Total	Aff Rent	Sub- market / Inter.
1	55	55 apartment Sheltered Housing	High - Cotswold / Oxford Belts (+15%)	previously developed land	110	0.50	1.24	£600,000	£13,478	-	-	-	-	60%	40%	100%	equivalent commuted sum	50%			- -	60%	40%	100%	66%	34%
2	55	55 apartment Sheltered Housing	Medium - Other Rural (+15%)	previously developed land	110	0.50	1.24	£600,000	£13,478	,	-	-	-	60%	40%	100%	equivalent commuted sum	40%	-			60%	40%	100%	66%	34%
3	55	55 apartment Sheltered Housing	Lower - Carteron (+15%)	previously developed land	110	0.50	1.24	£600,000	£13,478	-	-	-	-	60%	40%	100%	equivalent commuted sum	35%				60%	40%	100%	66%	34%
4	45	45 apartment Extra Care housing	High - Cotswold / Oxford Belts (+25%)	previously developed land	100	0.45	1.11	£600,000	£14,826	-	-	-	-	60%	40%	100%	equivalent commuted sum	35%	-			60%	40%	100%	66%	34%
5	45	45 apartment Extra Care housing	Medium - Other Rural (+25%)	previously developed land	100	0.45	1.11	£600,000	£14,826	-	-	-	-	60%	40%	100%	equivalent commuted sum	35%	-			60%	40%	100%	66%	34%
6	45	45 apartment Extra Care housing	Lower - Carteron (+25%)	previously developed land	100	0.45	1.11	£600,000	£14,826	-	-	-	-	60%	40%	100%	equivalent commuted sum	35%				60%	40%	100%	66%	34%



Commerical Typologies

Scheme No.	Scheme Name	Hypothetical Scenario	Development Density	Benchmark Market Value (£/acre)	TLV (£/acre)*	No. Units	Unit Floor area	Total Floor area
			Sqm/ha		25%		GIA sqm	GIA sqm
1	B1 Office	Commercial and Industrial locations district wide	4,000	£400,000	£300,000	1	500	500
2	Small B2/B8 Industrial / Distribution	Industrial locations district wide	4,000	£400,000	£300,000	1	500	500
3	Large B2/B8 Industrial / Distribution	Industrial locations district wide	4,000	£400,000	£300,000	1	5,000	5,000

^{*}note that this is the lower end of the 'normal range' (£300K to £435K). The wider range is £250K to £600K) per acre



Retail Typologies

Scheme No.	Scheme Name	Hypothetical Scenario	Development Density	TLV (£/acre)	No. Units	Unit Floor area		Total Floor area	
			Sqm/ha			GIA sqm	GIA sqft	GIA sqm	GIA sqft
	Small Convenience Retail Parade (A1, A2, A3 and A5)	Strategic Development Areas (greenfield)	5,000	£225,000	4	280	3,014	1,120	12,056
	Small Convenience Retail Parade (A1, A2, A3 and A5)	Other neighbourhood centres (previously developed land)	5,000	£500,000	4	280	3,014	1,120	12,056
	Small Convenience Retail Parade (A1, A2, A3 and A5)	Town Centre location (previously developed land)	5,000	£650,000	4	280	3,014	1,120	12,056
4	Medium Supermarket (A1 and ancillary)	Town Centre location (previous developed land)	2,800	£650,000	2	700	7,535	1,400	15,069
5	Discount Store (A1 and ancillary)	Edge of town 'discount' retailer typology on previously industrial/commerical developed land	2,800	£500,000	1	1,700	18,299	1,700	18,299
6	Large Supermarket (A1 and ancillary)	Edge of town previously industrial/commerical developed site	2,800	£500,000	1	5,000	53,820	5,000	53,820
7	Large Supermarket (A1 and ancillary)	Strategic Development Areas (greenfield)	2,800	£225,000	1	5,000	53,820	5,000	53,820
8	Retail Warehouse (A1)	Edge of town previously developed site	2,800	£500,000	5	1,000	10,764	5,000	53,820
	Shopping Centre extension / development (A1-A5 inclusive)	Town Centre high density/multi-storey shopping centre development (previously developed site)	7,000	£1,500,000	16	700	7,535	11,200	120,556



Version Notes

Date	version	Comments
150212	v15	final



Appendix 2 – Residential Appraisals



Total number of units in scheme				_			1
AH Policy requirement %	n/a		100%	AH Target	0% on-site		
Init mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses		0%	0.0	0%	0	0%	C
B Bed houses		0%	0.0	0%	0	0%	(
Bed houses		0%	0.0	0%	0	0%	(
Bed houses		100%	1.0	0%	0	100%	1
Bed Apartment		0%	0.0	0%	0	0%	C
Bed Apartment		0%	0.0	0%	0	0%	C
otal number of units		100%	1.0	0%	0	100%	1
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per uni	t
Init Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft)
2 Bed houses		80.0	861		100.0%	80.0	861
Bed houses		95.0	1,023		100.0%	95.0	1,023
Bed houses		110.0	1,184		100.0%	110.0	1,184
5 Bed houses		130.0	1,399		100.0%	130.0	1,399
I Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
Bed houses		0.0	0	0.0	0	0.0	()
Bed houses		0.0	0	0.0	0	0.0	0
Bed houses		0.0	0	0.0	0	0.0	
Bed houses		130.0	1,399	0.0	0	130.0	1,399
Bed Apartment		0.0	0	0.0	0	0.0	0
2 Bed Apartment		0.0	0	0.0	0	0.0	C
		130.0	1,399	0.0	0	130.0	1,399
Open Market values (£) -		£ psm	£ psf		£	to	otal MV £ (no AH)
Bed houses		4,125.0	383		330,000		C
Bed houses		4,515.8	420		429,000		O
Bed houses		5,100.0	474		561,000		O
Bed houses		5,584.6	519		726,000		726,000
Bed Apartment		5,280.0	491		264,000		0
Bed Apartment		5,076.9	472		330,000		C
Affordable Housing -							726,000
AH Tenure split		66% Affo	rdable Rent		34% Interm	ediate	
RSL Transfer Values (£) -			of MV)		(% of I		
Bed houses		130,000 39%			135,000 41%	•	
Bed houses		145,000 34%			165,000 38%		
Bed houses		185,000 33%			195,000 35%		
Bed houses		210,000 29%			225,000 31%		
Bed Apartment		100,000 38%			110,000 42%		
2 Bed Apartment		115,000 35%			125,000 38%		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	330,000	-
Bed houses	0	@	429,000	=
Bed houses	0	@	561,000	=
5 Bed houses	1	@	726,000	726,000
1 Bed Apartment	0	@	264,000	=
Ped Apartment	0	@	330,000	=
	1			726,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	=
Bed houses	0	@	145,000	=
Bed houses	0	@	185,000	=
5 Bed houses	0	@	210,000	=
1 Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	=
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
Bed houses	0	@	165,000	=
Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			-
	1 tot	al		
Grant	0.0	AH units @	0	-
GDV				726,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional	Fees and reports						(10,000)
Statutory Planning Fees	ccs and reports						(385)
CIL			130	sqm (exc. AH)	200 £ psm	3.58%	(26,000)
Site Specific S106/278				units @	0 per unit	0.0070	(20,000)
AH Commuted Sum	n/a) sqm	0 £ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance			0.11	acres @	0 per acre		-
2 Bed houses			-	sqm @	1,401.00 psm		-
Bed houses			-	sqm @	1,401.00 psm		-
1 Bed houses			-	sqm @	1,401.00 psm		-
5 Bed houses			130.0	sqm @	1,401.00 psm		(182,130)
1 Bed Apartment			=	sqm @	1,401.00 psm		-
2 Bed Apartment		130.0	-	sqm @	1,401.00 psm		=
External works			182,130		15%		(27,320)
				£per unit			
Contingency			209,450	@	<mark>5%</mark>		(10,472)
Professional Fees			209,450	@	9%		(18,850)
Disposal Costs -							
Sale Agents Costs				GDV @	1.00%		(7,260)
Sale Legal Costs				GDV @	0.50%		(3,630)
Marketing and Promotion			726,000	GDV @	3.00%		(21,780)
Finance Costs -			007.007				
Finance Fees			307,827	@	1.00%		(3,078)
Interest on Development Costs			7.00%	APR	0.565% pcm		(3,323)
Developers Profit							
On private for sale			726,000)	20.00%		(145,200)
On affordable housing pre-sale			C)	6.00%		=
blended)					20.00%		
TOTAL COSTS							(459,429)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			266,571
SDLT	266,571 @		(7,997)
Acquisition Agent fees	266,571 @	1%	(2,666)
Acquisition Legal fees	266,571 @	0.5%	(1,333)
Interest on Land	266,571 @	7.0%	(18,660)
Residual Land Value (net)	235,915 per plot		235,915

TRESHOLD LAND VALUE			
Residential Density	22 dph		
Site Area	0.05 ha	0.11 acres	
	2,860 sqm/ha	12,458 sqft/ac	
Threshold Land Value	3,706,500 £ per ha	1,500,000 £ per acre	
	168,477 £ per plot		168,477

BALANCE	
Surplus/(Deficit)	67,438



	<u></u>				AH - % on site			
Balance	67,438	0%	10%	20%	30%	40%	50%	609
	0	91,478						
	20	89,074						
	40	86,670						
	60	84,266						
	80	81,862						
CIL £psm	100	79,458						
	120	77,054						
	140	74,650						
	160	72,246						
	180	69,842						
	200	67,438						
	220	65,034						
I	240	62,630	ousing as < 5 units					
	NOL	e/ no Anordable n	ousing as < 5 units					
Palanaa	67.429	0	E 0		ed sum - £ psm	200	350	20
Balance	67,438 0	0	50	100	150	200	250	30
	20							
	40							
	60							
	80							
CIL £psm	100							
5.E 255III	120							
	140							
	160							
	180							
	200							
	220							
	240							
					AH - % on site			
Balance	67,438	0%	10%	20%	30%	40%	50%	60
	100.0%							
	102.5%							
	105.0%							
	107.5%							
	110.0%							
Build Costs	112.5%							
	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0% 127.5%							
	127.5% 130.0%							
I	130.0%							
					Build Costs			
Balance	67,438	100%	105%	110%	115%	120%	125%	130
	0	91,478	80,562	69,645	58,729	52,701	41,538	30,37
	20	89,074	78,158	67,241	56,325	50,242	39,079	27,9
	40	86,670	75,754	64,837	53,921	47,784	36,621	25,45
	60	84,266	73,350	62,433	56,489	45,326	34,163	23,00
	80	81,862	70,946	60,029	54,030	42,867	31,704	20,54
CIL £psm	100	79,458	68,542	57,625	51,572	40,409	29,246	18,08
	120	77,054	66,138	55,221	49,114	37,951	26,788	15,62
	140	74,650	63,734	52,817	46,655	35,492	24,329	13,16
	160	72,246	61,330	55,360	44,197	33,034	21,871	10,70
	180	69,842	58,926	52,902	41,739	30,576	19,413	8,2
	200	67,438	56,522	50,444	39,281	28,118	16,955	5,79
	220 240	65,034 62,630	54,118 56,690	47,985	36,822	25,659	14,496 12,038	3,33
				45,527	34,364	23,201		87

NOTES

Cells highlighted in yellow are input cells
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SCHEME DETAILS - ASSUMPTIONS	5						
Tatal number of units in ashoms							
Total number of units in scheme AH Policy requirement %	n/a		100%	AH Target	0% on-site		
. , .,				. 5			
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # unit
2 Bed houses		0%	0.0	0%	0	0%	
B Bed houses		0%	0.0	0%	0	0%	
Bed houses		0%	0.0	0%	0	0%	
Bed houses		100%	1.0	0%	0	100%	
Bed Apartment		0%	0.0	0%	0	0%	
2 Bed Apartment		0%	0.0	0%	0	0%	
otal number of units		100%	1.0	0%	0	100%	
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per uni	it
Init Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses		80.0	861		100.0%	80.0	86
Bed houses		95.0	1,023		100.0%	95.0	1,02
Bed houses		110.0	1,184		100.0%	110.0	1,18
5 Bed houses		130.0	1,399		100.0%	130.0	1,39
Bed Apartment		50.0	538		82.0%	61.0	65
Bed Apartment		65.0	700		82.0%	79.3	85
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
Bed houses		0.0	0	0.0	0	0.0	(54.
Bed houses		0.0	0	0.0	0	0.0	
Bed houses		0.0	0	0.0	0	0.0	
Bed houses		130.0	1,399	0.0	0	130.0	1,39
Bed Apartment		0.0	0	0.0	0	0.0	.,
2 Bed Apartment		0.0	0	0.0	0	0.0	
•		130.0	1,399	0.0	0	130.0	1,399
Open Market values (£) -		£ psm	£ psf		£	to	otal MV £ (no AH
Bed houses		3,162.5	294		253,000		
Bed houses		3,705.3	344		352,000		
Bed houses		4,200.0	390		462,000		
Bed houses		4,653.8	432		605,000		605,00
Bed Apartment		4,620.0	429		231,000		000,00
Bed Apartment		3,892.3	362		253,000		(
Affordable Housing -							605,000
AH Tenure split		66% Affo	rdable Rent		34% Interm	ediate	
SL Transfer Values (£) -			of MV)		(% of N		
Bed houses		130,000 51%			135,000 53%	vi v <i>j</i>	
Bed houses		145,000 41%			165,000 47%		
Bed houses		185,000 40%			195,000 47%		
Bed houses		210,000 35%			195,000 42% 225,000 37%		
Bed nouses Bed Apartment		100,000 43%			110,000 48%		
DEU APRILITEIT		100,000 43%	,		110,000 46%		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	253,000	=
B Bed houses	0	@	352,000	=
Bed houses	0	@	462,000	=
5 Bed houses	1	@	605,000	605,000
Bed Apartment	0	@	231,000	-
Ped Apartment	0	@	253,000	-
	1			605,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	=
B Bed houses	0	@	145,000	=
Bed houses	0	@	185,000	=
5 Bed houses	0	@	210,000	=
Bed Apartment	0	@	100,000	=
Ped Apartment	0	@	115,000	=
	0			=
ntermediate GDV -				
Ped houses	0	@	135,000	=
B Bed houses	0	@	165,000	=
Bed houses	0	@	195,000	=
5 Bed houses	0	@	225,000	=
Bed Apartment	0	@	110,000	=
Ped Apartment	0	@	125,000	=
	0			=
	1 tot	al		
Grant	0.0	AH units @	0	-

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



DEVELOPMENT COSTS								
nitial Payments -								
Planning Application Professional	Fees and reports							(10,000)
Statutory Planning Fees								(385)
CIL			130	sqm (exc. AH)	200 £	osm	4.30%	(26,000)
Site Specific S106/278			1	units @		r unit		-
AH Commuted Sum	n/a		130) sqm	£į	osm	0.00%	-
Construction Costs -								
Demolition and Site Clearance			0.11	acres @	0 pe	r acre		=
2 Bed houses			=	sqm @	1,401.00 ps			-
Bed houses			-	sqm @	1,401.00 ps			-
1 Bed houses			=	sqm @	1,401.00 ps			-
5 Bed houses			130.0	sqm @	1,401.00 ps			(182,130)
1 Bed Apartment			-	sqm @	1,401.00 ps	m		-
2 Bed Apartment		130.0	=	sqm @	1,401.00 ps	m		-
External works			182,130	@	15%			(27,320)
				£per unit				
Contingency			209,450	@	5%			(10,472)
Professional Fees			209,450	@	9%			(18,850)
Disposal Costs -								
Sale Agents Costs				GDV @	1.00%			(6,050)
Sale Legal Costs				GDV @	0.50%			(3,025)
Marketing and Promotion			605,000	GDV @	3.00%			(18,150)
Finance Costs -								
Finance Fees			302,382	@	1.00%			(3,024)
Interest on Development Costs			7.00%	APR	0.565% pc	m		(3,923)
Developers Profit								
On private for sale			605,000)	20.00%			(121,000)
On affordable housing pre-sale)	6.00%			-
blended)					20.00%			
OTAL COSTS								(430,329)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			174,671
SDLT	174,671 @		(1,747)
Acquisition Agent fees	174,671 @	1%	(1,747)
Acquisition Legal fees	174,671 @	0.5%	(873)
Interest on Land	174,671 @	7.0%	(12,227)
Residual Land Value (net)	158,077 per plot		158,077

TRESHOLD LAND VALUE			
Residential Density	22 dph		
Site Area	0.05 ha	0.11 acres	
	2,860 sqm/ha	12,458 sqft/ac	
Threshold Land Value	2,409,225 £ per ha	975,000 £ per acre	
	109,510 £ per plot		109,510

BALANCE	
Surplus/(Deficit)	48,567



					AH - % on site			
Balance	48,567	0%	10%	20%	30%	40%	50%	60%
	0	73,150	1070	2070	0070	1070	3370	007
	20	70,692						
	40	68,233						
	60	65,775						
	80	63,317						
CIL £psm	100	60,859						
	120	58,400						
	140	55,942						
	160	53,484						
	180	51,025						
	200	48,567						
	220	46,109						
	240	43,650						
	No	te/ no Affordable F	lousing as < 5 units					
				AH commuted				
Balance	48,567	0	50	100	150	200	250	30
	0 20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
l	240							
	_				AH - % on site			
Balance	48,567	0%	10%	20%	30%	40%	50%	60
	100.0%							
	102.5% 105.0%							
	105.0%							
	110.0%							
Build Costs	112.5%							
Build Gosts	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0%							
	127.5%							
	130.0%							
Balance	48,567	100%	105%	110%	Build Costs 115%	120%	125%	130
DalailCe	46,567	73,150	61,987	50,824	39,661	28,498	17,335	6,17
	20	70,692	59,529	48,366	37,203	26,040	14,877	3,7
	40	68,233	57,070	45,907	34,744	23,581	12,418	2,47
	60	65,775	54,612	43,449	32,286	21,123	9,960	(
	80	63,317	52,154	40,991	29,828	18,665	7,502	(2,49
		60,859	49,696	38,533	27,370	16,207	5,044	(4,97
CIL £psm	100		47,237	36,074	24,911	13,748	3,824	(7,46
CIL £psm	100 120	58,400			22,453	11,290	1,338	(9,94
CIL £psm		58,400 55,942	44,779	33,616	22, 100			
CIL £psm	120			33,616	19,995	8,832	(1,147)	(12,43
CIL £psm	120 140	55,942	44,779					
CIL £psm	120 140 160	55,942 53,484	44,779 42,321	31,158	19,995	8,832	(1,147)	(14,91
CIL £psm	120 140 160 180	55,942 53,484 51,025	44,779 42,321 39,862	31,158 28,699	19,995 17,536	8,832 6,373	(1,147) (3,633)	(12,43 (14,91 (17,40 (19,89

NOTES

Cells highlighted in yellow are input cells
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SCHEME DETAILS - ASSUMPTIONS	ł						
Total combine of collections							
Total number of units in scheme AH Policy requirement %	n/a		100%	AH Target	0% on-site		
arrendy requirement /e	100		10070	7 ii Taigot	070 on one		
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # unit
2 Bed houses		0%	0.0	0%	0	0%	
Bed houses		0%	0.0	0%	0	0%	
4 Bed houses		0%	0.0	0%	0	0%	
5 Bed houses		100%	1.0	0%	0	100%	
1 Bed Apartment		0%	0.0	0%	0	0%	
2 Bed Apartment		0%	0.0	0%	0	0%	
Total number of units		100%	1.0	0%	0	100%	
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per uni	it
Jnit Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft
2 Bed houses		80.0	861		100.0%	80.0	86
Bed houses		95.0	1,023		100.0%	95.0	1,02
4 Bed houses		110.0	1,184		100.0%	110.0	1,18
5 Bed houses		130.0	1,399		100.0%	130.0	1,39
1 Bed Apartment		50.0	538		82.0%	61.0	65
2 Bed Apartment		65.0	700		82.0%	79.3	85
		Market Units GIA		AH units GIA	(50)	Total GIA	, ,
Total Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
P. Bed houses		0.0	0	0.0	0	0.0	
B Bed houses		0.0	0	0.0	0	0.0	
Bed houses		0.0	0	0.0	0	0.0	
5 Bed houses		130.0	1,399	0.0	0	130.0	1,39
1 Bed Apartment		0.0	0	0.0	0	0.0	(
2 Bed Apartment		130.0	1,399	0.0	0	0.0 130.0	1,399
Open Market values (£) -		£ psm	£ psf		£	to	otal MV £ (no AH
2 Bed houses		2,956.3	275		236,500		(
Bed houses		3,242.1	301		308,000		•
Bed houses		3,900.0	362		429,000		•
5 Bed houses		4,230.8	393		550,000		550,00
1 Bed Apartment		3,300.0	307		165,000		
2 Bed Apartment		3,553.8	330		231,000		550.00
Affordable Housing -							223,00
AH Tenure split			rdable Rent		34% Interm		
RSL Transfer Values (£) -			of MV)		(% of I	MV)	
2 Bed houses		130,000 55%			135,000 57%		
Bed houses		145,000 47%			165,000 54%		
Bed houses		185,000 43%	5		195,000 45%		
Bed houses		210,000 38%	5		225,000 41%		
1 Bed Apartment		100,000 61%	5		110,000 67%		
2 Bed Apartment		115,000 50%			125,000 54%		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	236,500	=
3 Bed houses	0	@	308,000	=
4 Bed houses	0	@	429,000	=
5 Bed houses	1	@	550,000	550,000
1 Bed Apartment	0	@	165,000	=
2 Bed Apartment	0	@	231,000	-
	1			550,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	=
3 Bed houses	0	@	145,000	=
4 Bed houses	0	@	185,000	=
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	=
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
3 Bed houses	0	@	165,000	-
4 Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			=
	1 tot	al		
Grant	0.0	AH units @	0	-
GDV				550,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments - Planning Application Professional	Ease and reports						(10,000)
Statutory Planning Fees	r ees and reports						(385)
CIL			130	sqm (exc. AH)	200 £ psm	4.73%	(26,000)
Site Specific S106/278				units @	0 per unit	4.7070	(20,000)
AH Commuted Sum	n/a			sqm	0 £ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance			0.11	acres @	0 per acre		=
2 Bed houses			-	sqm @	1,401.00 psm		-
B Bed houses			-	sqm @	1,401.00 psm		-
Bed houses			-	sqm @	1,401.00 psm		-
Bed houses			130.0	sqm @	1,401.00 psm		(182,130)
1 Bed Apartment			=	sqm @	1,401.00 psm		-
2 Bed Apartment		130.0	-	sqm @	1,401.00 psm		=
External works			182,130		15%		(27,320)
				£per unit			
Contingency			209,450	@	5%		(10,472)
Professional Fees			209,450	@	9%		(18,850)
Disposal Costs -							
Sale Agents Costs				GDV @	1.00%		(5,500)
Sale Legal Costs				GDV @	0.50%		(2,750)
Marketing and Promotion			550,000	GDV @	3.00%		(16,500)
Finance Costs -			200 007				(0.000)
Finance Fees			299,907	@	1.00%		(2,999)
nterest on Development Costs			7.00%	APR	0.565% pcm		(4,195)
Developers Profit							
On private for sale			550,000)	20.00%		(110,000)
On affordable housing pre-sale			C)	6.00%		-
blended)					20.00%		
TOTAL COSTS							(417,102)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			132,898
SDLT	132,898 @		(1,329)
Acquisition Agent fees	132,898 @	1%	(1,329)
Acquisition Legal fees	132,898 @	0.5%	(664)
Interest on Land	132,898 @	7.0%	(9,303)
Residual Land Value (net)	120,273 per plot		120,273

TRESHOLD LAND VALUE			
Residential Density	22 dph		
Site Area	0.05 ha	0.11 acres	
	2,860 sqm/ha	12,458 sqft/ac	
Threshold Land Value	1,389,938 £ per ha	562,500 £ per acre	
	63,179 £ per plot		63,179

BALANCE	
Surplus/(Deficit)	57,094



Balance	E7 004	00/	100/	200/	AH - % on site	400/	E00/	
Balance	57,094 0	0% 81,677	10%	20%	30%	40%	50%	60
	20	79,219						
	40	76,760						
	60	74,302						
	80	71,844						
CIL £psm	100	69,385						
5.2.2,5	120	66,927						
	140	64,469						
	160	62,011						
	180	59,552						
	200	57,094						
	220	54,636						
	240	52,177						
	No	te/ no Affordable H	ousing as < 5 units					
					ed sum - £ psm			
Balance	57,094	0	50	100	150	200	250	3
	0 20							
	40							
	60							
	80							
CIL £psm	100							
2:2 250	120							
	140							
	160							
	180							
	200							
	220							
	240							
Balance	57,094	0%	10%	20%	AH - % on site 30%	40%	50%	60
Balance	100.0%	3 /0	10 /0	2070	30 /0	-1 0 /0	3370	00
	102.5%							
	105.0%							
	107.5%							
	110.0%							
Build Costs	112.5%							
	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0%							
	127.5%							
l	130.0% No	te/ no Affordable H	ousing as < 5 units					
					Build Costs			
Balance	57,094	100%	105%	110%	115%	120%	125%	130
	0	81,677	70,514	59,351	49,419	38,132	26,846	15,5
	20	79,219	68,056	56,893	46,933	35,647	24,360	13,0
	40	76,760	65,597	54,434	44,448	33,161	21,875	10,5
	60	74,302	63,139	51,976	41,962	30,676	19,389	8,1
	80	71,844	60,681	50,763	39,477	28,190	16,904	5,6
CIL £psm	100	69,385	58,222	48,278	36,991	25,705	14,418	3,1
	120	66,927	55,764	45,792	34,506	23,219	11,933	6
	140	64,469	53,306	43,307	32,020	20,734	9,448	(1,83
	160	62,011	50,848	40,821	29,535	18,248	6,962	(4,32
	180	59,552	49,622	38,336	27,049	15,763	4,477	(6,8
	200	57,094	47,137	35,850	24,564	13,278	1,991	(9,29
	220	54,636	44,651	33,365	22,078	10,792	(494)	(11,78
	240	52,177	42,166	30,879	19,593	8,307	(2,980)	(14,26

NOTES

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otal number of units in scheme							3
AH Policy requirement %	n/a		100%	AH Target	0%	on-site	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
Bed houses		0%	0.0	0%	0	0%	(
Bed houses		0%	0.0	0%	0	0%	
Bed houses		33%	1.0	0%	0	33%	
Bed houses		66%	2.0	0%	0	67%	2
Bed Apartment		0%	0.0	0%	0	0%	(
Bed Apartment		0%	0.0	0%	0	0%	(
otal number of units		99%	3.0	0%	0	100%	;
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per	unit
Init Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses		80.0	861		100.0%	80.0	86
Bed houses		95.0	1,023		100.0%	95.0	1,02
Bed houses		110.0	1,184		100.0%	110.0	1,18
Bed houses		130.0	1,399		100.0%	130.0	1,39
Bed Apartment		50.0	538		82.0%	61.0	65
Bed Apartment		65.0	700		82.0%	79.3	85
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqfl
Bed houses		0.0	0	0.0	0	0.0	(-1
Bed houses		0.0	0	0.0	0	0.0	
Bed houses		108.9	1,172	0.0	0	108.9	1,17
Bed houses		257.4	2,771	0.0	0	257.4	2,77
Bed Apartment		0.0	0	0.0	0	0.0	. (
Bed Apartment		0.0	0	0.0	0	0.0	(
•		366.3	3,943	0.0	0	366.3	3,943
pen Market values (£) -		£ psm	£ psf		£		total MV £ (no AH
Bed houses		4,125.0	383		330,000		.,,
Bed houses		4,515.8	420		429,000		(
Bed houses		5,100.0	474		561,000		555.390
Bed houses		5,584.6	519		726,000		1,437,480
Bed Apartment		5,280.0	491		264,000		.,,
Bed Apartment		5,076.9	472		330,000		
ffordable Housing -							1,992,87
.H Tenure split		66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -			of MV)			(% of MV)	
Bed houses		130,000 39%			135,000		
Bed houses		145,000 34%			165,000		
Bed houses		185,000 33%			195,000		
Bed houses		210,000 29%			225,000		
Bed Apartment		100,000 38%			110,000		
Dog / partificit		100,000 30%	,		110,000	T4 /0	



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	330,000	=
B Bed houses	0	@	429,000	=
4 Bed houses	1	@	561,000	555,390
5 Bed houses	2	@	726,000	1,437,480
1 Bed Apartment	0	@	264,000	=
2 Bed Apartment	0	@	330,000	=
	3			1,992,870
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
B Bed houses	0	@	145,000	-
4 Bed houses	0	@	185,000	=
5 Bed houses	0	@	210,000	=
1 Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	=
	0			=
ntermediate GDV -				
2 Bed houses	0	@	135,000	=
Bed houses	0	@	165,000	=
4 Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	=
1 Bed Apartment	0	@	110,000	=
2 Bed Apartment	0	@	125,000	=
	0			=
	3 tot	al		
Grant	0.0	AH units @	0	-
GDV				1,992,870

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional I	Fees and reports						(10,000)
Statutory Planning Fees							(1,155)
CIL			366	sqm (exc. AH)	200 £ psm	3.68%	(73,260)
Site Specific S106/278				units @	0 per unit		-
AH Commuted Sum	n/a			sqm	0 £ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance			0.30	acres @	0 per acre		-
2 Bed houses			-	sqm @	1,401.00 psm		-
B Bed houses				sqm @	1,401.00 psm		-
Bed houses			108.9		1,401.00 psm		(152,569)
Bed houses			257.4		1,401.00 psm		(360,617)
Bed Apartment			-	sqm @	1,401.00 psm		-
P. Bed Apartment		366.3	=	sqm @	1,401.00 psm		-
External works			513,186	_	15%		(76,978)
				£per unit			
Contingency			590,164	@	5%		(29,508)
Professional Fees			590,164	@	9%		(53,115)
Disposal Costs -							
Sale Agents Costs			1,992,870		1.00%		(19,929)
Sale Legal Costs			1,992,870		0.50%		(9,964)
Marketing and Promotion			1,992,870	GDV @	3.00%		(59,786)
Finance Costs -			846,881		4 00%		(0.400)
Finance Fees			040,001	@	1.00%		(8,469)
nterest on Development Costs			7.00%	APR	0.565% pcm		63,438
Developers Profit							
On private for sale			1,992,870		20.00%		(398,574)
On affordable housing pre-sale			0		6.00%		=
blended)					20.00%		
TOTAL COSTS							(1,190,486)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			802,384
SDLT	802,384 @		(32,095)
Acquisition Agent fees	802,384 @	1%	(8,024)
Acquisition Legal fees	802,384 @	0.5%	(4,012)
Interest on Land	802,384 @	7.0%	(56,167)
Residual Land Value (net)	234,029 per plot		702,086

TRESHOLD LAND VALUE			
Residential Density	25 dph		
Site Area	0.12 ha	0.30 acres	
	3,053 sqm/ha	13,297 sqft/ac	
Threshold Land Value	3,706,500 £ per ha	1,500,000 £ per acre	
	148,260 £ per plot		444,780

BALANCE	
Surplus/(Deficit)	257,306



					AH - % on site			
Balance	257,306	0%	10%	20%	30%	40%	50%	60
	0	328,562						
	20 40	321,437 314,311						
	60	307,185						
	80	300,060						
CIL £psm	100	292,934						
	120	285,808						
	140	278,683						
	160	271,557						
	180 200	264,432 257,306						
	220	250,180						
	240	243,055						
·	No	ote/ no Affordable I	Housing as < 5 units					
				AH commu	ted sum - £ psm			
Balance	257,306	0	50	100	150	200	250	30
	0 20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140 160							
	180							
	200							
	220							
	240							
Balance	257,306	0%	10%	20%	AH - % on site 30%	40%	50%	60
	100.0%							
	102.5%							
	105.0%							
	107.5% 110.0%							
Build Costs	112.5%							
24.10 000.0	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0%							
	127.5% 130.0%							
I	.00.070							
					Build Costs			
Balance	257,306	100%	105%	110%	115%	120%	125%	130
	0 20	328,562 321,437	296,205 289,080	263,848 256,722	231,491 224,365	199,134 192,008	166,777 159,651	134,42 127,29
	40	314,311	281,954	249,597	217,240	184,883	152,526	120,16
	60	307,185	274,828	242,471	210,114	177,757	145,400	113,04
	80	300,060	267,703	235,346	202,988	170,631	138,274	105,91
CIL £psm	100	292,934	260,577	228,220	195,863	163,506	131,149	98,79
	120	285,808	253,451	221,094	188,737	156,380	124,023	91,66
	140	278,683	246,326	213,969	181,612	149,254	116,897	84,54
	160 180	271,557	239,200 232,074	206,843 199,717	174,486 167,360	142,129 135,003	109,772	77,41 70,28
	200	264,432 257,306	232,074	199,717	160,235	127,878	102,646 95,521	63,16
	220	250,180	217,823	185,466	153,109	120,752	88,395	56,03

NOTES

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3						
						;
n/a		100%	AH Target	0% on-site		
	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
						(
						(
						2
						(
						C
	99%	3.0	0%	0	100%	3
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per uni	it
	(sqm)	(sqft)		%	(sqm)	(sqft)
	80.0	861		100.0%	80.0	861
	95.0	1,023		100.0%	95.0	1,023
	110.0	1,184		100.0%	110.0	1,184
	130.0	1,399		100.0%	130.0	1,399
	50.0	538		82.0%	61.0	656
	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
		(saft)		(saft)		(sqft)
						(041.
						1,172
						2,771
				0		_,
	0.0	0	0.0	0	0.0	C
	366.3	3,943	0.0	0	366.3	3,943
	f nsm	£nsf		f	to	otal MV £ (no AH
						(10711)
						457,380
						1,197,900
						1,197,900
	3,892.3	362		253,000		(
						1,655,280
	CC0/ Aff-	rdabla Bant		240/	adiata	
					viv)	
	100,000 43%			110,000 48%		
		MV mix%	n/a 100% MV mix% MV # units 0% 0.0 0% 0.0 0% 0.0 33% 1.0 66% 2.0 0% 0.0 0% 0.0 99% 3.0 Net sales (NIA) per unit (sqm) (sqft) 80.0 861 95.0 1,023 110.0 1,184 130.0 1,399 50.0 558 65.0 700 Market Units GIA (sqm) (sqft) 0.0 0 108.9 1,172 257.4 2,771 0.0 0 0.0 0 108.9 1,172 257.4 2,771 0.0 0 0.0 0 366.3 3,943 £ psm £ psf 3,162.5 294 3,705.3 344 4,200.0 390 4,653.8 432 4,620.0 429	MV mix% MV # units AH mix% 0% 0.0 0% 0% 0.0 0% 33% 1.0 0% 66% 2.0 0% 0% 0.0 0% 0% 0.0 0% 99% 3.0 0% Net sales (NIA) per unit (sqm) (sqft) 80.0 861 95.0 1,023 110.0 1,184 130.0 1,399 50.0 538 65.0 700 Market Units GIA AH units GIA (sqm) (sqft) (sqm) 0.0 0 0.0 0.0 0 0.0 108.9 1,172 0.0 257.4 2,771 0.0 0.0 0 0.0 108.9 1,172 0.0 257.4 2,771 0.0 0.0 0 0.0 366.3 3,943 0.0 £ psm £ psf 3,162.5 294 3,705.3 344 4,200.0 390 4,653.8 432 4,620.0 429 3,892.3 362 66% Affordable Rent (% of MV) 130,000 51% 145,000 41% 185,000 40%	n/a 100% AH Target 0% on-site MV mix% MV # units AH mix% AH # units 0% 0.0 0% 0 0 0% 0.0 0% 0 0 66% 2.0 0% 0 0 0% 0.0 0% 0 0 0% 0.0 0% 0 0 0% 0.0 0% 0 0 0% 0.0 0% 0 0 0% 0.0 0% 0 0 0% 0.0 0% 0 0 0% 0.0 0% 0 0 0% 0.0 0% 0 0 0% 0.0 0% 0 0 0 0 0.0 0 0 0 0.0 0 0 0 0.0 0 0 0 0.0 0 0 0 0.0 0 0 0 0 0 0	n/a 100% AH Target 0% on-site MV mix% MV # units AH mix% AH # units Overall mix% 0% 0.0 0% 0 0% 0% 0.0 0% 0 0% 66% 2.0 0% 0 67% 0% 0.0 0% 0 0% 9% 0.0 0% 0 0% 99% 3.0 0% 0 0% Net sales (NIA) per unit Net to Gross % Gross (GIA) per unit (sqm) (sqm) (sqm) (sqft) % (sqm) (sqm) 80.0 861 100.0% 80.0 80.0 95.0 1,023 100.0% 95.0 110.0 110.0 1,184 100.0% 95.0 110.0 130.0 1,399 100.0% 130.0 130.0 65.0 700 82.0% 79.3 Market Units GIA AH units GIA Total GIA



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	253,000	-
B Bed houses	0	@	352,000	-
Bed houses	1	@	462,000	457,380
5 Bed houses	2	@	605,000	1,197,900
Bed Apartment	0	@	231,000	=
P. Bed Apartment	0	@	253,000	=
	3			1,655,280
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
B Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	=
1 Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	=
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
B Bed houses	0	@	165,000	=
Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
Bed Apartment	0	@	110,000	=
2 Bed Apartment	0	@	125,000	=
	0			=
	3 tot	al		
Grant	0.0	AH units @	0	-
BDV		_		1,655,280

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -								
Planning Application Professional F	ees and reports							(10,000)
Statutory Planning Fees								(1,155)
OIL			366	sqm (exc. AH)	200 £ psr	n	4.43%	(73,260)
Site Specific S106/278				units @	0 per u			-
AH Commuted Sum	n/a		366	sqm	0 £ psn	n	0.00%	-
Construction Costs -								
Demolition and Site Clearance			0.30	acres @	0 per a	cre		-
2 Bed houses			-	sqm @	1,401.00 psm			-
B Bed houses			-	sqm @	1,401.00 psm			-
Bed houses			108.9		1,401.00 psm			(152,569)
Bed houses			257.4		1,401.00 psm			(360,617)
1 Bed Apartment			-	sqm @	1,401.00 psm			-
2 Bed Apartment		366.3	=	sqm @	1,401.00 psm			-
External works			513,186	_	15%			(76,978)
				£per unit				
Contingency			590,164	@	5%			(29,508)
Professional Fees			590,164	@	9%			(53,115)
Disposal Costs -								
Sale Agents Costs			1,655,280		1.00%			(16,553)
Sale Legal Costs			1,655,280		0.50%			(8,276)
Marketing and Promotion			1,655,280	GDV @	3.00%			(49,658)
Finance Costs -			004.000	_				
Finance Fees			831,690	@	1.00%			(8,317)
nterest on Development Costs			7.00%	APR	0.565% pcm			(10,456)
Developers Profit								
On private for sale			1,655,280	1	20.00%			(331,056)
On affordable housing pre-sale			0	1	6.00%			
blended)					20.00%			
TOTAL COSTS								(1,181,518)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			473,762
SDLT	473,762 @		(14,213)
Acquisition Agent fees	473,762 @	1%	(4,738)
Acquisition Legal fees	473,762 @	0.5%	(2,369)
Interest on Land	473,762 @	7.0%	(33,163)
Residual Land Value (net)	139,760 per plot		419,279

TRESHOLD LAND VALUE			
Residential Density	25 dph		
Site Area	0.12 ha	0.30 acres	
	3,053 sqm/ha	13,297 sqft/ac	
Threshold Land Value	2,409,225 £ per ha	975,000 £ per acre	
	96,369 £ per plot		289,107

BALANCE	
Surplus/(Deficit)	130,172



					AH - % on site			
Balance	130,172	0%	10%	20%	30%	40%	50%	609
Balanos	0	192,406	.070	2070	00 /0	1070	5575	00
	20	185,708						
	40	179,011						
	60	172,314						
	80	165,617						
CIL £psm	100	158,920						
	120	152,223						
	140	150,493						
	160	143,719						
	180	136,946						
	200	130,172						
	220	123,398						
	240	116,625						
	No	ote/ no Affordable I	Housing as < 5 units					
				AH commute	ed sum - £ psm			
Balance	130,172	0	50	100	150	200	250	30
	0							
	20							
	40							
	60							
CII Cr	80							
CIL £psm	100							
	120 140							
	160							
	180							
	200							
	220							
	240							
,								
					AH - % on site			
Balance	130,172	0%	10%	20%	30%	40%	50%	60'
	100.0%							
	102.5%							
	105.0%							
	107.5%							
	110.0%							
Build Costs	112.5%							
	115.0%							
	117.5%							
	120.0%							
	122.5% 125.0%							
	125.0%							
	130.0%							
ı								
					Build Costs			
Balance	130,172	100%	105%	110%	115%	120%	125%	130
	0	192,406	161,994	136,391	105,632	74,873	44,115	13,35
	20	185,708	155,297	129,617	98,859	68,100	37,341	6,58
	40	179,011	148,600	122,844	92,085	61,326	30,567	(19
	60	172,314	146,829	116,070	85,311	54,552	23,794	(6,96
	80	165,617	140,055	109,296	78,538	47,779	17,020	(13,73
CIL £psm	100	158,920	133,282	102,523	71,764	41,005	10,246	(20,51
1	120	152,223	126,508	95,749	64,990	34,231	3,473	(27,28
	140	150,493	119,734	88,975	58,217	27,458	(3,301)	(34,06
		143,719	112,961	82,202	51,443	20,684	(10,075)	(40,83
	160				44,669	13,910	(16,848)	(47,60
	160 180	136,946	106,187	75,428				
	160 180 200	136,946 130,172	99,413	68,654	37,896	7,137	(23,622)	(54,38
	160 180	136,946						(54,38 (61,15 (62,93

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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SCHEME DETAILS - ASSUMPTIONS	•						
Tatal number of units in ashoms							;
Total number of units in scheme AH Policy requirement %	n/a		100%	AH Target	0% on-site		
,,,							
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses		0%	0.0	0%	0	0%	(
3 Bed houses		0%	0.0	0%	0	0%	(
Bed houses		33%	1.0	0%	0	33%	
5 Bed houses		66%	2.0	0%	0	67%	2
1 Bed Apartment		0%	0.0	0%	0	0%	(
2 Bed Apartment		0%	0.0	0%	0	0%	(
Total number of units		99%	3.0	0%	0	100%	3
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per uni	it
Jnit Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft
2 Bed houses		80.0	861		100.0%	80.0	861
3 Bed houses		95.0	1,023		100.0%	95.0	1,023
4 Bed houses		110.0	1,184		100.0%	110.0	1,184
5 Bed houses		130.0	1,399		100.0%	130.0	1,399
1 Bed Apartment		50.0	538		82.0%	61.0	656
2 Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
2 Bed houses		0.0	0	0.0	0	0.0	(041.
Bed houses		0.0	0	0.0	0	0.0	
4 Bed houses		108.9	1,172	0.0	0	108.9	1,172
5 Bed houses		257.4	2,771	0.0	0	257.4	2,771
1 Bed Apartment		0.0	0	0.0	0	0.0	_,
2 Bed Apartment		0.0	0	0.0	0	0.0	C
•		366.3	3,943	0.0	0	366.3	3,943
Open Market values (£) -		£ psm	£ psf		£	to	otal MV £ (no AH)
2 Bed houses		2,956.3	275		236,500		(10711)
Bed houses		3.242.1	301		308,000		
4 Bed houses		3,900.0	362		429,000		424,710
5 Bed houses		4,230.8	393		550,000		1,089,000
1 Bed Apartment		3,300.0	307		165,000		1,000,000
2 Bed Apartment		3,553.8	330		231,000		C
Affordable Housing -							1,513,710
Affordable Housing - AH Tenure split		66% Affo	rdable Rent		34% Interm	ediate	
RSL Transfer Values (£) -			of MV)		(% of N		
RSL Transfer values (£) - 2 Bed houses		130,000 55%			135,000 57%	vi v j	
Bed houses		145,000 47%			165,000 54%		
Bed houses		185,000 47%			195,000 45%		
Bed nouses Bed houses							
Bed houses I Bed Apartment		210,000 38% 100,000 61%			225,000 41% 110,000 67%		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	236,500	=
Bed houses	0	@	308,000	=
4 Bed houses	1	@	429,000	424,710
5 Bed houses	2	@	550,000	1,089,000
1 Bed Apartment	0	@	165,000	=
2 Bed Apartment	0	@	231,000	=
	3			1,513,710
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	-
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
Bed houses	0	@	165,000	-
4 Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			-
	3 tot	al		
Grant	0.0	AH units @	0	-
GDV				1,513,710

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional	Fees and reports						(10,000)
Statutory Planning Fees	ccs and reports						(1,155)
CIL			366	sqm (exc. AH)	200 £ psm	4.84%	(73,260)
Site Specific S106/278				units @	0 per unit	1.0170	(70,200)
AH Commuted Sum	n/a			sqm	0 £ psm	0.00%	=
Construction Costs -							
Demolition and Site Clearance			0.30	acres @	0 per acre		-
2 Bed houses			-	sqm @	1,401.00 psm		-
B Bed houses				sqm @	1,401.00 psm		=
Bed houses			108.9	., .	1,401.00 psm		(152,569)
Bed houses			257.4	., .	1,401.00 psm		(360,617)
Bed Apartment			-	sqm @	1,401.00 psm		-
P. Bed Apartment		366.3	=	sqm @	1,401.00 psm		-
External works			513,186	_	15%		(76,978)
				£per unit			
Contingency			590,164	@	5%		(29,508)
Professional Fees			590,164	@	9%		(53,115)
Disposal Costs -							
Sale Agents Costs			1,513,710		1.00%		(15,137)
Sale Legal Costs			1,513,710		0.50%		(7,569)
Marketing and Promotion			1,513,710	GDV @	3.00%		(45,411)
Finance Costs -			005.040				
Finance Fees			825,319	@	1.00%		(8,253)
nterest on Development Costs			7.00%	APR	0.565% pcm		(11,157)
Developers Profit							
On private for sale			1,513,710)	20.00%		(302,742)
On affordable housing pre-sale			0)	6.00%		-
blended)					20.00%		
TOTAL COSTS							(1,147,471)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			366,239
SDLT	366,239 @		(10,987)
Acquisition Agent fees	366,239 @	1%	(3,662)
Acquisition Legal fees	366,239 @	0.5%	(1,831)
Interest on Land	366,239 @	7.0%	(25,637)
Residual Land Value (net)	108,040 per plot		324,121

TRESHOLD LAND VALUE			
Residential Density	25 dph		
Site Area	0.12 ha	0.30 acres	
	3,053 sqm/ha	13,297 sqft/ac	
Threshold Land Value	1,389,938 £ per ha	562,500 £ per acre	
	55,598 £ per plot		166,793

BALANCE	
Surplus/(Deficit)	157,329



					AH - % on site			
Balance	157,329	0%	10%	20%	30%	40%	50%	60
	0	225,065						
	20	218,292						
	40 60	211,518 204,744						
	80	197,971						
CIL £psm	100	191,197						
	120	184,423						
	140	177,650						
	160	170,876						
	180	164,102						
	200	157,329						
	220 240	150,555 143,781						
l			Housing as < 5 units					
					ted sum - £ psm			
Balance	157,329	0	50	100	150	200	250	3
	0							
	20							
	40 60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220 240							
ı	240							
					AH - % on site			
Balance	157,329	0%	10%	20%	30%	40%	50%	60
	100.0%							
	102.5% 105.0%							
	107.5%							
	110.0%							
Build Costs	112.5%							
	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0% 127.5%							
	130.0%							
·								
Delever	457.000	4000/	4050/	4400/	Build Costs	1000/	4059/	400
Balance	157,329	100% 225,065	105% 194,306	110% 163,548	115% 132,789	120% 102,030	125% 71,271	130 45,1
	20	218,292	187,533	156,774	126,015	95,256	64,498	38,27
	40	211,518	180,759	150,000	119,241	88,483	57,724	31,34
	60	204,744	173,985	143,227	112,468	81,709	55,871	24,4
	80	197,971	167,212	136,453	105,694	74,935	48,944	17,49
CIL £psm	100	191,197	160,438	129,679	98,920	68,162	42,017	10,5
	120	184,423	153,664	122,906	92,147	61,388	35,091	3,63
	140	177,650	146,891	116,132	85,373	54,614	28,164	(3,29
	160	170,876	140,117	109,358	78,600	52,691	21,237	(10,21
	180 200	164,102 157,329	133,343	102,585	71,826	45,764	14,311	(17,14
	200	157,329	126,570 119,796	95,811 89,037	65,052 58,279	38,838 31,911	7,384 457	(24,07 (30,99
	.).)(1							

NOTES

Cells highlighted in yellow are input cells
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otal number of units in scheme				_			5
AH Policy requirement %	n/a		100%	AH Target	0%	on-site	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
Bed houses		20%	1.0	0%	0	20%	1
Bed houses		20%	1.0	0%	0	20%	1
Bed houses		40%	2.0	0%	0	40%	2
Bed houses		20%	1.0	0%	0	20%	1
Bed Apartment		0%	0.0	0%	0	0%	C
Bed Apartment		0%	0.0	0%	0	0%	C
otal number of units		100%	5.0	0%	0	100%	5
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per	unit
Init Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft)
Bed houses		80.0	861		100.0%	80.0	861
Bed houses		95.0	1,023		100.0%	95.0	1,023
Bed houses		110.0	1,184		100.0%	110.0	1,184
Bed houses		130.0	1,399		100.0%	130.0	1,399
Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses		80.0	861	0.0	0	80.0	861
Bed houses		95.0	1,023	0.0	0	95.0	1,023
Bed houses		220.0	2,368	0.0	0	220.0	2,368
Bed houses		130.0	1,399	0.0	0	130.0	1,399
Bed Apartment		0.0	0	0.0	0	0.0	C
Bed Apartment		0.0	0	0.0	0	0.0	C
		525.0	5,651	0.0	0	525.0	5,651
Open Market values (£) -		£ psm	£ psf		£		total MV £ (no AH)
Bed houses		4,125.0	383		330,000		330,000
Bed houses		4,515.8	420		429,000		429,000
Bed houses		5,100.0	474		561,000		1,122,000
Bed houses		5,584.6	519		726,000		726,000
Bed Apartment		5,280.0	491		264,000		. 0
Bed Apartment		5,076.9	472		330,000		C
Affordable Housing -							2,607,000
AH Tenure split		66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -			of MV)			(% of MV)	
Bed houses		130,000 39%			135,000		
Bed houses		145,000 34%			165,000		
Bed houses		185,000 33%			195,000		
Bed houses		210,000 29%			225,000		
Bed Apartment		100,000 38%			110,000		
Bed Apartment		115,000 35%			125,000		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	330,000	330,000
B Bed houses	1	@	429,000	429,000
Bed houses	2	@	561,000	1,122,000
5 Bed houses	1	@	726,000	726,000
1 Bed Apartment	0	@	264,000	-
2 Bed Apartment	0	@	330,000	=
	5			2,607,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	=
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
Bed houses	0	@	165,000	-
Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			-
	5 tot	al		
Grant	0.0	AH units @	0	-
GDV				2,607,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



DEVELOPMENT COSTS								
nitial Payments -								
Planning Application Professional I	Fees and reports							(15,000)
Statutory Planning Fees								(1,925)
CIL			525	sqm (exc. AH)	200 £	psm	4.03%	(105,000)
Site Specific S106/278			5	units @	0 pe	er unit		-
AH Commuted Sum	n/a		525	sqm	0 £	psm	0.00%	-
Construction Costs -								
Demolition and Site Clearance			0.46	acres @	0 pe	er acre		-
2 Bed houses				sqm @	1,221.00 ps			(97,680)
Bed houses				sqm @	1,221.00 ps			(115,995)
4 Bed houses				sqm @	1,221.00 ps			(268,620)
5 Bed houses				sqm @	1,221.00 ps			(158,730)
1 Bed Apartment			-	sqm @	1,221.00 ps	sm		-
2 Bed Apartment		525.0	=	sqm @	1,221.00 ps	sm		-
External works			641,025		15%			(96,154)
				£per unit				
Contingency			737,179	@	5%			(36,859)
Professional Fees			737,179	@	9%			(66,346)
Disposal Costs -								
Sale Agents Costs			2,607,000		1.00%			(26,070)
Sale Legal Costs			2,607,000	_	0.50%			(13,035)
Marketing and Promotion			2,607,000	GDV @	3.00%			(78,210)
Finance Costs -								
Finance Fees			1,079,624	@	1.00%			(10,796)
Interest on Development Costs			7.00%	APR	0.565% po	cm		(4,758)
Developers Profit								
On private for sale			2,607,000		20.00%			(521,400)
On affordable housing pre-sale			0		6.00%			-
plended)					20.00%			
TOTAL COSTS								(1,616,578)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			990,422
SDLT	990,422 @		(39,617)
Acquisition Agent fees	990,422 @	1%	(9,904)
Acquisition Legal fees	990,422 @	0.5%	(4,952)
Interest on Land	990,422 @	7.0%	(69,330)
Residual Land Value (net)	173,324 per plot		866,619

TRESHOLD LAND VALUE			
Residential Density	27 dph		
Site Area	0.19 ha	0.46 acres	
	2,835 sqm/ha	12,350 sqft/ac	
Threshold Land Value	3,706,500 £ per ha	1,500,000 £ per acre	
	137,278 £ per plot		686,389

BALANCE	
Surplus/(Deficit)	180,230



					AH - % on site			
Balance	180,230	0%	10%	20%	30%	40%	50%	60
	0	263,624						
	20	254,294						
	40	244,964						
	60	235,635						
CIL £psm	80 100	226,305 216,975						
CIL Epsili	120	207,645						
	140	198,315						
	160	188,986						
	180	179,656						
	200	180,230						
	220	170,792						
I	240	161,355						
	No	ote/ no Affordable I	Housing as < 5 units					
Deleger	400 000				ted sum - £ psm	200	050	-
Balance	180,230 0	0	50	100	150	200	250	30
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180 200							
	220							
	240							
·								
	_				AH - % on site			
Balance	180,230	0%	10%	20%	30%	40%	50%	60
	100.0%							
	102.5%							
	105.0% 107.5%							
	110.0%							
Build Costs	112.5%							
	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0%							
	127.5%							
	130.0%							
					Build Costs			
Balance	180,230	100%	105%	110%	115%	120%	125%	130
	0	263,624	226,731	189,838	162,648	125,328	88,009	50,68
	20	254,294	217,401	180,508	153,210	115,891	78,571	41,2
	40	244,964	208,071	181,092	143,773	106,453	69,134	31,81
	60	235,635	198,742	171,655	134,335	97,015	59,696	22,37
CIL £psm	80 100	226,305 216,975	189,412 180,082	162,217	124,897	87,578 78 140	50,258	12,93
CIL £psm	120	216,975	180,082	152,779 143,342	115,460 106,022	78,140 68,702	40,821 31,383	3,50 (5,93
	140	198,315	171,224	133,904	96,584	59,265	21,945	(15,37
	160	188,986	161,786	124,466	87,147	49,827	12,508	(24,81
	180	179,656	152,348	115,029	77,709	40,389	3,070	(34,25
	200	180,230	142,911	105,591	68,271	30,952	(6,368)	(43,68
	220	170,792	133,473	96,153	58,834	21,514	(15,805)	(53,12
	240	161,355	124,035	86,716	49,396	12,076	(25,243)	(62,56

NOTES

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Total number of units in scheme							5
AH Policy requirement %	n/a		100%	AH Target	0% on	-site	5
					5.0		
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
Bed houses		20%	1.0	0%	0	20%	1
Bed houses		20%	1.0	0%	0	20%	1
Bed houses		40%	2.0	0%	0	40%	2
Bed houses		20%	1.0	0%	0	20%	1
Bed Apartment		0%	0.0	0%	0	0%	(
Bed Apartment		0%	0.0	0%	0	0%	(
otal number of units		100%	5.0	0%	0	100%	5
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per	unit
Init Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft)
Bed houses		80.0	861		100.0%	80.0	861
Bed houses		95.0	1,023		100.0%	95.0	1,023
Bed houses		110.0	1,184		100.0%	110.0	1,184
Bed houses		130.0	1,399		100.0%	130.0	1,399
Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses		80.0	861	0.0	0	80.0	861
Bed houses		95.0	1,023	0.0	0	95.0	1,023
Bed houses		220.0	2,368	0.0	0	220.0	2,368
Bed houses		130.0	1,399	0.0	0	130.0	1,399
Bed Apartment		0.0	0	0.0	0	0.0	. (
Bed Apartment		0.0	0	0.0	0	0.0	(
		525.0	5,651	0.0	0	525.0	5,651
Open Market values (£) -		£ psm	£ psf		£		total MV £ (no AH)
Bed houses		3,162.5	294		253,000		253,000
Bed houses		3,705.3	344		352,000		352,000
Bed houses		4,200.0	390		462,000		924,000
Bed houses		4,653.8	432		605,000		605,000
Bed Apartment		4,620.0	429		231,000		000,000
Bed Apartment		3,892.3	362		253,000		C
Affordable Housing -							2,134,000
AH Tenure split		66% Affo	rdable Rent		34% Int	ermediate	
RSL Transfer Values (£) -			of MV)			of MV)	
Bed houses		130,000 51%	,		135,000 53	,	
Bed houses		145,000 41%			165,000 47		
Bed houses		185,000 40%			195,000 42		
Bed houses		210,000 35%			225.000 37		
Bed Apartment		100,000 43%			110,000 48		
200 Aparamona		100,000 4370	•		110,000 40	,.	



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	253,000	253,000
B Bed houses	1	@	352,000	352,000
Bed houses	2	@	462,000	924,000
Bed houses	1	@	605,000	605,000
Bed Apartment	0	@	231,000	-
Ped Apartment	0	@	253,000	-
	5			2,134,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	
Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
Bed Apartment	0	@	100,000	-
Ped Apartment	0	@	115,000	-
	0			
ntermediate GDV -				
Ped houses	0	@	135,000	-
B Bed houses	0	@	165,000	-
Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
Bed Apartment	0	@	110,000	-
Ped Apartment	0	@	125,000	
	0			-
	5 tot	al		
Grant	0.0	AH units @	0	
BDV				2,134,000





DEVELOPMENT COSTS							
nitial Payments -							
Planning Application Professional F	Fees and reports						(15,000)
Statutory Planning Fees							(1,925)
CIL			525	sqm (exc. AH)	200 £ psr		.92% (105,000)
Site Specific S106/278			5	units @	0 per u		-
AH Commuted Sum	n/a		525	sqm	0 £ psr	m 0	.00%
Construction Costs -							
Demolition and Site Clearance			0.46	acres @	0 per a	cre	-
2 Bed houses				sqm @	1,221.00 psm		(97,680)
Bed houses				sqm @	1,221.00 psm		(115,995)
4 Bed houses				sqm @	1,221.00 psm		(268,620)
5 Bed houses			130.0	sqm @	1,221.00 psm		(158,730)
1 Bed Apartment			-	sqm @	1,221.00 psm		-
2 Bed Apartment		525.0	=	sqm @	1,221.00 psm		-
External works			641,025		15%		(96,154)
				£per unit			
Contingency			737,179	@	5%		(36,859)
Professional Fees			737,179	@	9%		(66,346)
Disposal Costs -							
Sale Agents Costs			2,134,000		1.00%		(21,340)
Sale Legal Costs			2,134,000	_	0.50%		(10,670)
Marketing and Promotion			2,134,000	GDV @	3.00%		(64,020)
Finance Costs -							
Finance Fees			1,058,339	@	1.00%		(10,583)
Interest on Development Costs			7.00%	APR	0.565% pcm		(5,077)
Developers Profit							
On private for sale			2,134,000		20.00%		(426,800)
On affordable housing pre-sale			0		6.00%		
blended)					20.00%		
TOTAL COSTS							(1,500,799)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			633,201
SDLT	633,201 @		(25,328)
Acquisition Agent fees	633,201 @	1%	(6,332)
Acquisition Legal fees	633,201 @	0.5%	(3,166)
Interest on Land	633,201 @	7.0%	(44,324)
Residual Land Value (net)	110,810 per plot		554,051

TRESHOLD LAND VALUE			
Residential Density	27 dph		
Site Area	0.19 ha	0.46 acres	
	2,835 sqm/ha	12,350 sqft/ac	
Threshold Land Value	2,409,225 £ per ha	975,000 £ per acre	
	89,231 £ per plot		446,153

BALANCE	
Surplus/(Deficit)	107,898



					AH - % on site			
Balance	107,898	0%	10%	20%	30%	40%	50%	60%
	0	202,274						
	20	192,837						
	40	183,399						
	60	173,961						
	80	164,524						
CIL £psm	100	155,086						
	120	145,648						
	140	136,211						
	160	126,773						
	180	117,335						
	200	107,898						
	220	98,460						
	240	89,022	Investment of Free Street					
	No	ite/ no Affordable i	Housing as < 5 units					
Palanca	107 909	0	E0		ed sum - £ psm	200	250	20
Balance	107,898 0	0	50	100	150	200	250	30
	20							
	40							
	60							
	80							
CIL £psm	100							
·	120							
	140							
	160							
	180							
	200							
	220							
	240							
Balance	107,898	0%	10%	20%	AH - % on site 30%	40%	50%	601
Salarios	100.0%	0,0	.070	2070	0070	.070	0070	
	102.5%							
	105.0%							
	107.5%							
	110.0%							
Build Costs	112.5%							
	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0%							
	127.5%							
	130.0%							
					Duild Coots			
Balance	107,898	100%	105%	110%	Build Costs 115%	120%	125%	130
1	0	202,274	164,955	127,635	90,316	52,996	15,676	(16,79
	20	192,837	155,517	118,198	80,878	43,558	6,239	(26,33
	40	183,399	146,080	108,760	71,440	34,121	(3,199)	(35,88
	60	173,961	136,642	99,322	62,003	24,683	(7,682)	(45,42
	80	164,524	127,204	89,885	52,565	15,245	(17,228)	(54,97
CIL £psm	100	155,086	117,766	80,447	43,127	5,808	(26,773)	(64,51
	120	145,648	108,329	71,009	33,690	(3,630)	(36,319)	(74,06
	140	136,211	98,891	61,572	24,252	(8,118)	(45,864)	(83,61
	160	126,773	89,453	52,134	14,814	(17,664)	(55,410)	(93,15
	180	117,335	80,016	42,696	5,377	(27,209)	(64,955)	(102,70
l I	200	107,898	70,578	33,259	(4,061)	(36,755)	(74,501)	(112,24
	200							
	220 240	98,460 89,022	61,140 51,703	23,821 14,383	(8,554) (18,100)	(46,300) (55,846)	(84,046) (93,592)	(121,79) (131,33)

NOTES

Cells highlighted in yellow are input cells
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Figures in brackets, thus (00,000.00), are negative values / costs



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SCHEME DETAILS - ASSUMPTIONS	j						
Total number of units in scheme							5
AH Policy requirement %	n/a		100%	AH Target	0% o	n-site	
Unit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses		20%	1.0	0%	0	20%	1
3 Bed houses		20%	1.0	0%	0	20%	1
1 Bed houses		40%	2.0	0%	0	40%	2
5 Bed houses		20%	1.0	0%	0	20%	1
1 Bed Apartment		0%	0.0	0%	0	0%	C
2 Bed Apartment		0%	0.0	0%	0	0%	0
Total number of units		100%	5.0	0%	0	100%	5
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	unit
Jnit Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft)
2 Bed houses		80.0	861		100.0%	80.0	861
3 Bed houses		95.0	1,023		100.0%	95.0	1,023
4 Bed houses		110.0	1,184		100.0%	110.0	1,184
5 Bed houses		130.0	1,399		100.0%	130.0	1,399
1 Bed Apartment		50.0	538		82.0%	61.0	656
2 Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
2 Bed houses		80.0	861	0.0	0	80.0	861
Bed houses		95.0	1,023	0.0	0	95.0	1,023
4 Bed houses		220.0	2,368	0.0	0	220.0	2,368
5 Bed houses		130.0	1,399	0.0	0	130.0	1,399
1 Bed Apartment		0.0	0	0.0	0	0.0	0
2 Bed Apartment		0.0	0	0.0	0	0.0	0
		525.0	5,651	0.0	0	525.0	5,651
Open Market values (£) -		£ psm	£ psf		£		total MV £ (no AH)
2 Bed houses		2,956.3	275		236,500		236,500
Bed houses		3,242.1	301		308,000		308,000
1 Bed houses		3,900.0	362		429,000		858,000
5 Bed houses		4,230.8	393		550,000		550,000
1 Bed Apartment		3,300.0	307		165,000		0
2 Bed Apartment		3,553.8	330		231,000		0
Affordable Housing -							1,952,500
AH Tenure split		66% Affo	rdable Rent		34% Ir	ntermediate	
RSL Transfer Values (£) -		(%	of MV)		(*	% of MV)	
2 Bed houses		130,000 55%			135,000 5		
3 Bed houses		145,000 47%	0		165,000 5	4%	
4 Bed houses		185,000 43%			195,000 4		
5 Bed houses		210,000 38%			225,000 4		
1 Bed Apartment		100,000 61%			110,000 6		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	236,500	236,500
B Bed houses	1	@	308,000	308,000
Bed houses	2	@	429,000	858,000
Bed houses	1	@	550,000	550,000
Bed Apartment	0	@	165,000	=
P. Bed Apartment	0	@	231,000	=
	5			1,952,500
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
B Bed houses	0	@	145,000	=
Bed houses	0	@	185,000	=
Bed houses	0	@	210,000	=
Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	=
	0			=
ntermediate GDV -				
? Bed houses	0	@	135,000	=
Bed houses	0	@	165,000	=
Bed houses	0	@	195,000	-
Bed houses	0	@	225,000	=
Bed Apartment	0	@	110,000	=
2 Bed Apartment	0	@	125,000	=
	0			=
	5 tot	al		
Grant	0.0	AH units @	0	-
GDV				1,952,500

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



Initial Payments -								
Planning Application Professional	Fees and reports							(15,000)
Statutory Planning Fees								(1,925)
CIL			525	sqm (exc. AH)	200	£ psm	5.38%	(105,000)
Site Specific S106/278			5	units @	0	per unit		
AH Commuted Sum	n/a		525	sqm	0	£ psm	0.00%	=
Construction Costs -								
Demolition and Site Clearance			0.46	acres @	0	per acre		-
2 Bed houses				sqm @	1,221.00	psm		(97,680)
Bed houses				sqm @	1,221.00	psm		(115,995
Bed houses				sqm @	1,221.00	psm		(268,620
5 Bed houses			130.0	sqm @	1,221.00	psm		(158,730
Bed Apartment			-	sqm @	1,221.00	psm		
2 Bed Apartment		525.0	=	sqm @	1,221.00	psm		
External works			641,025		15%			(96,154
				£per unit				
Contingency			737,179	@	5%			(36,859)
Professional Fees			737,179	@	9%			(66,346)
Disposal Costs -								
Sale Agents Costs			1,952,500		1.00%			(19,525)
Sale Legal Costs			1,952,500		0.50%			(9,763)
Marketing and Promotion			1,952,500	GDV @	3.00%			(58,575
Finance Costs -								
Finance Fees			1,050,171	@	1.00%	·		(10,502)
nterest on Development Costs			7.00%	APR	0.565%	pcm		(5,200)
Developers Profit								
On private for sale			1,952,500		20.00%			(390,500)
On affordable housing pre-sale			0		6.00%			
blended)					20.00%			

RESIDUAL LAND VALUE			
Residual Land Value (gross)			496,127
SDLT	496,127 @		(14,884)
Acquisition Agent fees	496,127 @	1%	(4,961)
Acquisition Legal fees	496,127 @	0.5%	(2,481)
Interest on Land	496,127 @	7.0%	(34,729)
Residual Land Value (net)	87,815 per plot		439,073

TRESHOLD LAND VALUE			
Residential Density	27 dph		
Site Area	0.19 ha	0.46 acres	
	2,835 sqm/ha	12,350 sqft/ac	
Threshold Land Value	1,389,938 £ per ha	562,500 £ per acre	
	51,479 £ per plot		257,396

BALANCE	
Surplus/(Deficit)	181,677



Balance	181,677	0%	10%	200/	AH - % on site	100/	50%	
				20%	30%	40%	50%	609
		271,092						
	20	261,655						
	40	252,217						
	60	242,779						
	80	233,342						
CIL £psn		223,904						
	120	214,466						
	140	205,029						
	160	195,591						
	180 200	186,153 181,677						
	220	172,131						
	240	162,586						
			Housing as < 5 units					
Balance	•	0	50	100	ed sum - £ psm 150	200	250	30
	0							
	20							
	40							
	60							
CIL £psn	80 100							
OIL EPSIT	100							
	140							
	160							
	180							
	200							
	220							
	240							
			100/		AH - % on site	100/		
Balance	•	0%	10%	20%	30%	40%	50%	60'
	100.0%							
	102.5% 105.0%							
	107.5%							
	110.0%							
Build Costs								
	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0%							
	127.5%							
	130.0%							
					Puild Costs			
Balance		100%	105%	110%	Build Costs 115%	120%	125%	130
	0	271,092	233,773	196,453	163,894	126,148	88,402	50,65
	20	261,655	224,335	187,015	154,348	116,602	78,856	41,11
	40	252,217	214,897	182,549	144,803	107,057	69,311	31,56
	60	242,779	205,460	173,003	135,257	97,511	59,765	22,01
CII 2	80	233,342	196,022	163,458	125,712	87,966	50,220	12,47
CIL £psn		223,904 214,466	186,584	153,912	116,166 106,621	78,420 68.875	40,674	2,92
	120 140	214,466	182,113 172,567	144,367 134,821	106,621 97,075	68,875 59,329	31,128 21,583	(6,61) (16,16)
	160	195,591	163,022	125,276	87,530	49,784	12,037	(25,70
	180	186,153	153,476	115,730	77,984	49,784	2,492	(35,25
	200	181,677	143,931	106,185	68,439	30,692	(7,054)	(39,99
	220	172,131	134,385	96,639	58,893	21,147	(16,599)	(49,75
	240	162,586	124,840	87,094	49,348	11,601	(26,145)	(59,51

NOTES

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otal number of units in scheme				_			5
AH Policy requirement %	n/a		100%	AH Target	0%	on-site	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses		20%	1.0	0%	0	20%	1
Bed houses		20%	1.0	0%	0	20%	1
Bed houses		40%	2.0	0%	0	40%	2
Bed houses		20%	1.0	0%	0	20%	1
Bed Apartment		0%	0.0	0%	0	0%	(
Bed Apartment		0%	0.0	0%	0	0%	(
otal number of units		100%	5.0	0%	0	100%	5
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per	unit
Jnit Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft)
Bed houses		80.0	861		100.0%	80.0	861
Bed houses		95.0	1,023		100.0%	95.0	1.023
Bed houses		110.0	1,184		100.0%	110.0	1,184
Bed houses		130.0	1,399		100.0%	130.0	1,399
Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
. Ded Apartment		05.0	700		02.0 /0	19.0	030
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses		80.0	861	0.0	0	80.0	861
Bed houses		95.0	1,023	0.0	0	95.0	1,023
Bed houses		220.0	2,368	0.0	0	220.0	2,368
Bed houses		130.0	1,399	0.0	0	130.0	1,399
Bed Apartment		0.0	0	0.0	0	0.0	0
2 Bed Apartment		0.0 525.0	0 5,651	0.0	0	0.0 525.0	5.651
		323.0	3,031	0.0	· ·	323.0	3,031
Open Market values (£) -		£ psm	£ psf		£		total MV £ (no AH)
Bed houses		4,125.0	383		330,000		330,000
B Bed houses		4,515.8	420		429,000		429,000
Bed houses		5,100.0	474		561,000		1,122,000
Bed houses		5,584.6	519		726,000		726,000
Bed Apartment		5,280.0	491		264,000		0
2 Bed Apartment		5,076.9	472		330,000		0.007.000
Affordable Housing -							2,607,000
AH Tenure split		66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -		(% (of MV)			(% of MV)	
Bed houses		130,000 39%			135,000	41%	
Bed houses		145,000 34%			165,000	38%	
Bed houses		185,000 33%			195,000		
Bed houses		210,000 29%			225,000		
Bed Apartment		100,000 38%			110,000		
2 Bed Apartment		115,000 35%			125,000		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	330,000	330,000
3 Bed houses	1	@	429,000	429,000
4 Bed houses	2	@	561,000	1,122,000
5 Bed houses	1	@	726,000	726,000
1 Bed Apartment	0	@	264,000	=
2 Bed Apartment	0	@	330,000	<u> </u>
	5			2,607,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
3 Bed houses	0	@	145,000	-
4 Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	<u> </u>
	0			-
Intermediate GDV -				
2 Bed houses	0	@	135,000	-
3 Bed houses	0	@	165,000	-
4 Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	<u> </u>
	0			="
	5 to	tal		
Grant	0.0	AH units @	0	-
GDV				2,607,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional F	Fees and reports						(15,000)
Statutory Planning Fees							(1,925)
CIL			525	sqm (exc. AH)	200 £ psm	4.03%	(105,000)
Site Specific S106/278				units @	0 per unit		-
AH Commuted Sum	n/a		525	sqm	0 £ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance			0.46	acres @	50,000 per acre		(22,880)
2 Bed houses				sqm @	1,221.00 psm		(97,680)
B Bed houses				sqm @	1,221.00 psm		(115,995)
Bed houses				sqm @	1,221.00 psm		(268,620)
5 Bed houses				sqm @	1,221.00 psm		(158,730)
1 Bed Apartment			-	sqm @	1,221.00 psm		-
2 Bed Apartment		525.0	-	sqm @	1,221.00 psm		-
External works			641,025		15%		(96,154)
				£per unit			
Contingency			737,179	@	5%		(36,859)
Professional Fees			737,179	@	9%		(66,346)
Disposal Costs -							
Sale Agents Costs			2,607,000		1.00%		(26,070)
Sale Legal Costs			2,607,000		0.50%		(13,035)
Marketing and Promotion			2,607,000	GDV @	3.00%		(78,210)
Finance Costs -			4 400 500	_			
Finance Fees			1,102,503	@	1.00%		(11,025)
nterest on Development Costs			7.00%	APR	0.565% pcm		(4,762)
Developers Profit							
On private for sale			2,607,000		20.00%		(521,400)
On affordable housing pre-sale			0		6.00%		=
blended)					20.00%		
TOTAL COSTS							(1,639,691)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			967,309
SDLT	967,309 @		(38,692)
Acquisition Agent fees	967,309 @	1%	(9,673)
Acquisition Legal fees	967,309 @	0.5%	(4,837)
Interest on Land	967,309 @	7.0%	(67,712)
Residual Land Value (net)	169,279 per plot		846,396

TRESHOLD LAND VALUE			
Residential Density	27 dph		
Site Area	0.19 ha	0.46 acres	
	2,835 sqm/ha	12,350 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	54,911 £ per plot		274,556

BALANCE	
Surplus/(Deficit)	571,840



					AH - % on site			
Balance	571,840	0%	10%	20%	30%	40%	50%	60
	0	655,465						
	20	646,135						
	40 60	636,806 627,476						
	80	618,146						
CIL £psm	100	608,816						
312 Zp3	120	599,486						
	140	600,153						
	160	590,716						
	180	581,278						
	200	571,840						
	220	562,403						
ļ	240 No	552,965 hte/ no Affordable I	Housing as < 5 units					
		io i iio i iio i dabio i	locoling do To di illo		to d 0			
Balance	571,840	0	50	AH commu 100	ted sum - £ psm 150	200	250	3
	0							
	20							
	40							
	60							
CIL £psm	80 100							
OIL LPSIII	120							
	140							
	160							
	180							
	200							
	220							
I	240							
					AH - % on site			
Balance	571,840	0%	10%	20%	30%	40%	50%	60
	100.0%							
	102.5%							
	105.0%							
	107.5%							
Build Costs	110.0% 112.5%							
Build Costs	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0%							
	127.5%							
ļ	130.0%							
					Build Costs			
Balance	571,840	100%	105%	110%	115%	120%	125%	130
	0	655,465	618,572	591,578	554,258	516,939	479,619	442,2
	20	646,135	609,242	582,140	544,820	507,501	470,181	432,8
	40	636,806	599,912	572,702	535,383	498,063	460,744	423,4
	60 80	627,476 618,146	590,583 591,147	563,265 553,827	525,945 516,507	488,626 479,188	451,306 441,868	413,9 404,5
CIL £psm	100	608,816	581,709	544,389	507,070	469,750	432,431	395,1
OIL LPSIII	120	599,486	572,271	534,952	497,632	460,313	422,993	385,6
	140	600,153	562,834	525,514	488,194	450,875	413,555	376,2
	160	590,716	553,396	516,076	478,757	441,437	404,118	366,7
	180	581,278	543,958	506,639	469,319	432,000	394,680	357,3
	200	571,840	534,521	497,201	459,881	422,562	385,242	347,9
	220	562,403	525,083	487,763	450,444	413,124	375,805	338,4
	240	552,965	515,645	478,326	441,006	403,687	366,367	329,0

NOTES

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Figures in brackets, thus (00,000.00), are negative values / costs



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otal number of units in scheme							5
AH Policy requirement %	n/a		100%	AH Target	0%	on-site	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
Bed houses		20%	1.0	0%	0	20%	1
Bed houses		20%	1.0	0%	0	20%	1
Bed houses		40%	2.0	0%	0	40%	2
Bed houses		20%	1.0	0%	0	20%	1
Bed Apartment		0%	0.0	0%	0	0%	(
Bed Apartment		0%	0.0	0%	0	0%	(
otal number of units		100%	5.0	0%	0	100%	5
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per	unit
Init Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses		80.0	861		100.0%	80.0	86
Bed houses		95.0	1,023		100.0%	95.0	1,023
Bed houses		110.0	1,184		100.0%	110.0	1,18
Bed houses		130.0	1,399		100.0%	130.0	1,399
Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses		80.0	861	0.0	0	80.0	861
Bed houses		95.0	1,023	0.0	0	95.0	1,023
Bed houses		220.0	2,368	0.0	0	220.0	2,368
Bed houses		130.0	1,399	0.0	0	130.0	1,399
Bed Apartment		0.0	0	0.0	0	0.0	(
Bed Apartment		0.0	0	0.0	0	0.0	(
		525.0	5,651	0.0	0	525.0	5,651
pen Market values (£) -		£ psm	£ psf		£		total MV £ (no AH
Bed houses		3,162.5	294		253,000		253,000
Bed houses		3,705.3	344		352,000		352,000
Bed houses		4.200.0	390		462,000		924,000
Bed houses		4,653.8	432		605,000		605.000
Bed Apartment		4,620.0	429		231,000		003,000
Bed Apartment		3,892.3	362		253,000		(
Affordable Housing -							2,134,000
AH Tenure split		669/ Affo	rdable Rent		240/	Intermediate	
						(% of MV)	
RSL Transfer Values (£) - Bed houses		130,000 51%	of MV)		135,000	,	
Bed houses							
		145,000 41%			165,000		
Bed houses		185,000 40%			195,000		
Bed houses		210,000 35%			225,000		
Bed Apartment		100,000 43%			110,000	48%	



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	253,000	253,000
B Bed houses	1	@	352,000	352,000
4 Bed houses	2	@	462,000	924,000
5 Bed houses	1	@	605,000	605,000
1 Bed Apartment	0	@	231,000	=
Ped Apartment	0	@	253,000	-
	5			2,134,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	=
B Bed houses	0	@	145,000	=
4 Bed houses	0	@	185,000	=
5 Bed houses	0	@	210,000	=
1 Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	=
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
B Bed houses	0	@	165,000	=
Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			-
	5 tot	al		
Grant	0.0	AH units @	0	-
GDV				2,134,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional F	ees and reports						(15,000)
Statutory Planning Fees							(1,925)
CIL			525	sqm (exc. AH)	200 £ psm	4.92%	(105,000)
Site Specific S106/278			5	units @	0 per unit		
AH Commuted Sum	n/a		525	sqm	0 £ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance			0.46	acres @	50,000 per acre		(22,880)
2 Bed houses				sqm @	1,221.00 psm		(97,680)
Bed houses				sqm @	1,221.00 psm		(115,995)
Bed houses				sqm @	1,221.00 psm		(268,620)
Bed houses				sqm @	1,221.00 psm		(158,730)
Bed Apartment			-	sqm @	1,221.00 psm		-
2 Bed Apartment		525.0	-	sqm @	1,221.00 psm		-
External works			641,025		15%		(96,154)
				£per unit			
Contingency			737,179	@	5%		(36,859)
Professional Fees			737,179	@	9%		(66,346)
Disposal Costs -							
Sale Agents Costs			2,134,000		1.00%		(21,340)
Sale Legal Costs			2,134,000		0.50%		(10,670)
Marketing and Promotion			2,134,000	GDV @	3.00%		(64,020)
Finance Costs -			1 001 010	_			
Finance Fees			1,081,218	@	1.00%		(10,812)
nterest on Development Costs			7.00%	APR	0.565% pcm		(5,081)
Developers Profit							
On private for sale			2,134,000		20.00%		(426,800)
on affordable housing pre-sale			0		6.00%		-
blended)					20.00%		
TOTAL COSTS							(1,523,912)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			610,088
SDLT	610,088 @		(24,404)
Acquisition Agent fees	610,088 @	1%	(6,101)
Acquisition Legal fees	610,088 @	0.5%	(3,050)
Interest on Land	610,088 @	7.0%	(42,706)
Residual Land Value (net)	106,765 per plot		533,827

TRESHOLD LAND VALUE			
Residential Density	27 dph		
Site Area	0.19 ha	0.46 acres	
	2,835 sqm/ha	12,350 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	54,911 £ per plot		274,556

BALANCE	
Surplus/(Deficit)	259,272



					AH - % on site			
Balance	259,272	0%	10%	20%	30%	40%	50%	60
	0	353,648						
	20 40	344,211 334,773						
	60	325,335						
	80	315,898						
CIL £psm	100	306,460						
	120	297,022						
	140	287,585						
	160	278,147						
	180 200	268,709 259,272						
	220	249,834						
	240	240,396						
•	No	ote/ no Affordable I	Housing as < 5 units					
				AH commu	ted sum - £ psm			
Balance	259,272	0	50	100	150	200	250	30
	0 20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140 160							
	180							
	200							
	220							
	240							
Balance	259,272	0%	10%	20%	AH - % on site 30%	40%	50%	60
	100.0%							
	102.5%							
	105.0%							
	107.5% 110.0%							
Build Costs	112.5%							
244 200.0	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0%							
	127.5% 130.0%							
ı	.55.070							
					Build Costs			
Balance	259,272	100% 353,648	105%	110%	115%	120% 204,370	125%	130
	0 20	353,648	316,329 306,891	279,009 269,572	241,690 232,252	194,932	167,050 162,552	134,39 124,80
	40	334,773	297,453	260,134	222,814	185,495	153,006	115,2
	60	325,335	288,016	250,696	213,377	176,057	143,461	105,7
	80	315,898	278,578	241,259	203,939	166,619	133,915	96,16
CIL £psm	100	306,460	269,140	231,821	194,501	162,116	124,370	86,62
	120	297,022	259,703	222,383	185,064	152,570	114,824	77,07
	140	287,585	250,265	212,946	175,626	143,025	105,279	67,53
	160 180	278,147 268,709	240,827 231,390	203,508 194,070	166,188 161,680	133,479 123,934	95,733 86,188	57,98 48,44
	200	259,272	221,952	184,633	152,134	114,388	76,642	38,89
	220	249,834	212,514	175,195	142,589	104,843	67,097	29,38

NOTES

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otal number of units in scheme				_			5
AH Policy requirement %	n/a		100%	AH Target	0%	on-site	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses		20%	1.0	0%	0	20%	1
Bed houses		20%	1.0	0%	0	20%	1
Bed houses		40%	2.0	0%	0	40%	2
Bed houses		20%	1.0	0%	0	20%	1
Bed Apartment		0%	0.0	0%	0	0%	C
2 Bed Apartment		0%	0.0	0%	0	0%	0
otal number of units		100%	5.0	0%	0	100%	5
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per i	unit
Jnit Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft)
2 Bed houses		80.0	861		100.0%	80.0	861
Bed houses		95.0	1,023		100.0%	95.0	1.023
Bed houses		110.0	1,184		100.0%	110.0	1,184
5 Bed houses		130.0	1,399		100.0%	130.0	1,399
Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
. Ded Apartment		05.0	700		02.070	75.5	033
		Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
2 Bed houses		80.0	861	0.0	0	80.0	861
B Bed houses		95.0	1,023	0.0	0	95.0	1,023
Bed houses		220.0	2,368	0.0	0	220.0	2,368
Bed houses		130.0	1,399	0.0	0	130.0	1,399
Bed Apartment		0.0	0	0.0	0	0.0	0
2 Bed Apartment		0.0 525.0	0 5,651	0.0	0	0.0 525.0	5,651
		323.0	3,031	0.0	· ·	323.0	3,031
Open Market values (£) -		£ psm	£ psf		£		total MV £ (no AH)
Bed houses		2,956.3	275		236,500		236,500
B Bed houses		3,242.1	301		308,000		308,000
Bed houses		3,900.0	362		429,000		858,000
5 Bed houses		4,230.8	393		550,000		550,000
Bed Apartment		3,300.0	307		165,000		0
2 Bed Apartment		3,553.8	330		231,000		4 050 500
Affordable Housing -							1,952,500
AH Tenure split		66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -		(% (of MV)			(% of MV)	
Bed houses		130,000 55%			135,000		
B Bed houses		145,000 47%			165,000		
Bed houses		185,000 43%			195,000		
5 Bed houses		210,000 38%			225,000		
Bed Apartment		100,000 61%			110,000		
		.00,000 01/	-		, 500		



Private for Sale GDV -				
Bed houses	1	@	236,500	236,500
Bed houses	1	@	308,000	308,000
Bed houses	2	@	429,000	858,000
Bed houses	1	@	550,000	550,000
Bed Apartment	0	@	165,000	-
Bed Apartment	0	@	231,000	
	5			1,952,500
Affordable Rented GDV -				
Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
Bed houses	0	@	210,000	-
Bed Apartment	0	@	100,000	-
Bed Apartment	0	@	115,000	-
	0			=
ntermediate GDV -				
Bed houses	0	@	135,000	
Bed houses	0	@	165,000	-
Bed houses	0	@	195,000	
Bed houses	0	@	225,000	
Bed Apartment	0	@	110,000	
Bed Apartment	0	@	125,000	
	0			-
	5 total			
Grant	0.0	AH units @	0	

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional I	Fees and reports						(15,000)
Statutory Planning Fees							(1,925)
OIL			525	sqm (exc. AH)	200 £ psm	5.38%	(105,000)
Site Specific S106/278				units @	0 per unit		
AH Commuted Sum	n/a		525	sqm	0 £ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance			0.46	acres @	50,000 per acre		(22,880)
2 Bed houses				sqm @	1,221.00 psm		(97,680)
Bed houses				sqm @	1,221.00 psm		(115,995)
Bed houses				sqm @	1,221.00 psm		(268,620)
Bed houses				sqm @	1,221.00 psm		(158,730)
Bed Apartment			-	sqm @	1,221.00 psm		-
2 Bed Apartment		525.0	-	sqm @	1,221.00 psm		-
External works			641,025		15%		(96,154)
				£per unit			
Contingency			737,179	@	<u>5%</u>		(36,859)
Professional Fees			737,179	@	9%		(66,346)
Disposal Costs -							
Sale Agents Costs			1,952,500		1.00%		(19,525)
Sale Legal Costs			1,952,500		0.50%		(9,763)
Marketing and Promotion			1,952,500	GDV @	3.00%		(58,575)
Finance Costs -			4.070.054	_			
Finance Fees			1,073,051	@	1.00%		(10,731)
nterest on Development Costs			7.00%	APR	0.565% pcm		(5,204)
Developers Profit							
On private for sale			1,952,500		20.00%		(390,500)
On affordable housing pre-sale			0		6.00%		=
blended)					20.00%		
TOTAL COSTS							(1,479,485)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			473,015
SDLT	473,015 @		(14,190)
Acquisition Agent fees	473,015 @	1%	(4,730)
Acquisition Legal fees	473,015 @	0.5%	(2,365)
Interest on Land	473,015 @	7.0%	(33,111)
Residual Land Value (net)	83,724 per plot		418,618

TRESHOLD LAND VALUE			
Residential Density	27 dph		
Site Area	0.19 ha	0.46 acres	
	2,835 sqm/ha	12,350 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	54,911 £ per plot		274,556

BALANCE	
Surplus/(Deficit)	144,063



					AH - % on site			
Balance	144,063	0%	10%	20%	30%	40%	50%	60%
Balanss	0	233,709	1070	2070	0070	1070	5575	00,
	20	224,272						
	40	214,834						
	60	205,396						
	80	195,959						
CIL £psm	100	186,521						
·	120	177,083						
	140	167,646						
	160	163,154						
	180	153,608						
	200	144,063						
	220	134,517						
	240	124,972						
	No	ote/ no Affordable F	lousing as < 5 units					
	_				d sum - £ psm			
Balance	144,063 0	0	50	100	150	200	250	30
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
	240							
					AH - % on site			
Balance	144,063 100.0%	0%	10%	20%	30%	40%	50%	60
	102.5%							
	102.5%							
	107.5%							
	110.0%							
Build Costs	112.5%							
	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0%							
	127.5%							
	130.0%							
	144,063	100%	105%	110%	Build Costs 115%	120%	125%	130
Balance		233,709	196,390	164,026	126,280	88,534	50,788	13,04
Balance	0	255,709	186 052	154,480	116,734	78,988	41,242	3,49
Balance	20	224,272	186,952			69,443	31,696	(6,05
Balance	20 40	224,272 214,834	177,514	144,935	107,189			(15,59
Balance	20 40 60	224,272 214,834 205,396	177,514 168,077	135,389	97,643	59,897	22,151	
	20 40 60 80	224,272 214,834 205,396 195,959	177,514 168,077 163,590	135,389 125,844	97,643 88,098	50,352	12,605	(25,14
Balance CIL £psm	20 40 60 80 100	224,272 214,834 205,396 195,959 186,521	177,514 168,077 163,590 154,044	135,389 125,844 116,298	97,643 88,098 78,552	50,352 40,806	12,605 3,060	(25,14 (34,68
	20 40 60 80 100	224,272 214,834 205,396 195,959 186,521 177,083	177,514 168,077 163,590 154,044 144,499	135,389 125,844 116,298 106,753	97,643 88,098 78,552 69,007	50,352 40,806 31,260	12,605 3,060 (6,486)	(25,14 (34,68 (44,23
	20 40 60 80 100 120 140	224,272 214,834 205,396 195,959 186,521 177,083 167,646	177,514 168,077 163,590 154,044 144,499 134,953	135,389 125,844 116,298 106,753 97,207	97,643 88,098 78,552 69,007 59,461	50,352 40,806 31,260 21,715	12,605 3,060 (6,486) (16,031)	(25,14 (34,68 (44,23 (48,78
	20 40 60 80 100 120 140	224,272 214,834 205,396 195,959 186,521 177,083 167,646 163,154	177,514 168,077 163,590 154,044 144,499 134,953 125,408	135,389 125,844 116,298 106,753 97,207 87,662	97,643 88,098 78,552 69,007 59,461 49,916	50,352 40,806 31,260 21,715 12,169	12,605 3,060 (6,486) (16,031) (25,577)	(25,14 (34,68 (44,23 (48,78 (58,54
	20 40 60 80 100 120 140 160	224,272 214,834 205,396 195,959 186,521 177,083 167,646 163,154 153,608	177,514 168,077 163,590 154,044 144,499 134,953 125,408 115,862	135,389 125,844 116,298 106,753 97,207 87,662 78,116	97,643 88,098 78,552 69,007 59,461 49,916 40,370	50,352 40,806 31,260 21,715 12,169 2,624	12,605 3,060 (6,486) (16,031) (25,577) (35,122)	(25,14 (34,68 (44,23 (48,78 (58,54 (68,31
	20 40 60 80 100 120 140 160 180 200	224,272 214,834 205,396 195,959 186,521 177,083 167,646 163,154 153,608 144,063	177,514 168,077 163,590 154,044 144,499 134,953 125,408 115,862 106,317	135,389 125,844 116,298 106,753 97,207 87,662 78,116 68,571	97,643 88,098 78,552 69,007 59,461 49,916 40,370 30,824	50,352 40,806 31,260 21,715 12,169 2,624 (6,922)	12,605 3,060 (6,486) (16,031) (25,577) (35,122) (44,668)	(25,14 (34,68) (44,23) (48,78) (58,54) (68,31) (78,07)
	20 40 60 80 100 120 140 160	224,272 214,834 205,396 195,959 186,521 177,083 167,646 163,154 153,608	177,514 168,077 163,590 154,044 144,499 134,953 125,408 115,862	135,389 125,844 116,298 106,753 97,207 87,662 78,116	97,643 88,098 78,552 69,007 59,461 49,916 40,370	50,352 40,806 31,260 21,715 12,169 2,624	12,605 3,060 (6,486) (16,031) (25,577) (35,122)	(25,14 (34,68) (44,23) (48,78) (58,54) (68,31) (78,07) (87,83)

NOTES

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Total according of code to the total							
Total number of units in scheme AH Policy requirement %	n/a		100%	AH Target	0% or	ı-site	8
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
Bed houses		12.5%	1.0	0%	An # units 0	13%	10tai # uriits
Bed houses		50%	4.0	0%	0	50%	4
Bed houses		25%	2.0	0%	0	25%	2
Bed houses		12.5%	1.0	0%	0	13%	-
Bed Apartment		0%	0.0	0%	0	0%	
2 Bed Apartment		0%	0.0	0%	0	0%	C
Total number of units		100%	8.0	0%	0	100%	8
		Not calco (NIIA) and	14		N-44- O 0/	0 (014)	14
Jnit Floor areas -		Net sales (NIA) per			Net to Gross %	Gross (GIA) per u	
Drit Floor areas - 2 Bed houses		(sqm) 80.0	(sqft) 861		100.0%	(sqm) 80.0	(sqft) 861
Bed houses Bed houses		95.0	1,023		100.0%	80.0 95.0	
Bed nouses Bed houses		110.0	1,023		100.0%	95.0 110.0	1,023 1,184
Bed houses Bed houses		110.0	1,184		100.0%	110.0	1,184
Bed Apartment		50.0	1,399		82.0%	61.0	1,399
2 Bed Apartment		65.0	700		82.0%	79.3	853
. Bed Apartment		05.0	700		62.0%	79.5	653
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
Bed houses		80.0	861	0.0	0	80.0	861
Bed houses		380.0	4,090	0.0	0	380.0	4,090
Bed houses		220.0	2,368	0.0	0	220.0	2,368
5 Bed houses		130.0	1,399	0.0	0	130.0	1,399
1 Bed Apartment		0.0	0	0.0	0	0.0	0
2 Bed Apartment		0.0 810.0	8,719	0.0	0	0.0 810.0	8,719
Open Market values (£) - 2 Bed houses		£ psm	£ psf 348		£ 300,000		total MV £ (no AH)
Bed houses		3,750.0	348 381		300,000		300,000
Bed houses		4,105.3 4,636.4	431		510,000		1,560,000
		4,636.4 5,076.9	431				1,020,000
Bed houses Bed Apartment		4,800.0	472		660,000		660,000
Bed Apartment		4,615.4	429		240,000 300,000		0
Afferdable Herreine							3,540,000
Affordable Housing - AH Tenure split		660/ Affa	rdable Rent		3/10/ Inc	termediate	
RSL Transfer Values (£) -			of MV)			of MV)	
Bed houses		130,000 43%	,		135,000 45	,	
Bed houses		145,000 43%			165,000 42		
Bed houses		185,000 36%			195,000 42		
Bed houses		210,000 32%			225,000 34		
Bed Apartment		100,000 42%			110,000 46		
Bed Apartment		115,000 38%			125,000 42		



GROSS DEVELOPMENT VALUE		•	_	_
Private for Sale GDV -				
2 Bed houses	1	@	300,000	300,000
Bed houses	4	@	390,000	1,560,000
Bed houses	2	@	510,000	1,020,000
Bed houses	1	@	660,000	660,000
Bed Apartment	0	@	240,000	=
P. Bed Apartment	0	@	300,000	=
	8			3,540,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
B Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	=
Bed houses	0	@	210,000	=
Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	=
	0			=
ntermediate GDV -				
? Bed houses	0	@	135,000	=
B Bed houses	0	@	165,000	=
Bed houses	0	@	195,000	-
Bed houses	0	@	225,000	-
Bed Apartment	0	@	110,000	=
2 Bed Apartment	0	@	125,000	=
	0			=
	8 tot	al		
Grant	0.0	AH units @	0	-
GDV				3,540,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



Initial Payments -							
Planning Application Professional Fees and reports							(15,000)
Statutory Planning Fees							(3,080)
CIL		810	sqm (exc. AH)	200	£ psm	4.58%	(162,000)
Site Specific S106/278		8	units @	0	per unit		-
AH Commuted Sum		810	sqm	0	£ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance		0.56	acres @	0	per acre		=
2 Bed houses			sqm @	1,084.00			(86,720)
Bed houses			sqm @	1,084.00	psm		(411,920)
Bed houses			sqm @	1,084.00			(238,480)
5 Bed houses			sqm @	1,084.00	psm		(140,920)
1 Bed Apartment		-	sqm @	1,084.00			-
2 Bed Apartment	810.0	-	sqm @	1,084.00	psm		-
External works		878,040		15%			(131,706)
			£per unit				
Contingency		1,009,746	@	5%			(50,487)
Professional Fees		1,009,746	@	9%			(90,877)
Disposal Costs -							
Sale Agents Costs		3,540,000		1.00%			(35,400)
Sale Legal Costs		3,540,000		0.50%			(17,700)
Marketing and Promotion		3,540,000	GDV @	3.00%			(106,200)
Finance Costs -		4 400 400	_				
Finance Fees		1,490,490	@	1.00%			(14,905)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(6,702)
Developers Profit							
On private for sale		3,540,000		20.00%			(708,000)
On affordable housing pre-sale		0		6.00%			-
blended)				20.00%			

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,319,902
SDLT	1,319,902 @		(65,995)
Acquisition Agent fees	1,319,902 @	1%	(13,199)
Acquisition Legal fees	1,319,902 @	0.5%	(6,600)
Interest on Land	1,319,902 @	7.0%	(92,393)
Residual Land Value (net)	142,714 per plot		1,141,716

0.56 acres
15,437 sqft/ac
975,000 £ per acre
550,680

BALANCE	
Surplus/(Deficit)	591,036



					AH - % on site			
Balance	591,036	0%	10%	20%	30%	40%	50%	60
	0	734,981						
	20	720,587						
	40 60	706,192 691,798						
	80	677,403						
CIL £psm	100	663,008						
	120	648,614						
	140	634,219						
	160	619,825						
	180	605,430						
	200 220	591,036						
	240	576,641 562,247						
I			ordable Housing as	< 10 units				
					ted sum - £ psm			
Balance	591,036	0	50	100	150	200	250	30
	0							
	20							
	40							
	60							
CIL £psm	80 100							
OIL EPSIII	120							
	140							
	160							
	180							
	200							
	220							
I	240							
					AH - % on site			
Balance	591,036	0%	10%	20%	30%	40%	50%	60
	100.0%							
	102.5%							
	105.0% 107.5%							
	110.0%							
Build Costs	112.5%							
	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0% 127.5%							
	127.5%							
ı								
					Build Costs			
Balance	591,036	100% 734,981	105% 684,447	110% 633,913	115% 583,379	120% 532,845	125% 482,311	130 431.7
	20	734,981	670,053	619,519	568,984	532,845	467,916	431,77 417,38
	40	706,192	655,658	605,124	554,590	504,056	453,522	402,98
	60	691,798	641,264	590,729	540,195	489,661	439,127	388,59
	80	677,403	626,869	576,335	525,801	475,267	424,733	374,19
CIL £psm	100	663,008	612,474	561,940	511,406	460,872	410,338	359,80
	120	648,614	598,080	547,546	497,012	446,478	395,944	345,40
	140	634,219	583,685	533,151	482,617	432,083	381,549	331,01
	160	619,825	569,291	518,757	468,223	417,688	367,154	316,62
	180	605,430	554,896	504,362	453,828	403,294	352,760	312,08
	200 220	591,036 576,641	540,502 526,107	489,968 475,573	439,433 425,039	388,899 374,505	338,365 323,971	297,5 282,9
	220	370.041	320,107	4/0,0/3	420,039	374,303	323,9/1	202,90

NOTES

Cells highlighted in yellow are input cells
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otal number of units in scheme				_			8
AH Policy requirement %	n/a		100%	AH Target	0%	on-site	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses		12.5%	1.0	0%	0	13%	1
Bed houses		50%	4.0	0%	0	50%	4
Bed houses		25%	2.0	0%	0	25%	2
Bed houses		12.5%	1.0	0%	0	13%	
Bed Apartment		0%	0.0	0%	0	0%	(
Bed Apartment		0%	0.0	0%	0	0%	(
otal number of units		100%	8.0	0%	0	100%	8
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per	unit
Jnit Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses		80.0	861		100.0%	80.0	861
Bed houses		95.0	1,023		100.0%	95.0	1.023
Bed houses		110.0	1,184		100.0%	110.0	1,184
Bed houses		130.0	1,399		100.0%	130.0	1,399
Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses		80.0	861	0.0	0		861
Bed houses		380.0	4,090	0.0	0		4,090
Bed houses		220.0	2.368	0.0	0	*****	2.368
Bed houses		130.0	1,399	0.0	0		1,399
Bed Apartment		0.0	0	0.0	0		1,000
Bed Apartment		0.0	0	0.0	0		
. Dea reparament		810.0	8,719	0.0	0		8,719
Open Market values (£) -		£psm	£ psf		£		total MV £ (no AH)
Bed houses		2,875.0	267		230,000		230,000
Bed houses		3,368.4	313				
Bed houses		3,306.4	355		320,000		1,280,000
		-,			420,000		840,000
Bed houses		4,230.8	393		550,000		550,000
Bed Apartment		4,200.0	390		210,000		(
Bed Apartment		3,538.5	329		230,000		2,900,000
Affordable Housing -							
AH Tenure split			rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -			of MV)			(% of MV)	
Bed houses		130,000 57%			135,000		
Bed houses		145,000 45%			165,000		
Bed houses		185,000 44%			195,000		
Bed houses		210,000 38%			225,000		
Bed Apartment		100,000 48%			110,000		
2 Bed Apartment		115,000 50%			125,000	54%	



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	230,000	230,000
Bed houses	4	@	320,000	1,280,000
Bed houses	2	@	420,000	840,000
Bed houses	1	@	550,000	550,000
Bed Apartment	0	@	210,000	=
Ped Apartment	0	@	230,000	=
	8			2,900,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
B Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
Bed houses	0	@	210,000	-
Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	-
	0			-
ntermediate GDV -				
Bed houses	0	@	135,000	-
B Bed houses	0	@	165,000	-
Bed houses	0	@	195,000	-
Bed houses	0	@	225,000	-
Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			-
	8 tot	tal		
Grant	0.0	AH units @	0	-
GDV				2,900,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional Fees and reports							(15,000)
Statutory Planning Fees							(3,080)
CIL		810	sqm (exc. AH)	200	£ psm	5.59%	(162,000)
Site Specific S106/278		8	units @	0	per unit		-
AH Commuted Sum		810) sqm	0	£ psm	0.00%	=
Construction Costs -							
Demolition and Site Clearance		0.56	acres @	0	per acre		=
Ped houses			sqm @	1,084.00			(86,720)
Bed houses			sqm @	1,084.00	psm		(411,920)
Bed houses			sqm @	1,084.00			(238,480)
Bed houses			sqm @	1,084.00			(140,920)
1 Bed Apartment		-	sqm @	1,084.00			-
P. Bed Apartment	810.0	-	sqm @	1,084.00	psm		-
External works		878,040		15%			(131,706)
			£per unit				
Contingency		1,009,746	@	5%			(50,487)
Professional Fees		1,009,746	@	9%			(90,877)
Disposal Costs -							
Sale Agents Costs		2,900,000		1.00%			(29,000)
Sale Legal Costs		2,900,000		0.50%			(14,500)
Marketing and Promotion		2,900,000	GDV @	3.00%			(87,000)
inance Costs -		1 101 000					
Finance Fees		1,461,690	@	1.00%			(14,617)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(7,134)
Developers Profit							
On private for sale		2,900,000)	20.00%			(580,000)
On affordable housing pre-sale		0)	6.00%			-
blended)				20.00%			

RESIDUAL LAND VALUE			
Residual Land Value (gross)			836,559
SDLT	836,559 @		(33,462)
Acquisition Agent fees	836,559 @	1%	(8,366)
Acquisition Legal fees	836,559 @	0.5%	(4,183)
Interest on Land	836,559 @	7.0%	(58,559)
Residual Land Value (net)	91,499 per plot		731,989

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.23 ha	0.56 acres	
	3,544 sqm/ha	15,437 sqft/ac	
Threshold Land Value	2,223,900 £ per ha	900,000 £ per acre	
	63,540 £ per plot		508,320

BALANCE	
Surplus/(Deficit)	223,669



					AH - % on site			
Balance	223,669	0%	10%	20%	30%	40%	50%	609
	0	359,249						
	20	354,718						
	40 60	340,157 325,596						
	80	311,035						
CIL £psm	100	296,474						
	120	281,913						
	140	267,352						
	160	252,791						
	180	238,230						
	200	223,669						
	220 240	209,108 194,547						
I			ordable Housing as	< 10 units				
					ted cum finem			
Balance	223,669	0	50	100	ted sum - £ psm 150	200	250	30
	0							
	20							
	40							
	60 80							
CIL £psm	80 100							
OIL LPSIII	120							
	140							
	160							
	180							
	200							
	220							
I	240							
					AH - % on site			
Balance	223,669	0%	10%	20%	30%	40%	50%	60
	100.0%							
	102.5%							
	105.0% 107.5%							
	110.0%							
Build Costs	112.5%							
	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0%							
	127.5% 130.0%							
					Build Costs			
Balance	223,669	100% 359,249	105% 318,160	110% 267,042	115% 215,924	120% 164,806	125% 113,687	130 62,56
	20	359,249 354,718	303,599	252,481	201,363	150,245	99,126	48,00
	40	340,157	289,038	237,920	186,802	135,684	84,565	33,44
	60	325,596	274,478	223,359	172,241	121,123	70,004	18,88
	80	311,035	259,917	208,798	157,680	106,562	55,443	4,32
CIL £psm	100	296,474	245,356	194,237	143,119	92,001	40,882	(10,23
	120	281,913	230,795	179,676	128,558	77,440	26,321	(24,79
	140	267,352	216,234	165,115	113,997	62,879	11,761	(39,35
	160	252,791	201,673	150,554	99,436	48,318	(2,800)	(53,91
	180	238,230	187,112	135,993	84,875	33,757	(17,361)	(68,48
	200	223,669	172,551	121,432	70,314	19,196	(31,922)	(78,18
	220 240	209,108 194,547	157,990 143,429	106,871 92,310	55,753 41,192	4,635 (9,926)	(46,483) (61,044)	(92,90 (107,63

NOTES

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Figures in brackets, thus (00,000.00), are negative values / costs



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otal number of units in scheme				_			8
AH Policy requirement %	n/a		100%	AH Target	0%	on-site	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
Bed houses		12.5%	1.0	0%	0	13%	1
Bed houses		50%	4.0	0%	0	50%	4
Bed houses		25%	2.0	0%	0	25%	2
Bed houses		12.5%	1.0	0%	0	13%	1
Bed Apartment		0%	0.0	0%	0	0%	(
Bed Apartment		0%	0.0	0%	0	0%	(
otal number of units		100%	8.0	0%	0	100%	8
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per i	unit
Init Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses		80.0	861		100.0%	80.0	861
Bed houses		95.0	1,023		100.0%	95.0	1.023
Bed houses		110.0	1,184		100.0%	110.0	1,184
Bed houses		130.0	1,399		100.0%	130.0	1,399
Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses		80.0	861	0.0	0	80.0	861
Bed houses		380.0	4,090	0.0	0	380.0	4,090
Bed houses		220.0	2.368	0.0	0	220.0	2.368
Bed houses		130.0	1,399	0.0	0	130.0	1,399
Bed Apartment		0.0	0	0.0	0	0.0	,,000
Bed Apartment		0.0	0	0.0	0	0.0	
. Dod / paramoni		810.0	8,719	0.0	0	810.0	8,719
Open Market values (£) -		£ psm	£ psf		£		total MV £ (no AH)
Bed houses		2,687.5	250		215,000		215,000
Bed houses		2,947.4	274		280,000		1,120,000
Bed houses		3.545.5	329		390,000		780,000
Bed houses		3,846.2	357		500,000		500.000
Bed Apartment		3,000.0	279		150,000		500,000
Bed Apartment		3,230.8	300		210,000		(
Affordable Housing -							2,615,000
AH Tenure split		660/ Affo	rdable Rent		240/	Intermediate	
RSL Transfer Values (£) -			of MV)			(% of MV)	
Bed houses		130,000 60%			135,000		
Bed houses							
Bed houses Bed houses		145,000 52%			165,000		
		185,000 47%			195,000		
Bed houses		210,000 42%			225,000		
Bed Apartment		100,000 67%)		110,000	1370	



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	215,000	215,000
B Bed houses	4	@	280,000	1,120,000
Bed houses	2	@	390,000	780,000
5 Bed houses	1	@	500,000	500,000
1 Bed Apartment	0	@	150,000	=
2 Bed Apartment	0	@	210,000	=
	8			2,615,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	=
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
Bed houses	0	@	165,000	-
Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			-
	8 tot	al		
Grant	0.0	AH units @	0	-
GDV				2,615,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional Fees and reports							(15,000)
Statutory Planning Fees							(3,080)
CIL		810	sqm (exc. AH)	200	£ psm	6.20%	(162,000)
Site Specific S106/278		8	units @	0	per unit		-
AH Commuted Sum		810) sqm	0	£ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance		0.56	acres @	0	per acre		=
Bed houses			sqm @	1,084.00	•		(86,720)
Bed houses			sqm @	1,084.00	•		(411,920)
Bed houses			sqm @	1,084.00			(238,480)
Bed houses			sqm @	1,084.00			(140,920)
1 Bed Apartment		-	sqm @	1,084.00			-
P. Bed Apartment	810.0	-	sqm @	1,084.00	psm		-
External works		878,040		15%			(131,706)
			£per unit				
Contingency		1,009,746	@	5%			(50,487)
Professional Fees		1,009,746	@	9%			(90,877)
Disposal Costs -							
Sale Agents Costs		2,615,000		1.00%			(26,150)
Sale Legal Costs		2,615,000		0.50%			(13,075)
Marketing and Promotion		2,615,000	GDV @	3.00%			(78,450)
Finance Costs -		4 440 005		4 000/			// / / / / / / / / / / / / / / / / / / /
Finance Fees		1,448,865	@	1.00%			(14,489)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(7,326)
Developers Profit							
On private for sale		2,615,000)	20.00%			(523,000)
On affordable housing pre-sale		0)	6.00%			-
blended)				20.00%			
OTAL COSTS							(1,993,680)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			621,320
SDLT	621,320 @		(24,853)
Acquisition Agent fees	621,320 @	1%	(6,213)
Acquisition Legal fees	621,320 @	0.5%	(3,107)
Interest on Land	621,320 @	7.0%	(43,492)
Residual Land Value (net)	67,957 per plot		543,655

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.23 ha	0.56 acres	
	3,544 sqm/ha	15,437 sqft/ac	
Threshold Land Value	1,853,250 £ per ha	750,000 £ per acre	
	52,950 £ per plot		423,600

BALANCE	
Surplus/(Deficit)	120,055



Delenee					AH - % on site			
Balance	120,055	0%	10%	20%	30%	40%	50%	60
	0	265,665						
	20	251,104						
	40 60	236,543 221,982						
	80	207,421						
CIL £psm	100	192,860						
2.2.2,2	120	178,299						
	140	163,738						
	160	149,177						
	180	134,616						
	200	120,055						
	220 240	105,494 90,933						
			ordable Housing as	< 10 units				
			· ·		ited sum - £ psm			
Balance	120,055	0	50	100	150	200	250	30
	0							
	20							
	40							
	60							
CIL £psm	80 100							
GIE EPSIII	120							
	140							
	160							
	180							
	200							
	220							
I	240							
					AH - % on site			
Balance	120,055	0%	10%	20%	30%	40%	50%	60
	100.0%							
	102.5%							
	105.0% 107.5%							
	110.0%							
Build Costs	112.5%							
	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0% 127.5%							
	130.0%							
					Build Costs			
Balance	120,055	100% 265,665	105% 214,546	110% 163,428	115% 112,310	120% 61,192	125% 15,030	130 (36,67
	20	251,104	199,985	148,867	97,749	46,631	302	(51,40
	40	236,543	185,424	134,306	83,188	32,070	(14,425)	(66,12
	60	221,982	170,863	119,745	68,627	17,509	(29,153)	(80,85
	80	207,421	156,302	105,184	54,066	7,822	(43,880)	(95,58
CIL £psm	100	192,860	141,741	90,623	39,505	(6,905)	(58,607)	(110,31
	120	178,299	127,181	76,062	24,944	(21,632)	(73,335)	(125,03
	140	163,738	112,620	61,501	15,343	(36,360)	(88,062)	(139,76
	160	149,177	98,059	46,940	615	(51,087)	(102,790)	(154,49
	180	134,616	83,498	32,379	(14,112)	(65,814)	(117,517)	(169,21
	200 220	120,055 105,494	68,937 54,376	17,818 8,136	(28,839) (43,567)	(80,542) (95,269)	(132,244) (146,972)	(183,94 (198,67
	240	90,933	39,815	(6,592)	(58,294)	(109,997)	(146,972)	(208,65

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs





otal number of units in scheme							8
AH Policy requirement %	n/a		100%	AH Target	0%	on-site	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
Bed houses		12.5%	1.0	50%	0	13%	1
Bed houses		50%	4.0	25%	0	50%	4
Bed houses		25%	2.0	25%	0	25%	2
Bed houses		12.5%	1.0	0%	0	13%	1
Bed Apartment		0%	0.0	0%	0	0%	0
Bed Apartment		0%	0.0	0%	0	0%	C
otal number of units		100%	8.0	100%	0	100%	8
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per i	unit
Init Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses		80.0	861		100.0%	80.0	861
Bed houses		95.0	1,023		100.0%	95.0	1,023
Bed houses		110.0	1,184		100.0%	110.0	1,184
Bed houses		130.0	1,399		100.0%	130.0	1,399
Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses		80.0	861	0.0	0	80.0	861
Bed houses		380.0	4,090	0.0	0	380.0	4,090
Bed houses		220.0	2,368	0.0	0	220.0	2,368
Bed houses		130.0	1,399	0.0	0	130.0	1,399
Bed Apartment		0.0	0	0.0	0	0.0	,,000
Bed Apartment		0.0	0	0.0	0	0.0	
. Dod / partinon		810.0	8,719	0.0	0	810.0	8,719
pen Market values (£) -		£ psm	£ psf		£		total MV £ (no AH)
Bed houses		3,750.0	348		300,000		300,000
Bed houses		4,105.3	381		390,000		1,560,000
Bed houses		4,636.4	431		510,000		1,020,000
Bed houses		5.076.9	472		660,000		660.000
		4,800.0	472		240,000		660,000
Bed Apartment Bed Apartment		4,600.0	429		300,000		(
•							3,540,000
Affordable Housing -		CCN Aff	rdoblo Bont		240/	Intermediate	
AH Tenure split			rdable Rent				
RSL Transfer Values (£) -			of MV)			(% of MV)	
Bed houses		130,000 43%			135,000		
Bed houses		145,000 37%			165,000		
Bed houses		185,000 36%			195,000		
Bed houses		210,000 32%			225,000		
Bed Apartment		100,000 42%			110,000	40%	



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	300,000	300,000
Bed houses	4	@	390,000	1,560,000
Bed houses	2	@	510,000	1,020,000
5 Bed houses	1	@	660,000	660,000
1 Bed Apartment	0	@	240,000	=
Page Bed Apartment	0	@	300,000	=
	8			3,540,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	=
B Bed houses	0	@	145,000	=
Bed houses	0	@	185,000	=
5 Bed houses	0	@	210,000	=
1 Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	=
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
B Bed houses	0	@	165,000	=
Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			-
	8 tot	al		
Grant	0.0	AH units @	0	-
GDV				3,540,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional Fees and reports							(15,000)
Statutory Planning Fees							(3,080)
CIL		810	sqm (exc. AH)	100	£ psm	2.29%	(81,000)
Site Specific S106/278			units @	0	per unit		
AH Commuted Sum		810	sqm	100	£ psm	2.29%	(81,000)
Construction Costs -							
Demolition and Site Clearance		0.56	acres @	0	per acre		=
2 Bed houses			sqm @	1,084.00			(86,720)
B Bed houses			sqm @	1,084.00	psm		(411,920)
4 Bed houses			sqm @	1,084.00	psm		(238,480)
5 Bed houses			sqm @	1,084.00	psm		(140,920)
1 Bed Apartment		-	sqm @	1,084.00	psm		-
2 Bed Apartment	810.0	-	sqm @	1,084.00	psm		=
External works		878,040		15%			(131,706)
			£per unit				
Contingency		1,009,746	@	5%			(50,487)
Professional Fees		1,009,746	@	9%			(90,877)
Disposal Costs -							
Sale Agents Costs		3,540,000		1.00%			(35,400)
Sale Legal Costs		3,540,000		0.50%			(17,700)
Marketing and Promotion		3,540,000	GDV @	3.00%			(106,200)
Finance Costs -		4 400 400	_				
Finance Fees		1,490,490	@	1.00%			(14,905)
nterest on Development Costs		7.00%	APR	0.565%	pcm		279
Developers Profit							
On private for sale		3,540,000		20.00%			(708,000)
On affordable housing pre-sale		0		6.00%			-
plended)				20.00%			
TOTAL COSTS							(2,213,116)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,326,884
SDLT	1,326,884 @		(66,344)
Acquisition Agent fees	1,326,884 @	1%	(13,269)
Acquisition Legal fees	1,326,884 @	0.5%	(6,634)
Interest on Land	1,326,884 @	7.0%	(92,882)
Residual Land Value (net)	143,469 per plot		1,147,755

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.23 ha	0.56 acres	
	3,544 sqm/ha	15,437 sqft/ac	
Threshold Land Value	2,409,225 £ per ha	975,000 £ per acre	
	68,835 £ per plot		550,680

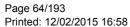
BALANCE	
Surplus/(Deficit)	597,075



					AH - % on site			
Balance	597,075	0%	10%	20%	30%	40%	50%	6
	0	669,047						
	20	654,653						
	40 60	640,258 625,864						
	80	611,469						
CIL £psm	100	597,075						
·	120	582,680						
	140	568,286						
	160	553,891						
	180	539,496						
	200	525,102						
	220 240	510,707 496,313						
Į.			ordable Housing as	< 10 units				
			-	AH commute	ed sum - £ psm			
Balance	597,075	0	50	100	150	200	250	3
Ī	0	739,825	704,436	669,047	633,659	598,270	562,881	527,4
	20	725,431	690,042	654,653	619,264	583,875	548,487	513,0
	40	711,036	675,647	640,258	604,870	569,481	534,092	498,7
	60	696,641	661,253	625,864	590,475	555,086	519,697	484,3
	80	682,247	646,858	611,469	576,080	540,692	505,303	469,9
CIL £psm	100	667,852	632,463	597,075	561,686	526,297	490,908	455,5
	120	653,458	618,069	582,680	547,291	511,903	476,514	441,1
	140 160	639,063 624,669	603,674 589,280	568,286 553,891	532,897 518,502	497,508 483,113	462,119 447,725	426,7 412,3
	180	610,274	574,885	539,496	504,108	468,719	433,330	397,9
	200	595,879	560,491	525,102	489,713	454,324	418,935	383,5
	220	581,485	546,096	510,707	475,319	439,930	404,541	369,1
	240	567,090	531,702	496,313	460,924	425,535	390,146	354,7
					AH - % on site			
Balance	597,075	0%	10%	20%	AH - % on site 30%	40%	50%	60
Balance	597,075 100.0%	0%	10%	20%		40%	50%	60
Balance	100.0% 102.5%	0%	10%	20%		40%	50%	60
Balance	100.0% 102.5% 105.0%	0%	10%	20%		40%	50%	60
Balance	100.0% 102.5% 105.0% 107.5%	0%	10%	20%		40%	50%	60
	100.0% 102.5% 105.0% 107.5% 110.0%	0%	10%	20%		40%	50%	60
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0%	0%	10%	20%		40%	50%	60
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	0%	10%	20%		40%	50%	60
	100.0% 102.5% 105.0% 107.5% 110.0%	0%	10%	20%		40%	50%	60
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	0%	10%	20%		40%	50%	60
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	0%	10%	20%		40%	50%	60
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	0%	10%	20%		40%	50%	60
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 117.5% 120.0% 122.5% 125.0%	0%	10%	20%		40%	50%	6(
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	0%	10%	20%	30%	40%	50%	60
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	0%	10%	20%		40%	50%	
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%				30% Build Costs			13(367,2
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 126.0% 127.5% 130.0%	100% 669,047 654,653	105% 618,756 604,361	110% 568,464 554,069	Build Costs 115% 518,172 503,777	120% 467,880 453,485	125% 417,588 403,194	130 367,2 352,9
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	100% 669,047 654,653 640,258	105% 618,756 604,361 589,966	110% 568,464 554,069 539,675	Build Costs 115% 518,172 503,777 489,383	120% 467,880 453,485 439,091	125% 417,588 403,194 388,799	130 367,2 362,9 338,5
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	100% 669,047 654,653 640,258 625,864	105% 618,756 604,361 589,966 575,572	110% 568.464 554,069 539,675 525,280	Build Costs 115% 518,172 503,777 489,383 474,988	120% 467,880 453,485 439,091 424,696	125% 417,588 403,194 388,799 374,404	130 367,2 352,9 338,5 324,1
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 127.5% 127.5% 127.5% 129.0%	100% 669,047 654,653 640,258 625,864 611,469	105% 618,756 604,361 589,966 575,572 561,177	110% 568,464 554,069 539,675 525,280 510,885	Build Costs 115% 518,172 503,777 489,383 474,988 460,594	120% 467,880 453,485 439,091 424,696 410,302	125% 417,588 403,194 388,799 374,404 360,010	130 367,2 352,9 338,5 324,1 319,6
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 126.0% 127.5% 130.0%	100% 669,047 654,653 640,258 625,864 611,869 597,075	105% 618,756 604,361 589,966 575,572 561,177 546,783	110% 568,464 554,069 539,675 525,280 510,885 496,491	30% Build Costs 115% 518,172 503,777 489,383 474,988 460,594 446,199	120% 467,880 453,485 439,091 424,696 410,302 395,907	125% 417,588 403,194 388,799 374,404 360,010 345,615	13(367,2 352,9 338,5 324,1 319,6,3 305,1
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 126.0% 127.5% 130.0%	100% 669,047 654,653 640,258 625,864 611,469 597,075 582,680	105% 618,756 604,361 589,966 575,572 561,177 546,783 532,388	110% 568,464 554,069 539,675 525,280 510,885 496,491 482,096	Build Costs 115% 518,172 503,777 489,383 474,988 460,594 446,199 431,804	120% 467,880 453,485 439,091 424,696 410,302 395,907 381,513	125% 417,588 403,194 388,799 374,404 360,010 345,615 331,221	130 367,2 352,9 338,5 324,1 319,6 305,1,2
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	100% 669,047 654,653 640,258 625,864 611,469 597,075 582,680 568,286	105% 618,756 604,361 589,966 575,572 561,177 546,783 532,388 517,994	110% 568.464 554,069 539,675 525,280 510,885 496,491 482,096 467,702	Build Costs 115% 518,172 503,777 489,383 474,988 460,594 446,199 431,804 417,410	120% 467,880 453,485 439,091 424,696 410,302 395,907 381,513 367,118	125% 417,588 403,194 388,799 374,404 360,010 345,615 331,221 316,826	130 367,2 352,9 338,6,3 324,1 319,6 305,1 290,5,2 275,9
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 112.5% 122.5% 122.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5%	100% 669,047 654,653 640,258 625,864 611,469 597,075 582,680 568,286 553,891	105% 618,756 604,361 589,966 575,572 561,177 546,783 532,388 517,994 503,599	110% 568,464 554,069 539,675 525,280 510,885 496,491 482,096 467,702 453,307	Build Costs 115% 518,172 503,777 489,383 474,988 460,594 446,199 431,804 417,410 403,015	120% 467,880 453,485 439,091 424,696 410,302 395,907 381,513 367,118 352,724	125% 417,588 403,194 388,799 374,404 360,010 345,615 331,221 316,826 312,294	13(367,2 367,2 338,5 324,4 319,6 305,1 290,5 261,4
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 122.5% 120.0% 127.5% 120.0% 120.0% 121.5% 121.0% 121.5% 122.5% 125.0% 120.0% 120.0% 120 140 160 180	100% 669,047 654,653 640,258 625,864 611,469 597,075 582,680 568,286 553,891 539,496	105% 618,756 604,361 589,966 575,572 561,177 546,783 532,388 517,994 503,599 489,205	110% 568,464 554,069 539,675 525,280 510,885 496,491 482,096 467,702 453,307 438,913	Build Costs 115% 518,172 503,777 489,383 474,988 460,594 446,199 431,804 417,410 403,015 388,621	120% 467,880 453,485 439,091 424,696 410,302 395,907 381,513 367,118 352,724 338,329	125% 417,588 403,194 388,799 374,404 360,010 345,615 331,221 316,826 312,294 297,733	13(367,2 362,9 338,5 324,1 319,6 305,1 290,5 261,4 246,8
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 112.5% 122.5% 122.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5%	100% 669,047 654,653 640,258 625,864 611,469 597,075 582,680 568,286 553,891	105% 618,756 604,361 589,966 575,572 561,177 546,783 532,388 517,994 503,599	110% 568,464 554,069 539,675 525,280 510,885 496,491 482,096 467,702 453,307	Build Costs 115% 518,172 503,777 489,383 474,988 460,594 446,199 431,804 417,410 403,015	120% 467,880 453,485 439,091 424,696 410,302 395,907 381,513 367,118 352,724	125% 417,588 403,194 388,799 374,404 360,010 345,615 331,221 316,826 312,294	13(367,2) 367,2) 338,5,3 324,1

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs







otal number of units in scheme				_			8
AH Policy requirement %	n/a		100%	AH Target	0%	on-site	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
Bed houses		12.5%	1.0	50%	0	13%	1
Bed houses		50%	4.0	25%	0	50%	4
Bed houses		25%	2.0	25%	0	25%	2
Bed houses		12.5%	1.0	0%	0	13%	1
Bed Apartment		0%	0.0	0%	0	0%	0
Bed Apartment		0%	0.0	0%	0	0%	0
otal number of units		100%	8.0	100%	0	100%	8
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per	unit
Init Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses		80.0	861		100.0%	80.0	861
Bed houses		95.0	1,023		100.0%	95.0	1,023
Bed houses		110.0	1,184		100.0%	110.0	1,184
Bed houses		130.0	1,399		100.0%	130.0	1,399
Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses		80.0	861	0.0	0	80.0	861
Bed houses		380.0	4,090	0.0	0	380.0	4,090
Bed houses		220.0	2,368	0.0	0	220.0	2,368
Bed houses		130.0	1,399	0.0	0	130.0	1,399
Bed Apartment		0.0	0	0.0	0	0.0	
Bed Apartment		0.0	0	0.0	0	0.0	C
		810.0	8,719	0.0	0	810.0	8,719
Open Market values (£) -		£ psm	£ psf		£		total MV £ (no AH)
Bed houses		2,875.0	267		230,000		230,000
Bed houses		3,368.4	313		320,000		1,280,000
Bed houses		3.818.2	355		420,000		840,000
Bed houses		4.230.8	393		550,000		550.000
Bed Apartment		4,200.0	390		210,000		(
Bed Apartment		3,538.5	329		230,000		(
Affordable Housing -							2,900,000
AH Tenure split		66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -			of MV)		3470	(% of MV)	
Bed houses		130,000 57%	,		135,000	, ,	
B Bed houses		145,000 45%			165,000		
Bed houses		185,000 44%			195,000		
Bed houses		210,000 38%			225,000		
Bed Apartment		100,000 48%			110,000		
Dog , partitiont		115,000 50%			125,000		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	230,000	230,000
Bed houses	4	@	320,000	1,280,000
Bed houses	2	@	420,000	840,000
5 Bed houses	1	@	550,000	550,000
1 Bed Apartment	0	@	210,000	=
2 Bed Apartment	0	@	230,000	=
	8			2,900,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
B Bed houses	0	@	145,000	=
4 Bed houses	0	@	185,000	=
5 Bed houses	0	@	210,000	=
1 Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	=
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
Bed houses	0	@	165,000	-
Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			-
	8 tota	al		
Grant	0.0	AH units @	0	-
GDV				2,900,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional Fees and reports							(15,000)
Statutory Planning Fees							(3,080)
CIL		810	sqm (exc. AH)	100	£ psm	2.79%	(81,000)
Site Specific S106/278		8	units @	0	per unit		-
AH Commuted Sum		810	sqm	100	£ psm	2.79%	(81,000)
Construction Costs -							
Demolition and Site Clearance		0.56	acres @	0	per acre		-
Bed houses			sqm @	1,084.00			(86,720)
Bed houses			sqm @	1,084.00	psm		(411,920)
Bed houses			sqm @	1,084.00			(238,480)
Bed houses			sqm @	1,084.00			(140,920)
Bed Apartment		-	sqm @	1,084.00	psm		=
Bed Apartment	810.0	-	sqm @	1,084.00	psm		-
External works		878,040		15%			(131,706)
			£per unit				
Contingency		1,009,746	@	5%			(50,487)
Professional Fees		1,009,746	@	9%			(90,877)
Disposal Costs -							
Sale Agents Costs		2,900,000		1.00%			(29,000)
Sale Legal Costs		2,900,000		0.50%			(14,500)
Marketing and Promotion		2,900,000	GDV @	3.00%			(87,000)
Finance Costs -		4 404 000	_				
Finance Fees		1,461,690	@	1.00%			(14,617)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(152)
Developers Profit							
On private for sale		2,900,000		20.00%			(580,000)
on affordable housing pre-sale		0		6.00%			-
plended)				20.00%			
TOTAL COSTS							(2,056,460)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			843,540
SDLT	843,540 @		(33,742)
Acquisition Agent fees	843,540 @	1%	(8,435)
Acquisition Legal fees	843,540 @	0.5%	(4,218)
Interest on Land	843,540 @	7.0%	(59,048)
Residual Land Value (net)	92,262 per plot		738,098

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.23 ha	0.56 acres	
	3,544 sqm/ha	15,437 sqft/ac	
Threshold Land Value	2,223,900 £ per ha	900,000 £ per acre	
	63,540 £ per plot		508,320

BALANCE	
Surplus/(Deficit)	229,778



					AH - % on site			
Balance	229,778	0%	10%	20%	30%	40%	50%	600
	0	302,583						
	20	288,022						
	40	273,461						
	60	258,900						
	80	244,339						
CIL £psm	100	229,778						
	120	215,217						
	140 160	200,656 186,095						
	180	171,534						
	200	156,973						
	220	142,412						
	240	127,851						
•	No	ite/ no 'on-site' Affo	ordable Housing as	< 10 units				
	_			AH commu	ted sum - £ psm			
Balance	229,778	0	50	100	150	200	250	30
	0	364,093	338,381	302,583	266,785	230,987	195,189	159,39
	20	359,618	323,820	288,022	252,224	216,426	180,628	144,83
	40 60	345,057 330,496	309,259 294,698	273,461 258,900	237,663 223,102	201,865 187,304	166,067 151,506	130,26 115,70
	80	315,935	280,137	244,339	208,541	172,743	136,945	101,14
CIL £psm	100	301,374	265,576	229,778	193,980	158,182	122,384	86,58
Ole Zpain	120	286,813	251,015	215,217	179,419	143,621	107,823	72,02
	140	272,252	236,454	200,656	164,858	129,060	93,262	57,4
	160	257,691	221,893	186,095	150,297	114,499	78,701	42,90
	180	243,130	207,332	171,534	135,736	99,938	64,140	28,34
	200	228,569	192,771	156,973	121,175	85,377	49,579	13,78
	220	214,008	178,210	142,412	106,614	70,816	35,018	(78
	240	199,447	163,649	127,851	92,053	56,255	20,457	(15,34
	229,778	0%	10%	20%	AH - % on site 30%	40%	50%	60
Balance								
Balance	100.0%							
Balance	102.5%							
Balance	102.5% 105.0%							
Balance	102.5% 105.0% 107.5%							
	102.5% 105.0% 107.5% 110.0%							
Balance Build Costs	102.5% 105.0% 107.5% 110.0% 112.5%							
	102.5% 105.0% 107.5% 110.0%							
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0%							
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%							
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%							
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%							
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%							
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%							
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%				Build Coets			
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	100%	105%	110%	Build Costs 115%	120%	125%	130
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	100% 302,583	105% 251,709	110% 200,836	Build Costs 115% 149,963	120% 99,090	125% 48,216	
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 126.0% 127.5% 130.0%	302,583	251,709	200,836	115% 149,963	99,090	48,216	(2,65
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%				115%			(2,65 (17,21
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	302,583 288,022	251,709 237,148	200,836 186,275	115% 149,963 135,402	99,090 84,529	48,216 33,655	130 (2,65 (17,21 (31,77) (46,34
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	302,583 288,022 273,461	251,709 237,148 222,587	200,836 186,275 171,714	115% 149,963 135,402 120,841	99,090 84,529 69,968	48,216 33,655 19,094	(2,65 (17,21 (31,77 (46,34
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	302,583 288,022 273,461 258,900 244,339 229,778	251,709 237,148 222,587 208,027 193,466 178,905	200,836 186,275 171,714 157,153 142,592 128,031	115% 149,963 135,402 120,841 106,280 91,719 77,158	99,090 84,529 69,968 55,407 40,846 26,285	48,216 33,655 19,094 4,533	(2,65 (17,21 (31,77 (46,34 (60,90 (70,51
Build Costs Balance	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 20 40 60 80 100 120	302,583 288,022 273,461 258,900 244,339 229,778 215,217	251,709 237,148 222,587 208,027 193,466 178,905 164,344	200,836 186,275 171,714 157,153 142,592 128,031 113,470	115% 149,963 135,402 120,841 106,280 91,719 77,158 62,597	99,090 84,529 69,968 55,407 40,846 26,285 11,724	48,216 33,655 19,094 4,533 (10,028) (24,589) (39,150)	(2,65 (17,21 (31,77 (46,34 (60,90 (70,51 (85,24
Build Costs Balance	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 125.0% 127.5% 130.0% 229,778 0 20 40 60 80 100 120 140	302,583 288,022 273,461 258,900 244,339 229,778 215,217 200,656	251,709 237,148 222,587 208,027 193,466 178,905 164,344 149,783	200,836 186,275 171,714 157,153 142,592 128,031 113,470 98,909	115% 149,963 135,402 120,841 106,280 91,719 77,158 62,597 48,036	99,090 84,529 69,968 55,407 40,846 26,285 11,724 (2,837)	48,216 33,655 19,094 4,533 (10,028) (24,589) (39,150) (53,711)	(2,65 (17,21 (31,77 (46,34 (60,90 (70,51 (85,24
Build Costs Balance	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 229,778 0 20 40 60 80 100 120 140 160	302,583 288,022 273,461 258,900 244,339 229,778 215,217 200,656 186,095	251,709 237,148 222,587 208,027 193,466 178,905 164,344 149,783 135,222	200,836 186,275 171,714 157,153 142,592 128,031 113,470 98,909 84,348	115% 149,963 135,402 120,841 106,280 91,719 77,158 62,597 48,036 33,475	99,090 84,529 69,968 55,407 40,846 26,285 11,724 (2,837) (17,398)	48,216 33,655 19,094 4,533 (10,028) (24,589) (39,150) (53,711) (68,271)	(2,65 (17,21 (31,77 (46,34 (60,90 (70,51 (85,24 (99,97 (114,69
Build Costs Balance	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 20 40 60 80 100 120 140 160 180	302,583 288,022 273,461 258,900 244,339 229,778 215,217 200,656 186,095 171,534	251,709 237,148 222,587 208,027 193,466 178,905 164,344 149,783 135,222 120,661	200,836 186,275 171,714 157,153 142,592 128,031 113,470 98,909 84,348 69,787	115% 149,963 135,402 120,841 106,280 91,719 77,158 62,597 48,036 33,475 18,914	99,090 84,529 69,968 55,407 40,846 26,285 11,724 (2,837) (17,398) (31,959)	48,216 33,655 19,094 4,533 (10,028) (24,589) (39,150) (53,711) (68,271) (77,970)	(2,65 (17,21 (31,77 (46,34 (60,90 (70,51 (85,24 (99,97 (114,69
Build Costs Balance	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 20 40 60 80 100 120 140 160 180 200	302,583 288,022 273,461 258,900 244,339 229,778 215,217 200,656 186,095 171,534 156,973	251,709 237,148 222,587 208,027 193,466 178,905 164,344 149,783 135,222 120,661 106,100	200,836 186,275 171,714 157,153 142,592 128,031 113,470 98,909 84,348 69,787 55,226	115% 149,963 135,402 120,841 106,280 91,719 77,158 62,597 48,036 33,475 18,914 4,353	99,090 84,529 69,968 55,407 40,846 26,285 11,724 (2,837) (17,398) (31,959) (46,520)	48,216 33,655 19,094 4,533 (10,028) (24,589) (39,150) (53,711) (68,271) (77,970) (92,697)	(2,65 (17,21 (31,77 (46,34 (60,90 (70,51 (85,24 (99,97 (114,69 (129,42 (144,15
Build Costs Balance	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 20 40 60 80 100 120 140 160 180	302,583 288,022 273,461 258,900 244,339 229,778 215,217 200,656 186,095 171,534	251,709 237,148 222,587 208,027 193,466 178,905 164,344 149,783 135,222 120,661	200,836 186,275 171,714 157,153 142,592 128,031 113,470 98,909 84,348 69,787	115% 149,963 135,402 120,841 106,280 91,719 77,158 62,597 48,036 33,475 18,914	99,090 84,529 69,968 55,407 40,846 26,285 11,724 (2,837) (17,398) (31,959)	48,216 33,655 19,094 4,533 (10,028) (24,589) (39,150) (53,711) (68,271) (77,970)	(2,65 (17,21 (31,77

NOTES

Cells highlighted in yellow are input cells
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Figures in brackets, thus (00,000.00), are negative values / costs



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otal number of units in scheme							10
AH Policy requirement %	n/a		100%	AH Target	0% on-site		
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
Bed houses		10.0%	1.0	0%	0	10%	
Bed houses		40%	4.0	0%	0	40%	
Bed houses		30%	3.0	0%	0	30%	:
Bed houses		20.0%	2.0	0%	0	20%	:
Bed Apartment		0%	0.0	0%	0	0%	(
2 Bed Apartment		0%	0.0	0%	0	0%	(
otal number of units		100%	10.0	0%	0	100%	10
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per uni	t
Init Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses		80.0	861		100.0%	80.0	86
Bed houses		95.0	1,023		100.0%	95.0	1,023
Bed houses		110.0	1,184		100.0%	110.0	1,184
5 Bed houses		130.0	1,399		100.0%	130.0	1,399
Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses		80.0	861	0.0	0	80.0	861
Bed houses		380.0	4,090	0.0	0	380.0	4,090
Bed houses		330.0	3,552	0.0	0	330.0	3,552
Bed houses		260.0	2,799	0.0	0	260.0	2,799
Bed Apartment		0.0	0	0.0	0	0.0	. (
Bed Apartment		0.0	0	0.0	0	0.0	(
		1,050.0	11,302	0.0	0	1,050.0	11,302
Open Market values (£) -		£ psm	£ psf		£	to	otal MV £ (no AH
Ped houses		3,750.0	348		300,000		300,000
Bed houses		4,105.3	381		390,000		1,560,000
Bed houses		4,636.4	431		510,000		1,530,000
Bed houses		5,076.9	472		660,000		1,320,000
Bed Apartment		4,800.0	446		240,000		(
P. Bed Apartment		4,615.4	429		300,000		4,710,000
Affordable Housing -							4,710,000
AH Tenure split		66% Affo	rdable Rent		34% Interme	ediate	
RSL Transfer Values (£) -		(% c	of MV)		(% of N	IV)	
Bed houses		130,000 43%	,		135,000 45%		
Bed houses		145,000 37%	,		165,000 42%		
Bed houses		185,000 36%)		195,000 38%		
Bed houses		210,000 32%			225,000 34%		
Bed Apartment		100,000 42%			110,000 46%		
2 Bed Apartment		115,000 38%			125,000 42%		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	300,000	300,000
3 Bed houses	4	@	390,000	1,560,000
4 Bed houses	3	@	510,000	1,530,000
5 Bed houses	2	@	660,000	1,320,000
1 Bed Apartment	0	@	240,000	=
2 Bed Apartment	0	@	300,000	=
	10			4,710,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	-
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
Bed houses	0	@	165,000	-
4 Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			-
	10 tot	al		
Grant	0.0	AH units @	0	-
GDV				4,710,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional Fees and reports							(25,000)
Statutory Planning Fees							(3,850)
CIL		1,050	sqm (exc. AH)	200	£ psm	4.46%	(210,000)
Site Specific S106/278		10	units @	0	per unit		-
AH Commuted Sum		1,050	sqm	0	£ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance		0.71	acres @	0	per acre		-
Bed houses			sqm @	1,084.00			(86,720)
Bed houses			sqm @	1,084.00	•		(411,920)
Bed houses			sqm @	1,084.00	psm		(357,720)
Bed houses			sqm @	1,084.00			(281,840)
Bed Apartment		-	sqm @	1,084.00	psm		-
Bed Apartment	1,050.0	-	sqm @	1,084.00	psm		-
External works		1,138,200		15%			(170,730)
			£per unit				
Contingency		1,308,930	@	5%			(65,447)
Professional Fees		1,308,930	@	9%			(117,804)
Disposal Costs -							
Sale Agents Costs		4,710,000		1.00%			(47,100)
Sale Legal Costs		4,710,000		0.50%			(23,550)
Marketing and Promotion		4,710,000	GDV @	3.00%			(141,300)
inance Costs -		1 0 10 000	_				
Finance Fees		1,942,980	@	1.00%			(19,430)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(13,114)
Developers Profit							
On private for sale		4,710,000		20.00%			(942,000)
On affordable housing pre-sale		0		6.00%			-
blended)				20.00%			

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,792,476
SDLT	1,792,476 @		(89,624)
Acquisition Agent fees	1,792,476 @	1%	(17,925)
Acquisition Legal fees	1,792,476 @	0.5%	(8,962)
Interest on Land	1,792,476 @	7.0%	(125,473)
Residual Land Value (net)	155,049 per plot		1,550,492

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.29 ha	0.71 acres	
	3,675 sqm/ha	16,009 sqft/ac	
Threshold Land Value	2,038,575 £ per ha	825,000 £ per acre	
	58,245 £ per plot		582,450

BALANCE	
Surplus/(Deficit)	968,042



					AH - % on site			
Balance	968,042	0%	10%	20%	30%	40%	50%	60
	0	1,118,632						
	20	1,139,809						
	40	1,120,724						
	60 80	1,101,639 1,082,553						
CIL £psm	100	1,063,468						
Ole 2psiii	120	1,044,383						
	140	1,025,298						
	160	1,006,212						
	180	987,127						
	200	968,042						
	220	948,957						
I	240 N	929,872	fordable Housing as	< 10 unite				
	IN.	ote/110 on-site Ai	lordable Housing as	< 10 units				
Balance	968,042	0	50	AH commu 100	ted sum - £ psm 150	200	250	30
1	0							
	20							
	40							
	60							
011 0	80							
CIL £psm	100							
	120 140							
	160							
	180							
	200							
	220							
	240							
Balance	968,042	0%	10%	20%	AH - % on site 30%	40%	50%	60
	100.0%							
	102.5%							
	105.0%							
	107.5%							
	110.0%							
Build Costs	112.5%							
	115.0%							
	117.5%							
	120.0% 122.5%							
	125.0%							
	127.5%							
	130.0%							
Balance	968,042	100%	105%	110%	Build Costs 115%	120%	125%	130
1	0	1,118,632	1,092,825	1,026,756	960,686	894,617	828,548	762,4
	20	1,139,809	1,073,740	1,007,670	941,601	875,532	809,463	743,3
	40	1,120,724	1,054,655	988,585	922,516	856,447	790,377	724,30
	60	1,101,639	1,035,569	969,500	903,431	837,361	771,292	705,2
011 0====	80	1,082,553	1,016,484	950,415	884,346	818,276	752,207	686,13
CIL £psm	100	1,063,468	997,399	931,330	865,260 846,175	799,191	733,122	667,09 647,9
	120 140	1,044,383	978,314	912,244 893,159	846,175 827,090	780,106 761,021	714,037	647,9
	160	1,025,298 1,006,212	959,228 940,143	874,074	808,005	761,021 741,935	694,951 675,866	609,7
	180	987,127	921,058	854,989	788,919	722,850	656,781	590,7
	200	968,042	901,973	835,903	769,834	703,765	637,696	571,6
	220	948,957	882,888	816,818	750,749	684,680	618,610	552,5

NOTES

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Figures in brackets, thus (00,000.00), are negative values / costs



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otal number of units in scheme				_			10
AH Policy requirement %	n/a		100%	AH Target	0%	on-site	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses		10.0%	1.0	0%	0	10%	1
B Bed houses		40%	4.0	0%	0	40%	4
Bed houses		30%	3.0	0%	0	30%	3
Bed houses		20.0%	2.0	0%	0	20%	2
1 Bed Apartment		0%	0.0	0%	0	0%	0
2 Bed Apartment		0%	0.0	0%	0	0%	C
Total number of units		100%	10.0	0%	0	100%	10
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per	unit
Jnit Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft)
2 Bed houses		80.0	861		100.0%	80.0	861
B Bed houses		95.0	1,023		100.0%	95.0	1,023
Bed houses		110.0	1,184		100.0%	110.0	1,184
5 Bed houses		130.0	1,399		100.0%	130.0	1,399
I Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
Bed houses		80.0	861	0.0	0	0.08	861
B Bed houses		380.0	4,090	0.0	0	380.0	4,090
Bed houses		330.0	3,552	0.0	0	330.0	3,552
Bed houses		260.0	2,799	0.0	0	260.0	2,799
Bed Apartment		0.0	0	0.0	0	0.0	0
2 Bed Apartment		0.0	0	0.0	0	0.0	0
		1,050.0	11,302	0.0	0	1,050.0	11,302
Open Market values (£) -		£ psm	£ psf		£		total MV £ (no AH)
2 Bed houses		2,875.0	267		230,000		230,000
Bed houses		3,368.4	313		320,000		1,280,000
Bed houses		3.818.2	355		420,000		1,260,000
Bed houses		4,230.8	393		550,000		1,100,000
Bed Apartment		4,200.0	390		210,000		0,700,000
2 Bed Apartment		3,538.5	329		230,000		C
Affordable Housing -							3,870,000
AH Tenure split		66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -			of MV)			(% of MV)	
Bed houses		130,000 57%			135,000		
B Bed houses		145,000 45%			165,000		
Bed houses		185,000 44%			195,000		
Bed houses		210,000 38%			225,000		
Bed Apartment		100,000 48%			110,000		
		115,000 50%			125,000		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	230,000	230,000
Bed houses	4	@	320,000	1,280,000
1 Bed houses	3	@	420,000	1,260,000
5 Bed houses	2	@	550,000	1,100,000
1 Bed Apartment	0	@	210,000	-
2 Bed Apartment	0	@	230,000	=
	10			3,870,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	-
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
Bed houses	0	@	165,000	-
4 Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			-
	10 tot	al		
Grant	0.0	AH units @	0	-
GDV				3,870,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



DEVELOPMENT COSTS						
nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(3,850)
CIL		1,050	sqm (exc. AH)	200 £ psm	5.43%	(210,000)
Site Specific S106/278		10	units @	0 per unit		-
AH Commuted Sum		1,050) sqm	0 £ psm	0.00%	=
Construction Costs -						
Demolition and Site Clearance		0.71	acres @	0 per acre		-
Ped houses			sqm @	1,084.00 psm		(86,720)
B Bed houses			sqm @	1,084.00 psm		(411,920)
Bed houses			sqm @	1,084.00 psm		(357,720)
5 Bed houses		260.0	sqm @	1,084.00 psm		(281,840)
1 Bed Apartment		-	sqm @	1,084.00 psm		-
2 Bed Apartment	1,050.0	-	sqm @	1,084.00 psm		-
External works		1,138,200		15%		(170,730)
			£per unit			
Contingency		1,308,930	@	5%		(65,447)
Professional Fees		1,308,930	@	9%		(117,804)
Disposal Costs -						
Sale Agents Costs		3,870,000		1.00%		(38,700)
Sale Legal Costs		3,870,000		0.50%		(19,350)
Marketing and Promotion		3,870,000	GDV @	3.00%		(116,100)
Finance Costs -						
Finance Fees		1,905,180	@	1.00%		(19,052)
Interest on Development Costs		7.00%	APR	0.565% pcm		(16,222)
Developers Profit						
On private for sale		3,870,000)	20.00%		(774,000)
On affordable housing pre-sale		0)	6.00%		-
blended)				20.00%		
TOTAL COSTS						(2,714,454)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,155,546
SDLT	1,155,546 @		(57,777)
Acquisition Agent fees	1,155,546 @	1%	(11,555)
Acquisition Legal fees	1,155,546 @	0.5%	(5,778)
Interest on Land	1,155,546 @	7.0%	(80,888)
Residual Land Value (net)	99,955 per plot		999,548

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.29 ha	0.71 acres	
	3,675 sqm/ha	16,009 sqft/ac	
Threshold Land Value	1,853,250 £ per ha	750,000 £ per acre	
	52,950 £ per plot		529,500

BALANCE	
Surplus/(Deficit)	470,048



					AH - % on site			
Balance	470,048	0%	10%	20%	30%	40%	50%	60
	0	660,900						
	20	641,815						
	40	622,729						
	60	603,644						
CII Canan	80	584,559						
CIL £psm	100 120	565,474 546,388						
	140	527,303						
	160	508,218						
	180	489,133						
	200	470,048						
	220	450,962						
1	240	431,877						
	No	ote/ no 'on-site' Affo	ordable Housing as	< 10 units				
				AH commut	ed sum - £ psm			
Balance	470,048	0	50	100	150	200	250	30
	0							
	20							
	40 60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
	240							
Balance	470,048	0%	10%	20%	AH - % on site 30%	40%	50%	60
	100.0%							
	102.5%							
	105.0%							
	107.5%							
	110.0%							
Build Costs	112.5%							
	115.0% 117.5%							
	120.0%							
	122.5%							
	125.0%							
	127.5%							
	130.0%							
	No	ote/ no Affordable l	Housing as < 5 units					
Balance	470,048	100%	105%	110%	Build Costs 115%	120%	125%	130
	0	660,900	594,831	528,761	462,692	396,623	340,496	273,6
	20	641,815	575,745	509,676	443,607	377,538	321,190	254,3
	40	622,729	556,660	490,591	424,522	358,452	301,885	235,0
	60	603,644	537,575	471,506	405,436	339,367	282,579	215,74
	80	584,559	518,490	452,420	386,351	330,106	263,273	196,4
CIL £psm	100	565,474	499,404	433,335	367,266	310,800	243,967	177,1
	120	546,388	480,319	414,250	348,181	291,494	224,661	157,8
	140 160	527,303	461,234	395,165	339,021	272,188	205,355	138,5
	180	508,218 489,133	442,149 423,064	376,079 356,994	319,716 300,410	252,882 233,577	186,049 166,744	119,2 99,9
	200	470,048	403,978	337,909	281,104	214,271	147,438	99,9 80,6
	220	450,962	384,893	328,631	261,798	194,965	128,132	61,2
					242,492	175,659		41,9
	240	431,877	365,808	309,325	242,492	175,059	108,826	41.9

NOTES

Cells highlighted in yellow are input cells
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Figures in brackets, thus (00,000.00), are negative values / costs



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Total number of units in scheme				_			10
AH Policy requirement %	n/a		100%	AH Target	0%	on-site	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
Ped houses		10.0%	1.0	0%	0	10%	1
Bed houses		40%	4.0	0%	0	40%	4
Bed houses		30%	3.0	0%	0	30%	3
Bed houses		20.0%	2.0	0%	0	20%	2
Bed Apartment		0%	0.0	0%	0	0%	(
Bed Apartment		0%	0.0	0%	0	0%	(
otal number of units		100%	10.0	0%	0	100%	10
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per	unit
Init Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses		80.0	861		100.0%	80.0	861
Bed houses		95.0	1,023		100.0%	95.0	1,023
Bed houses		110.0	1,184		100.0%	110.0	1,184
Bed houses		130.0	1,399		100.0%	130.0	1,399
Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses		80.0	861	0.0	0		861
Bed houses		380.0	4,090	0.0	0	380.0	4,090
Bed houses		330.0	3,552	0.0	0	330.0	3,552
Bed houses		260.0	2,799	0.0	0	260.0	2,799
Bed Apartment		0.0	0	0.0	0	0.0	
Bed Apartment		0.0	0	0.0	0	0.0	C
		1,050.0	11,302	0.0	0	1,050.0	11,302
Open Market values (£) -		£ psm	£ psf		£		total MV £ (no AH)
Bed houses		2,687.5	250		215,000		215,000
Bed houses		2,947.4	274		280,000		1,120,000
Bed houses		3,545.5	329		390,000		1,170,000
Bed houses		3.846.2	357		500,000		1,000,000
Bed Apartment		3,000.0	279		150,000		(
Bed Apartment		3,230.8	300		210,000		(
Affordable Housing -							3,505,000
AH Tenure split		66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -			of MV)		3170	(% of MV)	
Bed houses		130,000 60%			135,000		
Bed houses		145,000 52%			165,000		
Bed houses		185,000 47%			195,000		
Bed houses		210,000 42%			225,000		
Bed Apartment		100,000 67%			110,000		
Dog / partificiti		100,000 07 %	•		1 10,000	1070	



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	215,000	215,000
Bed houses	4	@	280,000	1,120,000
Bed houses	3	@	390,000	1,170,000
Bed houses	2	@	500,000	1,000,000
Bed Apartment	0	@	150,000	-
Ped Apartment	0	@	210,000	-
	10			3,505,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	
Bed houses	0	@	210,000	
Bed Apartment	0	@	100,000	-
Bed Apartment	0	@	115,000	
	0			
ntermediate GDV -				
Bed houses	0	@	135,000	
B Bed houses	0	@	165,000	-
Bed houses	0	@	195,000	
Bed houses	0	@	225,000	
Bed Apartment	0	@	110,000	
2 Bed Apartment	0	@	125,000	-
	0			
	10 tot	al		
Grant	0.0	AH units @	0	
BDV				3,505,000





nitial Payments -							
Planning Application Professional Fees and reports							(25,000)
Statutory Planning Fees							(3,850)
CIL		1,050	sqm (exc. AH)	200	£ psm	5.99%	(210,000)
Site Specific S106/278		10	units @	0	per unit		-
AH Commuted Sum		1,050	sqm	0	£ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance		0.71	acres @	0	per acre		-
Bed houses			sqm @	1,084.00			(86,720)
Bed houses			sqm @	1,084.00			(411,920)
Bed houses			sqm @	1,084.00			(357,720)
Bed houses			sqm @	1,084.00			(281,840)
Bed Apartment		-	sqm @	1,084.00	psm		-
Bed Apartment	1,050.0	-	sqm @	1,084.00	psm		-
External works		1,138,200		15%			(170,730)
			£per unit				
Contingency		1,308,930	@	5%			(65,447)
Professional Fees		1,308,930	@	9%			(117,804)
Disposal Costs -							
Sale Agents Costs		3,505,000		1.00%			(35,050)
Sale Legal Costs		3,505,000		0.50%			(17,525)
Marketing and Promotion		3,505,000	GDV @	3.00%			(105,150)
Finance Costs -							
Finance Fees		1,888,755	@	1.00%			(18,888)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(17,572)
Developers Profit							
On private for sale		3,505,000		20.00%			(701,000)
n affordable housing pre-sale		0		6.00%			-
olended)				20.00%			

RESIDUAL LAND VALUE			
Residual Land Value (gross)			878,785
SDLT	878,785 @		(35,151)
Acquisition Agent fees	878,785 @	1%	(8,788)
Acquisition Legal fees	878,785 @	0.5%	(4,394)
Interest on Land	878,785 @	7.0%	(61,515)
Residual Land Value (net)	76,894 per plot		768,937

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.29 ha	0.71 acres	
	3,675 sqm/ha	16,009 sqft/ac	
Threshold Land Value	1,667,925 £ per ha	675,000 £ per acre	
	47,655 £ per plot		476,550

BALANCE	
Surplus/(Deficit)	292,387



					AH - % on site			
Balance	292,387	0%	10%	20%	30%	40%	50%	60%
Salanso	0	474,451	1070	2070	3070	1070	3070	00.
	20	455,366						
	40	436,281						
	60	417,196						
	80	398,110						
CIL £psm	100	388,916						
·	120	369,610						
	140	350,305						
	160	330,999						
	180	311,693						
	200	292,387						
	220	273,081						
	240	253,775						
	No	ote/ no 'on-site' Affo	ordable Housing as	< 10 units				
				AH commute	ed sum - £ psm			
Balance	292,387	0	50	100	150	200	250	30
	0							
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160 180							
	200							
	220							
	240							
'								
					AH - % on site			
Balance	292,387	0%	10%	20%	30%	40%	50%	609
	100.0%							
	102.5%							
	105.0%							
	107.5%							
	110.0%							
Build Costs	112.5%							
	115.0%							
	117.5%							
	120.0%							
	122.5%							
	125.0%							
	127.5% 130.0%							
ļ	100.070							
					Build Costs			
Balance	292,387	100%	105%	110%	115%	120%	125%	1309
	0	474,451	408,382	351,779	284,946	218,113	151,280	84,44
	20	455,366	389,297	332,474	265,640	198,807	131,974	65,14
	40	436,281	380,001	313,168	246,335	179,502	112,668	45,83
	60	417,196	360,695	293,862	227,029	160,196	93,363	26,53
	80	398,110	341,389	274,556	207,723	140,890	74,057	7,22
CIL £psm	100	388,916	322,083	255,250	188,417	121,584	54,751	(12,08)
	120	369,610	302,777	235,944	169,111	102,278	35,445	(31,38
l I	140	350,305	283,471	216,638	149,805	82,972	16,139	(45,82
	160	330,999	264,166	197,333	130,499	63,666	(3,167)	(65,35
			244,860	178,027	111,194	44,361	(22,473)	(84,88
	180	311,693						
	180 200	292,387	225,554	158,721	91,888	25,055	(36,810)	
	180				91,888 72,582 53,276	25,055 5,749 (13,557)	(36,810) (56,336) (75,863)	(104,40° (123,93° (143,46°

NOTES

Cells highlighted in yellow are input cells
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Figures in brackets, thus (00,000.00), are negative values / costs



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Total number of units in scheme							10
AH Policy requirement %	n/a		100%	AH Target	0% on-si	te	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # unit:
Ped houses		10.0%	1.0	60%	0	10%	
B Bed houses		40%	4.0	20%	0	40%	
Bed houses		30%	3.0	20%	0	30%	
Bed houses		20.0%	2.0	0%	0	20%	
Bed Apartment		0%	0.0	0%	0	0%	
2 Bed Apartment		0%	0.0	0%	0	0%	
Total number of units		100%	10.0	100%	0	100%	1
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	nit
Init Floor areas -		(sqm)	unit (sqft)		Wet to Gloss %	(sqm)	ıııı (sqfl
2 Bed houses		80.0	(Sqit) 861		100.0%	(Sqiii) 80.0	(sqii
Bed houses		95.0	1,023		100.0%	95.0	1,02
Bed houses		110.0	1,184		100.0%	110.0	1,18
Bed houses		130.0	1,399		100.0%	130.0	1,10
Bed Apartment		50.0	538		82.0%	61.0	1,39
Bed Apartment		65.0	700		82.0%	79.3	85
bed Apartment		65.0	700		82.0 %	79.3	65
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
Bed houses		80.0	861	0.0	0	80.0	86
Bed houses		380.0	4,090	0.0	0	380.0	4,09
Bed houses		330.0	3,552	0.0	0	330.0	3,55
Bed houses		260.0	2,799	0.0	0	260.0	2,79
Bed Apartment		0.0	0	0.0	0	0.0	
Ped Apartment		1,050.0	11,302	0.0	0	0.0 1,050.0	11,30
pen Market values (£) -		£ psm	£ psf		£		total MV £ (no AH
Bed houses		3,750.0	348		300,000		300,00
Bed houses		4,105.3	381		390,000		1,560,00
Bed houses		4,636.4	431		510,000		1,530,00
Bed houses		5,076.9	472		660,000		1,320,00
Bed Apartment		4,800.0	446		240,000		
Ped Apartment		4,615.4	429		300,000		4,710,00
ffordable Housing -							.,0,00
AH Tenure split			rdable Rent		34% Interr	mediate	
RSL Transfer Values (£) -			of MV)		(% of	fMV)	
Bed houses		130,000 43%			135,000 45%		
Bed houses		145,000 37%	5		165,000 42%		
Bed houses		185,000 36%			195,000 38%		
Bed houses		210,000 32%			225,000 34%		
1 Bed Apartment		100,000 42%			110,000 46%		
Bed Apartment		115,000 38%			125,000 42%		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	300,000	300,000
3 Bed houses	4	@	390,000	1,560,000
4 Bed houses	3	@	510,000	1,530,000
5 Bed houses	2	@	660,000	1,320,000
1 Bed Apartment	0	@	240,000	=
2 Bed Apartment	0	@	300,000	<u> </u>
	10			4,710,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	=
3 Bed houses	0	@	145,000	=
4 Bed houses	0	@	185,000	=
5 Bed houses	0	@	210,000	=
1 Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	=
	0			=
Intermediate GDV -				
2 Bed houses	0	@	135,000	-
3 Bed houses	0	@	165,000	=
4 Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	<u> </u>
	0			=
	10 tot	tal		
Grant	0.0	AH units @	0	-
GDV				4,710,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional Fees and reports							(25,000)
Statutory Planning Fees							(3,850)
CIL		1,050	sqm (exc. AH)	100	£ psm	2.23%	(105,000)
Site Specific S106/278		10	units @	0	per unit		
AH Commuted Sum		1,050	sqm	100	£ psm	2.23%	(105,000)
Construction Costs -							
Demolition and Site Clearance		0.71	acres @	0	per acre		-
2 Bed houses			sqm @	1,084.00			(86,720)
B Bed houses			sqm @	1,084.00	•		(411,920)
Bed houses			sqm @	1,084.00			(357,720)
5 Bed houses			sqm @	1,084.00			(281,840)
Bed Apartment		-	sqm @	1,084.00			-
P. Bed Apartment	1,050.0	-	sqm @	1,084.00	psm		-
External works		1,138,200		15%			(170,730)
			£per unit				
Contingency		1,308,930	@	5%			(65,447)
Professional Fees		1,308,930	@	9%			(117,804)
Disposal Costs -							
Sale Agents Costs		4,710,000		1.00%			(47,100)
Sale Legal Costs		4,710,000		0.50%			(23,550)
Marketing and Promotion		4,710,000	GDV @	3.00%			(141,300)
Finance Costs -		1.042.000	_				//0 /00
Finance Fees		1,942,980	@	1.00%			(19,430)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(8,887)
Developers Profit							
On private for sale		4,710,000		20.00%			(942,000)
On affordable housing pre-sale		0		6.00%			-
blended)				20.00%			

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,796,703
SDLT	1,796,703 @		(89,835)
Acquisition Agent fees	1,796,703 @	1%	(17,967)
Acquisition Legal fees	1,796,703 @	0.5%	(8,984)
Interest on Land	1,796,703 @	7.0%	(125,769)
Residual Land Value (net)	155,415 per plot		1,554,148

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.29 ha	0.71 acres	
	3,675 sqm/ha	16,009 sqft/ac	
Threshold Land Value	2,038,575 £ per ha	825,000 £ per acre	
	58,245 £ per plot		582,450

BALANCE	
Surplus/(Deficit)	971,698



					AH - % on site			
Balance	971,698	0%	10%	20%	30%	40%	50%	60'
	0	1,067,124						
	20	1,048,039						
	40	1,028,954						
	60	1,009,869						
211.2	80	990,784						
CIL £psm	100	971,698						
	120 140	952,613 933,528						
	160	914,443						
	180	895,357						
	200	876,272						
	220	857,187						
	240	838,102						
·	N	ote/ no 'on-site' Af	fordable Housing as	< 10 units				
					ited sum - £ psm			
Balance	971,698	0	50	100	150	200	250	30
	0 20	1,118,632	1,113,009	1,067,124	1,021,240	975,355	929,470	883,58 864,50
	40	1,139,809 1,120,724	1,093,924 1,074,839	1,048,039 1,028,954	1,002,154 983,069	956,269 937,184	910,385 891,299	845,4
	60	1,120,724	1,055,754	1,028,934	963,984	918,099	872,214	826,32
	80	1,082,553	1,036,668	990,784	944,899	899,014	853,129	807,24
CIL £psm	100	1,063,468	1,017,583	971,698	925,813	879,929	834,044	788,1
	120	1,044,383	998,498	952,613	906,728	860,843	814,958	769,0
	140	1,025,298	979,413	933,528	887,643	841,758	795,873	749,98
	160	1,006,212	960,328	914,443	868,558	822,673	776,788	730,90
	180	987,127	941,242	895,357	849,473	803,588	757,703	711,81
	200	968,042	922,157	876,272	830,387	784,502	738,617	692,73
	220	948,957	903,072	857,187	811,302	765,417	719,532	673,64
	240	929,872	883,987	838,102	792,217	746,332	700,447	654,56
					AH - % on site			
Balance	971,698	0%	10%	20%	30%	40%	50%	60
	100.0%							
	102.5%							
	102.570							
	105.0%							
	105.0% 107.5%							
	105.0% 107.5% 110.0%							
Build Costs	105.0% 107.5% 110.0% 112.5%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%							
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	400	4450		Build Costs	4000		
Build Costs Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	100%	105%	110%	115%	120%	125%	
	105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,067,124	1,001,055	934,986	115% 868,917	802,847	736,778	670,70
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,067,124 1,048,039	1,001,055 981,970	934,986 915,901	115% 868,917 849,831	802,847 783,762	736,778 717,693	670,70 651,62
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,067,124 1,048,039 1,028,954	1,001,055 981,970 962,885	934,986 915,901 896,815	115% 868,917 849,831 830,746	802,847 783,762 764,677	736,778 717,693 698,608	670,70 651,62 632,53
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,067,124 1,048,039 1,028,954 1,009,869	1,001,055 981,970 962,885 943,800	934,986 915,901 896,815 877,730	115% 868,917 849,831 830,746 811,661	802,847 783,762 764,677 745,592	736,778 717,693 698,608 679,522	670,70 651,62 632,53 613,48
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,067,124 1,048,039 1,028,954 1,009,869 990,784	1,001,055 981,970 962,885 943,800 924,714	934,986 915,901 896,815 877,730 858,645	115% 868,917 849,831 830,746 811,661 792,576	802,847 783,762 764,677 745,592 726,506	736,778 717,693 698,608 679,522 660,437	670,70 651,62 632,53 613,44 594,36
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,067,124 1,048,039 1,028,954 1,009,869 990,784 971,698	1,001,055 981,970 962,885 943,800 924,714 905,629	934,986 915,901 896,815 877,730 858,645 839,560	115% 868,917 849,831 830,746 811,661 792,576 773,491	802,847 783,762 764,677 745,592 726,506 707,421	736,778 717,693 698,608 679,522 660,437 641,352	670,70 651,62 632,53 613,44 594,36 575,28
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,067,124 1,048,039 1,028,954 1,009,869 990,784 971,698 952,613	1,001,055 981,970 962,885 943,800 924,714 905,629 886,544	934,986 915,901 896,815 877,730 858,645 839,560 820,475	115% 868,917 849,831 830,746 811,661 792,576 773,491 754,405	802,847 783,762 764,677 745,592 726,506 707,421 688,336	736,778 717,693 698,608 679,522 660,437 641,352 622,267	670,70 651,62 632,53 613,48 594,36 575,28 556,18
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,067,124 1,048,039 1,028,954 1,009,869 990,784 971,698	1,001,055 981,970 962,885 943,800 924,714 905,629	934,986 915,901 896,815 877,730 858,645 839,560	115% 868,917 849,831 830,746 811,661 792,576 773,491	802,847 783,762 764,677 745,592 726,506 707,421	736,778 717,693 698,608 679,522 660,437 641,352	670,70 651,62 632,53 613,44 594,36 575,28 556,19
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 971,698 0 20 40 60 80 100 120 140	1,067,124 1,048,039 1,028,954 1,009,869 990,784 971,698 952,613 933,528	1,001,055 981,970 962,885 943,800 924,714 905,629 886,544 867,459	934,986 915,901 896,815 877,730 858,645 839,560 820,475 801,389	115% 868,917 849,831 830,746 811,661 792,576 773,491 754,405 735,320 716,235	802,847 783,762 764,677 745,592 726,506 707,421 688,336 669,251	736,778 717,693 698,608 679,522 660,437 641,352 622,267 603,182	670,70 651,62 632,53 613,48 594,36 575,28 556,18 537,11
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 971,698 0 20 40 60 80 100 120 140 160	1,067,124 1,048,039 1,028,954 1,009,869 990,784 971,698 952,613 933,528 914,443	1,001,055 981,970 962,885 943,800 924,714 905,629 886,544 867,459 848,373	934,986 915,901 896,815 877,730 858,645 839,560 820,475 801,389 782,304	115% 868,917 849,831 830,746 811,661 792,576 773,491 754,405 735,320	802,847 783,762 764,677 745,592 726,506 707,421 688,336 669,251 650,166	736,778 717,693 698,608 679,522 660,437 641,352 622,267 603,182 584,096	670,70 651,62 632,53 613,44 594,36 575,28 556,19 537,11 518,02 498,94
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 127.5% 130.0% 971,698 0 20 40 60 80 100 120 140 160 180	1,067,124 1,048,039 1,028,954 1,009,869 990,784 971,698 952,613 933,528 914,443 895,357	1,001,055 981,970 962,885 943,800 924,714 905,629 886,544 867,459 848,373 829,288	934,986 915,901 896,815 877,730 858,645 839,560 820,475 801,389 782,304 763,219	115% 868,917 849,831 830,746 811,661 792,576 773,491 754,405 735,320 716,235 697,150	802,847 783,762 764,677 745,592 726,506 707,421 688,336 669,251 650,166 631,080	736,778 717,693 698,608 679,522 660,437 641,352 622,267 603,182 584,096 565,011	130 670,70 651,65 632,55 613,45 594,36 575,28 556,11 518,02 498,94 479,88 460,77

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



otal number of units in scheme				_			10
AH Policy requirement %	n/a		100%	AH Target	0%	on-site	
Jnit mix -		MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
Bed houses		10.0%	1.0	60%	0	10%	1
Bed houses		40%	4.0	20%	0	40%	4
Bed houses		30%	3.0	20%	0	30%	3
Bed houses		20.0%	2.0	0%	0	20%	2
Bed Apartment		0%	0.0	0%	0	0%	(
Bed Apartment		0%	0.0	0%	0	0%	(
otal number of units		100%	10.0	100%	0	100%	10
		Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per	unit
nit Floor areas -		(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses		80.0	861		100.0%	80.0	861
Bed houses		95.0	1,023		100.0%	95.0	1,023
Bed houses		110.0	1,184		100.0%	110.0	1,184
Bed houses		130.0	1,399		100.0%	130.0	1,399
Bed Apartment		50.0	538		82.0%	61.0	656
Bed Apartment		65.0	700		82.0%	79.3	853
		Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -		(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses		80.0	861	0.0	0	80.0	861
Bed houses		380.0	4,090	0.0	0	380.0	4,090
Bed houses		330.0	3,552	0.0	0	330.0	3,552
Bed houses		260.0	2,799	0.0	0	260.0	2,799
Bed Apartment		0.0	0	0.0	0	0.0	. (
Bed Apartment		0.0	0	0.0	0	0.0	C
		1,050.0	11,302	0.0	0	1,050.0	11,302
pen Market values (£) -		£ psm	£ psf		£		total MV £ (no AH)
Bed houses		2,875.0	267		230,000		230,000
Bed houses		3,368.4	313		320,000		1,280,000
Bed houses		3.818.2	355		420,000		1,260,000
Bed houses		4.230.8	393		550,000		1,100,000
Bed Apartment		4,200.0	390		210,000		,,
Bed Apartment		3,538.5	329		230,000		(
ffordable Housing -							3,870,000
.H Tenure split		66% Affo	rdable Rent		34%	Intermediate	
SL Transfer Values (£) -			of MV)			(% of MV)	
Bed houses		130,000 57%	,		135,000	, ,	
Bed houses		145,000 45%			165,000		
Bed houses		185,000 44%			195,000		
Bed houses		210,000 38%			225,000		
Bed Apartment		100,000 48%			110,000		
Bed Apartment		115,000 50%			125,000		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	230,000	230,000
Bed houses	4	@	320,000	1,280,000
Bed houses	3	@	420,000	1,260,000
5 Bed houses	2	@	550,000	1,100,000
1 Bed Apartment	0	@	210,000	=
2 Bed Apartment	0	@	230,000	-
	10			3,870,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	-
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
Bed houses	0	@	165,000	-
4 Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			-
	10 tota	al		
Grant	0.0	AH units @	0	-
GDV				3,870,000

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -							
Planning Application Professional Fees and reports							(25,000)
Statutory Planning Fees							(3,850)
CIL		1,050	sqm (exc. AH)	100	£ psm	2.71%	(105,000)
Site Specific S106/278		10	units @	0	per unit		-
AH Commuted Sum		1,050	sqm	100	£ psm	2.71%	(105,000)
Construction Costs -							
Demolition and Site Clearance		0.71	acres @	0	per acre		=
Bed houses			sqm @	1,084.00			(86,720)
Bed houses			sqm @	1,084.00	psm		(411,920)
Bed houses			sqm @	1,084.00			(357,720)
Bed houses			sqm @	1,084.00			(281,840)
Bed Apartment		-	sqm @	1,084.00			-
P. Bed Apartment	1,050.0	-	sqm @	1,084.00	psm		-
External works		1,138,200		15%			(170,730)
			£per unit				
Contingency		1,308,930	@	5%			(65,447)
Professional Fees		1,308,930	@	9%			(117,804)
Disposal Costs -							
Sale Agents Costs		3,870,000		1.00%			(38,700)
Sale Legal Costs		3,870,000		0.50%			(19,350)
Marketing and Promotion		3,870,000	GDV @	3.00%			(116,100)
inance Costs -		1 005 100	_				
Finance Fees		1,905,180	@	1.00%			(19,052)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(11,995)
Developers Profit							
On private for sale		3,870,000		20.00%			(774,000)
On affordable housing pre-sale		0		6.00%			=
blended)				20.00%			

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,159,773
SDLT	1,159,773 @		(57,989)
Acquisition Agent fees	1,159,773 @	1%	(11,598)
Acquisition Legal fees	1,159,773 @	0.5%	(5,799)
Interest on Land	1,159,773 @	7.0%	(81,184)
Residual Land Value (net)	100,320 per plot		1,003,204

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.29 ha	0.71 acres	
	3,675 sqm/ha	16,009 sqft/ac	
Threshold Land Value	1,853,250 £ per ha	750,000 £ per acre	
	52,950 £ per plot		529,500

BALANCE	
Surplus/(Deficit)	473,704



					AH - % on site			
Balance	473,704	0%	10%	20%	30%	40%	50%	601
	0	569,130						
	20	550,045						
	40	530,960						
	60	511,874						
011.0	80	492,789						
CIL £psm	100	473,704						
	120 140	454,619 435,533						
	160	416,448						
	180	397,363						
	200	378,278						
	220	359,193						
	240	340,107						
	No	te/ no 'on-site' Affe	ordable Housing as	< 10 units				
					ed sum - £ psm			
Balance	473,704	0	50	100	150	200	250	305 50
	0 20	660,900	615,015	569,130	523,245	477,360 458 275	431,475	385,59 366,50
	40	641,815 622,729	595,930 576,844	550,045 530,960	504,160 485,075	458,275 439,190	412,390 393,305	347,4
	60	603,644	557,759	511,874	465,989	420,105	374,220	338,25
	80	584,559	538,674	492,789	446,904	401,019	355,134	318,9
CIL £psm	100	565,474	519,589	473,704	427,819	381,934	336,049	299,64
·	120	546,388	500,504	454,619	408,734	362,849	326,750	280,33
	140	527,303	481,418	435,533	389,649	343,764	307,444	261,02
	160	508,218	462,333	416,448	370,563	334,553	288,138	241,7
	180	489,133	443,248	397,363	351,478	315,247	268,832	222,4
	200	470,048	424,163	378,278	342,357	295,942	249,526	203,1
	220	450,962	405,077	359,193	323,051	276,636	230,220	183,80
ļ	240	431,877	385,992	340,107	303,745	257,330	210,914	164,49
					AH - % on site			
Balance	473,704	0%	10%	20%	30%	40%	50%	60
	100.0%							
	100 50/							
	102.5%							
	105.0%							
	105.0% 107.5%							
2.112	105.0% 107.5% 110.0%							
Build Costs	105.0% 107.5% 110.0% 112.5%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%							
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%				Build Costs			
Build Costs Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	100%	105%	110%	Build Costs 115%	120%	125%	130
	105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	100% 569,130	105% 503,061	110% 436,991		120% 314,499	125% 247,666	
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	569,130 550,045	503,061 483,976	436,991 417,906	115% 370,922 351,837	314,499 295,193	247,666 228,360	180,83 161,52
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	569,130 550,045 530,960	503,061 483,976 464,890	436,991 417,906 398,821	115% 370,922 351,837 342,720	314,499 295,193 275,887	247,666 228,360 209,054	180,83 161,52 142,22
	105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 126.0% 127.5% 130.0%	569,130 550,045 530,960 511,874	503,061 483,976 464,890 445,805	436,991 417,906 398,821 379,736	115% 370,922 351,837 342,720 323,414	314,499 295,193 275,887 256,581	247,666 228,360 209,054 189,748	180,83 161,52 142,22 122,9
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 125.5% 125.0% 127.5% 130.0% 473,704 0 20 40 60 80	569,130 550,045 530,960 511,874 492,789	503,061 483,976 464,890 445,805 426,720	436,991 417,906 398,821 379,736 360,651	115% 370,922 351,837 342,720 323,414 304,108	314,499 295,193 275,887 256,581 237,275	247,666 228,360 209,054 189,748 170,442	180,83 161,52 142,22 122,91 103,60
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	569,130 550,045 530,960 511,874 492,789 473,704	503,061 483,976 464,890 445,805 426,720 407,635	436,991 417,906 398,821 379,736 360,651 341,565	115% 370,922 351,837 342,720 323,414 304,108 284,802	314,499 295,193 275,887 256,581 237,275 217,969	247,666 228,360 209,054 189,748 170,442 151,136	180,83 161,52 142,22 122,9 103,60 84,30
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 127.5% 130.0% 1473,704 473,704 40 60 80 100 120	569,130 550,045 530,960 511,874 492,789 473,704 454,619	503,061 483,976 464,890 445,805 426,720 407,635 388,549	436,991 417,906 398,821 379,736 360,651 341,565 332,330	115% 370,922 351,837 342,720 323,414 304,108 284,802 265,497	314,499 295,193 275,887 256,581 237,275 217,969 198,663	247,666 228,360 209,054 189,748 170,442 151,136 131,830	180,83 161,52 142,22 122,91 103,60 84,30 64,99
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 473,704 0 20 40 60 80 100 120 140	569,130 550,045 530,960 511,874 492,789 473,704 454,619 435,533	503,061 483,976 464,890 445,805 426,720 407,635 388,549 369,464	436,991 417,906 398,821 379,736 360,651 341,565 332,330 313,024	115% 370,922 351,837 342,720 323,414 304,108 284,802 265,497 246,191	314,499 295,193 275,887 256,581 237,275 217,969 198,663 179,358	247,666 228,360 209,054 189,748 170,442 151,136 131,830 112,525	180,83 161,53 142,23 122,9 103,66 84,30 64,99 45,69
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 473,704 0 20 40 60 80 100 120 140 160	569,130 550,045 530,960 511,874 492,789 473,704 454,619 435,533 416,448	503,061 483,976 464,890 445,805 426,720 407,635 388,549 369,464 350,379	436,991 417,906 398,821 379,736 360,651 341,565 332,330 313,024 293,718	115% 370,922 351,837 342,720 323,414 304,108 284,802 265,497 246,191 226,885	314,499 295,193 275,887 256,581 237,275 217,969 198,663 179,358 160,052	247,666 228,360 209,054 189,748 170,442 151,136 131,830 112,525 93,219	180,8: 161,5: 142,2: 122,9 103,66 84,3: 64,9: 45,6: 26,3:
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 473.704 473.704 0 20 40 60 80 100 120 140 160 180	569,130 550,045 530,960 511,874 492,789 473,704 454,619 435,533 416,448 397,363	503,061 483,976 464,890 445,805 426,720 407,635 388,549 369,464 350,379 341,245	436,991 417,906 398,821 379,736 360,651 341,565 332,330 313,024 293,718 274,412	115% 370,922 351,837 342,720 323,414 304,108 284,802 265,497 246,191 226,885 207,579	314,499 295,193 275,887 256,581 237,275 217,969 198,663 179,358 160,052 140,746	247,666 228,360 209,054 189,748 170,442 151,136 131,830 112,525 93,219 73,913	180,8: 161,5: 142,2: 122,9 103,6i 84,3i 64,9: 45,6i 26,3i 7,0i
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 127.5% 130.0% 127.5% 130.0%	569,130 550,045 530,960 511,874 492,789 473,704 454,619 435,533 416,448 397,363 378,278	503,061 483,976 464,890 445,805 426,720 407,635 388,549 369,464 350,379 341,245 321,939	436,991 417,906 398,821 379,736 360,651 341,565 332,330 313,024 293,718 274,412 255,106	115% 370,922 351,837 342,720 323,414 304,108 284,802 265,497 246,191 226,885 207,579 188,273	314,499 295,193 275,887 266,581 237,275 217,969 198,663 179,358 160,052 140,746 121,440	247,666 228,360 209,054 189,748 170,442 151,136 131,830 112,525 93,219 73,913 54,607	180,8: 161,5: 142,2: 122,9 103,6i 84,3i 64,9: 45,6: 26,3i 7,0i (12,22
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 473.704 473.704 0 20 40 60 80 100 120 140 160 180	569,130 550,045 530,960 511,874 492,789 473,704 454,619 435,533 416,448 397,363	503,061 483,976 464,890 445,805 426,720 407,635 388,549 369,464 350,379 341,245	436,991 417,906 398,821 379,736 360,651 341,565 332,330 313,024 293,718 274,412	115% 370,922 351,837 342,720 323,414 304,108 284,802 265,497 246,191 226,885 207,579	314,499 295,193 275,887 256,581 237,275 217,969 198,663 179,358 160,052 140,746	247,666 228,360 209,054 189,748 170,442 151,136 131,830 112,525 93,219 73,913	180,83 161,52 142,22 122,91 103,60

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



					12
	50%	AH Target	50% on-site		
MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
10.0%	0.6	60%	3.6	35%	4
40%	2.4	20%	1.2	30%	
30%	1.8	20%	1.2	25%	;
20.0%	1.2	0%	0.0	10%	
0%	0.0	0%	0.0	0%	
0%	0.0	0%	0.0	0%	(
100%	6.0	100%	6.0	100%	12
Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per uni	t
	(sqft)		%	(sqm)	(sqft
80.0	861		100.0%	80.0	861
				95.0	1,02
					1,18
					1,39
					65
65.0	700		82.0%	79.3	85
Market Units GIA		AH units GIA		Total GIA	
(sam)	(saft)	(sam)	(saft)	(sam)	(sqft
	517	288.0			3,61
					3,68
	, .		,		3,55
					1,679
					.,0.
630.0	6,781	534.0	5,748	1,164.0	12,52
fnsm	£nsf		f	tr	otal MV £ (no AH
					1,260,00
					1,404,00
					1,530,000
					792,000
					732,000
4,615.4	429		300,000		(
					4,986,000
66% Affc	rdable Rent		34% Interme	diate	
	,			,	
			110,000 46%		
100,000 42%					
	10.0% 40% 30% 20.0% 0% 0% 0% 100% Net sales (NIA) per (sqm) 80.0 95.0 110.0 130.0 55.0 Market Units GIA (sqm) 48.0 228.0 198.0 156.0 0.0 0.0 630.0 £ psm 3,750.0 4,105.3 4,636.4 5,076.9 4,800.0 4,615.4	MV mix% MV # units 10.0% 0.6 40% 2.4 30% 1.8 20.0% 1.2 0% 0.0 0% 0.0 100% 6.0 Net sales (NIA) per unit (sqm) (sqft) 80.0 861 95.0 1,023 110.0 1,184 130.0 1,399 50.0 538 65.0 700 Market Units GIA (sqm) (sqft) 48.0 517 228.0 2,454 198.0 2,131 156.0 1,679 0.0 0 0.0 0 630.0 6,781 £ psm £ psf 3,750.0 348 4,105.3 381 4,636.4 431 5,076.9 472 4,800.0 446 4,615.4 429 66% Affordable Rent (% of MV) 130,000 43% 145,000 36% 185,000 36% 185,000 36% 185,000 36% 185,000 36% 185,000 36% 185,000 36% 185,000 36% 185,000 36% 185,000 36% 185,000 36% 185,000 36% 185,000 36% 185,000 36%	MV mix% MV # units AH mix% 10.0%	MV mix% MV # units AH mix% AH # units 10.0% 0.6 60% 3.6 40% 1.2 20% 1.2 20% 1.2 20.0% 1.8 20% 1.2 20.0% 0.0 0 0.0 0 0	MV mix%



GROSS DEVELOPMENT VALUE	•	•	•	
Private for Sale GDV -				
2 Bed houses	1	@	300,000	180,000
3 Bed houses	2	@	390,000	936,000
4 Bed houses	2	@	510,000	918,000
5 Bed houses	1	@	660,000	792,000
1 Bed Apartment	0	@	240,000	-
2 Bed Apartment	0	@	300,000	-
	6			2,826,000
Affordable Rented GDV -				
2 Bed houses	2	@	130,000	308,880
3 Bed houses	1	@	145,000	114,840
4 Bed houses	1	@	185,000	146,520
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	-
	4			570,240
Intermediate GDV -				
2 Bed houses	1	@	135,000	165,240
3 Bed houses	0	@	165,000	67,320
4 Bed houses	0	@	195,000	79,560
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	<u> </u>
	2			312,120
	12 tot	al		
Grant	6.0	AH units @	0	-
GDV				3,708,360

AH on-site cost (£MV - £GDV)

AH on-site cost analysis

106,470 £ per unit

1,098 £ psm

1,277,640 £





nitial Payments -							
Planning Application Professional Fees and reports							(25,000)
Statutory Planning Fees							(4,620)
CIL		630	sqm (exc. AH)	100	£ psm	1.70%	(63,000)
Site Specific S106/278			units @		per unit		(18,000)
AH Commuted Sum		1,164	sqm	0	£ psm	0.00%	=
Construction Costs -							
Demolition and Site Clearance		0.85	acres @	0	per acre		=
2 Bed houses			sqm @	1,084.00	•		(364,224)
Bed houses			sqm @	1,084.00	psm		(370,728)
Bed houses			sqm @	1,084.00	psm		(357,720)
5 Bed houses		156.0	sqm @	1,084.00	psm		(169,104)
1 Bed Apartment		-	sqm @	1,084.00	psm		-
2 Bed Apartment	1,164.0	-	sqm @	1,084.00	psm		-
External works		1,261,776		15%			(189,266)
			£per unit				
Contingency		1,451,042	@	5%			(72,552)
Professional Fees		1,451,042	@	9%			(130,594)
Disposal Costs -							
Sale Agents Costs		2,826,000		1.00%			(28,260)
Sale Legal Costs		3,708,360		0.50%			(18,542)
Marketing and Promotion		2,826,000	GDV @	3.00%			(84,780)
Finance Costs -		1 000 200		4 000/			/10.00
Finance Fees		1,896,390	@	1.00%			(18,964)
Interest on Development Costs		7.00%	APR	0.565%	pcm		(10,568)
Developers Profit							
On private for sale		2,826,000		20.00%			(565,200)
On affordable housing pre-sale		882,360		6.00%			(52,942)
blended)				16.67%			
TOTAL COSTS							(2,544,064)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,164,296
SDLT	1,164,296 @		(58,215)
Acquisition Agent fees	1,164,296 @	1%	(11,643)
Acquisition Legal fees	1,164,296 @	0.5%	(5,821)
Interest on Land	1,164,296 @	7.0%	(81,501)
Residual Land Value (net)	83,926 per plot		1,007,116

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.34 ha	0.85 acres	
	3,395 sqm/ha	14,789 sqft/ac	
Threshold Land Value	1,853,250 £ per ha	750,000 £ per acre	
	52,950 £ per plot		635,400

BALANCE	
Surplus/(Deficit)	371,716



Balance 371,716 0% 10% 20% 30% 40% 50% 6 1 334,467 1 223,399 1 1048,392 756,786 378,398.5 42,397 2 200, 20 1,372,034 1 20,8891 1,085,338 751,530 584,525 417,521 200, 40 1,346,681 1,186,383 1,064,453 751,530 584,525 417,521 200, 40 1,327,289 1,187,874 1,047,388 720,989 657,806 394,619 231, 40 1,304,916 1,147,366 1,023,233 750,7525 564,464 333,168 231, 40 1,202,543 1,126,858 1,023,399 600,457 531,087 371,716 222, 410 1,202,778 1,003,581 1,071,716 900,172 699,072 504,464 333,164 200, 410 1,202,778 1,003,581 1,071,716 900,172 699,072 504,477 31,087 371,716 222, 410 1,202,778 1,003,581 1,071,716 91,003,717 614,116 444,286 344,411 1,071,071,071,071,071,071,071,071,071,07						AH - % on site			
0 1,384,497 1,328,398 1,084,392 76,768 507,885 428,972 200 20 1,372,034 1,208,891 1,085,383 751,530 507,885 428,972 200 40 1,349,681 1,188,383 1,168,453 738,262 571,168 406,070 201 80 1,327,289 1,187,374 1,047,386 7,209,93 576,265 344,446 383,168 231,176,176 1,076,389 1,077,272 544,446 383,168 231,176 1,076,389 1,076,389 1,077,273 300,285 212,176 1,076,389 1,076,389 1,077,773 300,285 212,176 1,076,389 1,076,389 1,076,389 1,077,773 300,285 212,176 1,076,389 1,076	Ralance	371 716	0%	10%	20%		40%	50%	60
20	Balance	_							
According to 1,346,661 1,188,383									
Cit. Epsilon									
Cil. Epsm									
Cil. Epam 100 1282.545 1,128.858 1,000,198 600,467 531,087 371,76 222, 100,100 110 110,100,100 110,100,100 110,100,10									
120 1280,170 1,108,349 990,112 675,199 517,772 300,265 212, 101 1215,425 1,085,333 951,942 644,692 491,008 337,363 193, 193, 193, 193, 193, 193, 193, 193,									
140 1237,796 1,085,841 971,027 699,921 594,397 348,914 220,1 100 1215,425 1,085,833 951,942 64,852 491,008 337,363 193, 120 1,130,052 1,084,893 932,857 629,384 477,648 325,912 183, 220 1,170,079 1,083,999 191,771 614,141 464,288 325,912 183, 220 1,148,307 1,042,605 984,686 998,848 450,929 303,010 184, 240 1,125,934 1,021,812 875,601 583,580 437,589 291,558 154, AH commuted sum - E psm Balance 371,716 0 50 100 150 200 250 : 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	CIL £psm			1,126,858					222,14
100		120	1,260,170	1,106,349	990,112	675,189	517,727	360,265	212,49
150 1,189,062 1,084,589 913,771 614,161 464,288 325,912 183,200 11,176,076 1,068,589 913,771 614,161 464,288 334,461 173,300 120 1,148,007 1,042,005 894,866 598,848 459,929 303,010 184, 450,470 184, 4		140	1,237,798	1,085,841	971,027	659,921	504,367	348,814	202,84
200		160	1,215,425	1,065,333	951,942	644,652	491,008	337,363	193,18
Balance 371,716		180	1,193,052	1,084,593	932,857	629,384	477,648	325,912	183,53
Balance 371,716 0 50 100 150 200 250 3 CIL Epsm 100		200	1,170,679	1,063,599	913,771	614,116	464,288	314,461	173,88
Balance 371,716 0 50 100 150 200 250 371,716 0 50 100 150 200 250 371,716 100 50 100 150 200 250 371,716 100 50 100 150 200 250 371,716 100 50 100 150 200 250 371,716 100 50 100 50 100 150 200 250 371,716 100 50 100 50 100 150 200 250 371,716 100 50 100		220	1,148,307	1,042,605	894,686	598,848	450,929	303,010	164,22
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Balance 371,716 0 50 100 150 200 250 1 20 40 60 60 60 60 60 60 60 60 60 60 60 60 60	,								
Balance 371,716 0 50 100 150 200 260 1 20 40 60 60 60 60 60 60 60 60 60 60 60 60 60					AH commu	ted cum finem			
Cil. Epsm 100 Cil. E	Balance	371,716	0	50		•	200	250	30
Cil. Epsm 100 Ci		0							
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Balance 371,716		80							
Balance 371,716	CIL £psm	100							
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Balance 371,716									
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Balance 371,716 0% 10% 20% 30% 40% 50% 66 100.0% 1.282,543 1,126,868 1.009,198 690,457 531,087 371,716 222, 102.5% 1243,818 1,088,624 970,563 652,829 493,962 335,095 1855, 105.0% 12,05,093 1,090,292 931,928 615,201 456,837 298,474 149,007,5% 1,166,368 1,051,153 893,293 577,573 419,713 261,853 112,330,000 112,									
Balance 371,716 0% 10% 20% 30% 40% 50% 66 100.0% 1,282,543 1,126,868 1.009,198 690,457 531,087 371,716 222; 102.5% 1,243,818 1.088,624 970,563 652,829 493,962 335,095 1855, 105.0% 1,205,093 1.090,292 931,928 615,201 456,837 298,474 149,107,55% 1,160,368 1.051,153 893,293 577,573 419,713 261,853 112,110,0% 1,127,643 1.012,015 854,658 539,945 382,588 235,181 766, Build Costs 112.5% 1,089,918 972,877 816,024 502,317 345,464 198,136 39, 115,0% 1,090,089 933,739 777,389 464,689 308,339 161,092 2,117,5% 1,060,447 894,601 738,754 427,061 271,214 124,047 (33,6,6) 125,0% 971,164 816,324 661,484 351,805 206,588 49,956 (106,6) 125,5% 971,164 816,324 661,484 351,805 206,588 49,956 (106,6) 125,5% 981,881 738,048 584,215 276,549 131,480 (24,131) (179,7,130,00% 852,239 698,910 545,580 238,921 93,926 (61,176) (211,4) 130,00% 852,239 698,910 545,580 238,921 93,926 (61,176) (211,4) 140,00% 105% 110% 115% 120% 122,5% 93,664 26,864 194,276 22,855 195,842 121,753 47,664 (26,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4									
100.0%									
102.5% 1,243,818 1,088,624 970,563 652,829 493,962 335,095 185,0	Delever	240	00/	40%	200/		400/	500/	60
105.0%	Balance	240 371,716				30%			
Build Costs 1,166,368 1,051,153 893,293 577,573 419,713 261,853 112,653 110,056 1,127,643 1,012,015 854,658 539,945 362,588 235,181 766, 115,056 115,056 1,088,918 972,877 816,024 502,317 345,464 198,136 39,457 115,056 1,090,089 933,739 777,389 464,689 308,339 161,092 22,117,556 1,050,447 894,601 738,754 427,061 271,214 124,047 (33,666 120,056 120,056 120,056 120,056 120,056 120,056 125,056 125,056 125,056 125,056 125,056 125,056 125,056 125,056 127,556	Balance	371,716 100.0%	1,282,543	1,126,858	1,009,198	30% 690,457	531,087	371,716	222,14
Build Costs	Balance	371,716 100.0% 102.5%	1,282,543 1,243,818	1,126,858 1,088,624	1,009,198 970,563	30% 690,457 652,829	531,087 493,962	371,716 335,095	222,14 185,61
Build Costs 112.5% 115.0% 110.90,089 933,739 777,389 464,689 308,339 161,092 2.5 117.5% 110.0% 110.00,089 933,739 777,389 464,689 308,339 161,092 2.5 117.5% 120.0% 1,010,806 855,462 700,119 389,433 234,090 87,002 770,1 122.5% 971,164 816,324 661,484 351,805 206,588 49,958 (106,6) 125.0% 931,523 777,186 622,850 314,177 169,034 12,913 (143,2) 127.5% 891,881 738,048 584,215 276,549 131,480 (24,131) (179,7) 130.0% 852,239 698,910 545,580 238,921 93,926 (61,176) 2211,4 Balance 371,716 100% 105% 110% 115% 120% 125% 13 33,337 59,247 (14,8) 40 406,070 332,827 259,585 195,842 121,753 47,664 60 394,619 321,376 248,134 184,259 110,169 36,080 383,168 309,925 236,683 172,675 98,686 24,497 (49,5) CIL £psm 100 371,716 298,474 235,181 161,092 87,002 12,913 (61,176) 180 325,912 252,669 188,847 114,758 40,668 333,211 (10,254) 684,3 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9 180 320,314,461 241,218 177,263 103,174 29,085 (45,004) (119,0 220 303,010 229,767 165,680 91,591 17,501 (66,588) (130,6	Balance	371,716 100.0% 102.5% 105.0%	1,282,543 1,243,818 1,205,093	1,126,858 1,088,624 1,090,292	1,009,198 970,563 931,928	30% 690,457 652,829 615,201	531,087 493,962 456,837	371,716 335,095 298,474	222,14 185,61 149,07
115.0% 1,090.089 933,739 777,389 464,689 308,339 161,092 2,3 117.5% 1,050,447 894,601 738,754 427,061 271,214 124,047 (33,6 120.0% 1,010,806 855,462 700,119 389,433 234,090 87,002 (70,1 122.5% 971,164 816,324 661,484 351,805 206,588 49,958 (106,6 125.0% 931,523 777,186 622,850 314,177 169,034 12,913 (143,2 127.5% 891,881 738,048 584,215 276,549 131,480 (24,131) (179,7 130.0% 852,239 698,910 545,580 238,921 93,926 (61,176) (211,4 Balance 371,716 100% 105% 110% 115% 120% 125% 13 0 428,972 355,730 282,487 219,009 144,920 70,831 (3,2 20 417,521 344,278 271,036 207,426 133,337 59,247 (14,8 40 406,070 332,827 259,585 195,842 121,753 47,664 (26,4 60 394,619 321,376 248,134 184,259 110,169 36,080 (38,0 80 383,168 309,925 236,683 172,675 98,586 24,497 (49,5 CIL £psm 100 371,716 298,474 235,181 161,092 87,002 12,913 (61,1 120 360,265 287,023 223,597 149,508 75,419 1,330 (72,7 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6	Balance	371,716 100.0% 102.5% 105.0%	1,282,543 1,243,818 1,205,093	1,126,858 1,088,624 1,090,292	1,009,198 970,563 931,928	30% 690,457 652,829 615,201	531,087 493,962 456,837	371,716 335,095 298,474	222,14 185,61 149,07
117.5% 1,050,447 894,601 738,754 427,061 271,214 124,047 (33.6 120.0% 1,010,806 855,462 700,119 369,433 234,090 87,002 (70.1 122.5% 971,164 816,324 661,484 351,805 206,588 49,958 (106.6 125.0% 931,523 777,186 622,850 314,177 169,034 12,913 (143.2 127.5% 891,881 738,048 584,215 276,549 131,480 (24,131) (179.7 130.0% 852,239 698,910 545,580 238,921 93,926 (61,176) (211,4 14,176) 130.0% 105% 110% 115% 120% 125% 13 14,920 70,831 (3.2 20 417,521 344,278 271,036 207,426 133,337 59,247 (14,8 4) 40 406,070 332,827 259,585 195,842 121,753 47,664 (26,4 6) 394,619 321,376 248,134 184,259 110,169 36,080 (38,0 8) 383,168 309,925 236,683 172,675 96,586 24,497 (49,5 6) 360,265 287,023 223,597 149,508 75,419 1,330 (72,7 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107.5 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0 20) 303,010 229,767 165,680 91,591 17,501 (56,588) (130.6	Balance	371,716 100.0% 102.5% 105.0% 107.5%	1,282,543 1,243,818 1,205,093 1,166,368	1,126,858 1,088,624 1,090,292 1,051,153	1,009,198 970,563 931,928 893,293	30% 690,457 652,829 615,201 577,573	531,087 493,962 456,837 419,713	371,716 335,095 298,474 261,853	222,14 185,61 149,01 112,54
120.0% 1,010,806 855,462 700,119 389,433 234,090 87,002 (70,1 122.5% 971,164 816,324 661,484 351,805 206,588 49,958 (106,6 125.0% 931,523 777,186 622,850 314,177 169,034 12,913 (143,2 127.5% 891,881 738,048 584,215 276,549 131,480 (24,131) (179,7 130.0% 852,239 698,910 545,580 238,921 93,926 (61,176) (211,4		371,716 100.0% 102.5% 105.0% 107.5% 110.0%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015	1,009,198 970,563 931,928 893,293 854,658	30% 690,457 652,829 615,201 577,573 539,945	531,087 493,962 456,837 419,713 382,588	371,716 335,095 298,474 261,853 235,181	222,14 185,61 149,07 112,54 76,00
120.0% 1,010,806 855,462 700,119 389,433 234,090 87,002 (70,1 122.5% 971,164 816,324 661,484 351,805 206,588 49,958 (106,6 125.0% 931,523 777,186 622,850 314,177 169,034 12,913 (143,2 127.5% 891,881 738,048 584,215 276,549 131,480 (24,131) (179,7 130.0% 852,239 698,910 545,580 238,921 93,926 (61,176) (211,4		371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877	1,009,198 970,563 931,928 893,293 854,658 816,024	30% 690,457 652,829 615,201 577,573 539,945 502,317	531,087 493,962 456,837 419,713 382,588 345,464	371,716 335,095 298,474 261,853 235,181 198,136	222,14 185,61 149,07 112,54 76,00 39,47
122.5% 971,164 816,324 661,484 351,805 206,588 49,958 (106,6 125,0% 931,523 777,186 622,850 314,177 169,034 12,913 (143,2 127.5% 891,881 738,048 584,215 276,549 131,480 (24,131) (179,7 130.0% 852,239 698,910 545,580 238,921 93,926 (61,176) (211,4		371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689	531,087 493,962 456,837 419,713 382,588 345,464 308,339	371,716 335,095 298,474 261,853 235,181 198,136 161,092	222,14 185,61 149,07 112,54 76,00 39,47 2,93
125.0% 931,523 777,186 622,850 314,177 169,034 12,913 127.5% 891,881 738,048 584,215 276,549 131,480 (24,131) (179,7 130.0% 852,239 698,910 545,580 238,921 93,926 (61,176) (211,4 130,00% 105% 110% 115% 120% 125% 133,00% 130,00% 105% 110% 115% 120% 125% 133,00% 130,00% 144,920 70,831 (3,2 20 441,521 344,278 271,036 207,426 133,337 59,247 (14,8 40 406,070 332,827 259,585 195,842 121,753 47,664 (26,4 60 394,619 321,376 248,134 184,259 110,169 36,080 (38,0 80 383,168 309,925 236,683 172,675 98,586 24,497 (49,5 49,5		371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047	222,14 185,61 149,07 112,54 76,00 39,47 2,93 (33,60
127.5%		371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002	222,14 185,61 149,07 112,54 76,00 39,47 2,93 (33,60 (70,13
Balance 371,716 100% 105% 110% 115% 120% 125% 13 0 428,972 355,730 282,487 219,009 144,920 70,831 (3,2) 20 417,521 344,278 271,036 207,426 133,337 59,247 (14,8) 40 406,070 332,827 259,585 195,842 121,753 47,664 (26,4) 60 394,619 321,376 248,134 184,259 110,169 36,080 (38,0) 80 383,168 309,925 236,683 172,675 96,586 24,497 (49,5) CIL £psm 100 371,716 298,474 235,181 161,092 87,002 12,913 (61,1) 120 360,265 287,023 223,597 149,508 75,419 1,330 (72,7) 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3) 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9) 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5) 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0) 220 303,010 229,767 165,680 91,591 17,501 (66,588) (130,6		371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958	222,14 185,61 149,07 112,54 76,00 39,47 2,93 (33,60 (70,13 (106,67)
Balance 371,716 100% 105% 110% 115% 120% 125% 13 0 428,972 355,730 282,487 219,009 144,920 70,831 (3,2) 20 417,521 344,278 271,036 207,426 133,337 59,247 (14,8) 40 406,070 332,827 259,585 195,842 121,753 47,664 (26,4) 60 394,619 321,376 248,134 184,259 110,169 36,080 (38,0) 80 383,168 309,925 236,683 172,675 98,586 24,497 (49,5) CIL £psm 100 371,716 296,474 235,181 161,092 87,002 12,913 (61,1) 120 360,265 287,023 223,597 149,508 75,419 1,330 (72,7) 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3) 160 337,363 264,121 200,430 126,341 52,252 (21,837) 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5) 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0) 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6)		371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.0%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913	222,14 185,61 149,07 112,54 76,00 39,47 2,93 (33,60 (70,13' (106,67' (143,20'
Balance 371,716 100% 105% 110% 115% 120% 125% 13 0 428,972 355,730 282,487 219,009 144,920 70,831 (3,2) 20 417,521 344,278 271,036 207,426 133,337 59,247 (14,8) 40 406,070 332,827 259,585 195,842 121,753 47,664 (26,4) 60 394,619 321,376 248,134 184,259 110,169 36,080 (38,0) 80 383,168 309,925 236,683 172,675 98,586 24,497 (49,5) CIL £psm 100 371,165 298,474 235,181 161,092 87,002 12,913 (61,1) 120 360,265 287,023 223,597 149,508 75,419 1,330 (72,7) 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3) 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9) 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5) 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0) 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6)		371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131)	222,14 185,61 149,07 112,54 76,00 39,47 2,93 (33,60) (70,13' (106,67: (143,20' (179,74:
Balance 371,716 100% 105% 110% 115% 120% 125% 13 0 428,972 355,730 282,487 219,009 144,920 70,831 (3,2) 20 417,521 344,278 271,036 207,426 133,337 59,247 (14,8) 40 406,070 332,827 259,585 195,842 121,753 47,664 (26,4) 60 394,619 321,376 248,134 184,259 110,169 36,080 (38,0) 80 383,168 309,925 236,683 172,675 96,586 24,497 (49,5) CIL £psm 100 371,716 298,474 235,181 161,092 87,002 12,913 (61,1) 120 360,265 287,023 223,597 149,508 75,419 1,330 (72,7) 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3) 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9) 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5) 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0) 220 303,010 229,767 165,680 91,591 17,501 (66,588) (130,6		371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131)	222,14 185,61 149,07 112,54 76,00 39,47 2,93 (33,60' (70,13' (106,672' (143,20) (179,743'
0 428,972 355,730 282,487 219,009 144,920 70,831 (3,2) 20 417,521 344,278 271,036 207,426 133,337 59,247 (14,8) 40 406,070 332,827 259,585 195,842 121,753 47,664 (26,4) 60 394,619 321,376 248,134 184,259 110,169 36,080 (38,0) 80 383,168 309,925 236,683 172,675 96,586 24,497 (49,5) CIL £psm 100 371,716 298,474 235,181 161,092 87,002 12,913 (61,1) 120 360,265 287,023 223,597 149,508 75,419 1,330 (72,7) 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3) 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9) 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5) 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0) 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6)		371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131)	222,14 185,61 149,07 112,54 76,00 39,47 2,93 (33,60' (70,13' (106,672' (143,20) (179,743'
20 417,521 344,278 271,036 207,426 133,337 59,247 (14,8) 40 406,070 332,827 259,585 195,842 121,753 47,664 (26,4) 60 394,619 321,376 248,134 184,259 110,169 36,080 (38,0) 80 383,168 309,925 236,683 172,675 98,586 24,497 (49,5) CIL £psm 100 371,716 298,474 235,181 161,092 87,002 12,913 (61,1) 120 360,265 287,023 223,597 149,508 75,419 1,330 (72,7) 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3) 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9) 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5) 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0) 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6)	Build Costs	371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176)	222,14 185,61 149,07 112,54 76,000 39,47 2,93 (33,60 (70,13) 1(10,67 ² (143,20) (179,74 ² (211,488
40 406,070 332,827 259,585 195,842 121,753 47,664 (26,4 60 394,619 321,376 248,134 184,259 110,169 36,080 (38,0 80 383,168 309,925 236,683 172,675 98,586 24,497 (49,5 61) 371,716 298,474 235,181 161,092 87,002 12,913 (61,1 120 360,265 287,023 223,597 149,508 75,419 1,330 (72,7 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6	Build Costs	371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176)	60° 222,14 185,61 149,07 112,54 76,00 39,47 2,93 (33,60° (70,137 (106,672° (143,207 (179,74° (211,488)
60 394,619 321,376 248,134 184,259 110,169 36,080 (38,0 80 383,168 309,925 236,683 172,675 98,586 24,497 (49,5 100 371,716 298,474 235,181 161,092 87,002 12,913 (61,1 120 360,265 287,023 223,597 149,508 75,419 1,330 (72,7 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5 120,430 126,341 241,218 177,263 103,174 29,085 (45,004) (119,0 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6	Build Costs	371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 127.5% 130.0% 1371,716 0	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239	1,126,858 1,088,624 1,090,292 1,051,163 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921 Build Costs 115% 219,009	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176)	222,14 185,61 149,07 112,54 76,000 39,47 2,93 (33,600) (70,137 (106,672 (143,207 (179,743 (211,486
80 383,168 309,925 236,683 172,675 98,586 24,497 (49,5) CIL £psm 100 371,716 298,474 235,181 161,092 87,002 12,913 (61,1) 120 360,265 287,023 223,597 149,508 75,419 1,330 (72,7) 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3) 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9) 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5) 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0) 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6)	Build Costs	371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 120.0% 127.5% 130.0% 371,716 0 20	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921 Build Costs 115% 219,009 207,426	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176) 125% 70,831 59,247	222,14 185,61 149,07 112,54 76,00 39,47 2,93 (33,60) (70,133 (106,672 (143,207 (179,745 (211,486) 13003 (3,2566 (14,842)
CIL £psm 100 371,716 298,474 235,181 161,092 87,002 12,913 (61,1 120 360,265 287,023 223,597 149,508 75,419 1,330 (72,7 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6	Build Costs	371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.0% 127.5% 130.0% 371,716 0 20 40	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 881,881 852,239	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921 Build Costs 115% 219,009 207,426 195,842	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176) 125% 70,831 59,247 47,664	222,14 185,61 149,07 112,55 76,00 39,47 2,93 (33,60 (70,13) (106,67: (143,20) (179,74: (211,488) 1300 (3,256) (1,484: (26,428)
120 360,265 287,023 223,597 149,508 75,419 1,330 (72,7) 140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3) 160 337,363 264,121 200,430 126,341 52,252 (21,837) 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5) 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0) 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6)	Build Costs	371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 371,716 0 20 40 60	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239 100% 428,972 417,521 406,070 394,619	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910 105% 355,730 344,278 332,827 321,376	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921 Build Costs 115% 219,009 207,426 195,842 184,259	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176) 125% 70,831 59,247 47,664 36,080	222,14 185,61 149,07 112,54 76,000 39,47 2,93 (3,606 (70,13) (106,672 (143,20) (179,747 (211,486 1300 3,255 (14,842 (26,422 (38,000
140 348,814 275,572 212,014 137,925 63,835 (10,254) (84,3 160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6	Build Costs	371,716 100.0% 102.5% 105.0% 110.5% 110.0% 112.5% 120.0% 122.5% 120.0% 127.5% 120.0% 120.0% 121.5% 120.0% 1	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239 100% 428,972 417,521 406,070 394,619 383,168	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910 105% 355,730 344,278 332,827 321,376 309,925	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921 Build Costs 115% 219,009 207,426 195,842 184,259 172,675	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926 120% 144,920 133,337 121,753 110,169 98,586	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176) 125% 70,831 59,247 47,664 36,080 24,497	222,14 185,61 149,07 112,54 76,00 39,47 2,93 (33,60 (70,13) (106,67) (143,20) (179,74) (211,48) 1300 (3,25) (14,84) (26,42) (38,000) (49,59)
160 337,363 264,121 200,430 126,341 52,252 (21,837) (95,9 180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6	Build Costs	371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 120.0% 127.5% 130.0% 1371,716 0 20 40 60 80 100	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239 100% 428,972 417,521 406,070 394,619 383,168 371,716	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910 105% 355,730 344,278 332,827 321,376 309,925 298,474	1,009,198 970,563 931,928 893,293 854,658 816,024 777,369 738,754 700,119 661,484 622,850 584,215 545,580 110% 282,487 271,036 259,585 248,134 236,683 235,181	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921 Build Costs 115% 219,009 207,426 195,842 184,259 172,675 161,092	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926 120% 144,920 133,337 121,753 110,169 98,586 87,002	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176) 125% 70,831 59,247 47,664 36,080 24,497 12,913	222,14 185,61 149,07 112,5-7 76,00 39,47 2,93 (33,60 (70,13) (106,67 (143,20 (179,74 (211,48) 130 (3,25 (14,84 (26,42 (38,00 (49,59 (61,17
180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6	Build Costs Balance	371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 120.0% 127.5% 130.0% 371,716 0 20 40 60 80 100 120	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239 100% 428,972 417,521 406,070 394,619 383,168 371,716 360,265	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910 105% 355,730 344,278 332,827 321,376 309,925 298,474 287,023	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580 110% 282,487 271,036 259,585 248,134 236,683 235,181 223,597	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921 Build Costs 115% 219,009 207,426 195,842 184,259 172,675 161,092 149,508	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926 120% 144,920 133,337 121,753 110,169 98,586 87,002 75,419	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176) 125% 70,831 59,247 47,664 36,080 24,497 12,913 1,330	222,14 185,61 149,07 112,5-6 76,06 39,47 2,93 (33,60 (70,13) (106,67 (143,20 (179,74 (211,48 130 (3,25 (14,84 (26,42 (38,00 (49,59 (61,17) (72,76
180 325,912 252,669 188,847 114,758 40,668 (33,421) (107,5 200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6	Build Costs	371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 120.0% 127.5% 130.0% 371,716 0 20 40 60 80 100 120	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,098,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239 100% 428,972 417,521 406,070 394,619 383,168 371,716 360,265 348,814	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910 105% 355,730 344,278 332,827 321,376 309,925 298,474 287,023	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580 110% 282,487 271,036 259,585 248,134 236,683 235,181 223,597 212,014	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921 Build Costs 115% 219,009 207,426 195,842 184,259 172,675 161,092 149,508	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926 120% 144,920 133,337 121,753 110,169 98,586 87,002 75,419	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176) 125% 70,831 59,247 47,664 36,080 24,497 12,913 1,330	222,14 185,61 149,07 112,5-6 76,06 39,47 2,93 (33,60 (70,13) (106,67 (143,20 (179,74 (211,48 130 (3,25 (14,84 (26,42 (38,00 (49,59 (61,17) (72,76
200 314,461 241,218 177,263 103,174 29,085 (45,004) (119,0 220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6	Build Costs	371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0% 371,716 0 20 40 60 80 100 120 140	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,098,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239 100% 428,972 417,521 406,070 394,619 383,168 371,716 360,265 348,814	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910 105% 355,730 344,278 332,827 321,376 309,925 298,474 287,023 275,572	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580 110% 282,487 271,036 259,585 248,134 236,683 235,181 223,597 212,014	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921 Build Costs 115% 219,009 207,426 195,842 184,259 172,675 161,092 149,508 137,925	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926 120% 144,920 133,337 121,753 110,169 98,586 87,002 75,419 63,835	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176) 125% 70,831 59,247 47,664 36,080 24,497 12,913 1,330 (10,254)	222.14 185.6' 149.0' 112.54 76.00 39.4' 2,93 (33.60 (70,13 (106.67 (143.20 (179,74) (211,48 (26.42 (38.00 (49.59 (61,17 (72,76) (84,34
220 303,010 229,767 165,680 91,591 17,501 (56,588) (130,6	Build Costs	371,716 100.0% 102.5% 105.0% 110.5% 110.0% 112.5% 120.0% 122.5% 120.0% 127.5% 130.0% 127.5% 130.0%	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239 100% 428,972 417,521 406,070 394,619 383,168 371,716 360,265 348,814 337,363	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910 105% 355,730 344,278 332,827 321,376 309,925 298,474 287,023 275,572 264,121	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580 110% 282,487 271,036 259,585 248,134 236,683 235,181 223,597 212,014 200,430	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921 Build Costs 115% 219,009 207,426 195,842 184,259 172,675 161,092 149,508 137,925 126,341	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926 120% 144,920 133,337 121,753 110,169 98,586 87,002 75,419 63,835 52,252	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176) 125% 70,831 59,247 47,664 36,080 24,497 12,913 1,330 (10,254) (21,837)	222,14 185,61 149,07 112,54 76,00 39,47 2,93 (33,60 (70,13) (106,67: (143,20) (179,74: (211,48: 130) (3,25i (14,84: (26,42: (38,00) (49,59: (61,17) (72,76i (84,43: (95,92)
	Build Costs Balance	371,716 100.0% 102.5% 105.0% 110.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 371,716 0 20 40 60 80 100 120 140 160 180	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239 100% 428,972 417,521 406,070 394,619 394,619 393,168 371,716 390,265 348,814 337,363 348,114	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910 105% 355,730 344,278 332,827 321,376 309,925 298,474 287,023 275,572 264,121 252,669	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580 110% 282,487 271,036 259,585 248,134 236,663 235,181 223,597 212,014 200,430 188,847	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921 Build Costs 115% 219,009 207,426 195,842 184,259 172,675 161,092 149,508 137,925 126,341 114,758	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926 120% 144,920 133,337 121,753 110,169 98,586 87,002 75,419 63,835 52,252 40,668	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176) 125% 70,831 59,247 47,664 36,080 24,497 12,913 1,330 (10,254) (21,837) (33,421)	222,14 185,61 149,07 112,5 76,00 39,47 2,93 (33,60 (70,13) (106,67; 143,20 (179,74; (211,48) 1300 (3,25) (14,84; (26,42; (38,00); (61,17) (72,76) (84,34; (95,52; (107,51)
240 291,558 228,186 154,096 80,007 5,918 (68,171) (142,2	Build Costs Balance	371,716 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 120.0% 127.5% 130.0% 371,716 0 20 40 60 80 100 120 140 160 180 200	1,282,543 1,243,818 1,205,093 1,166,368 1,127,643 1,088,918 1,090,089 1,050,447 1,010,806 971,164 931,523 891,881 852,239 100% 428,972 417,521 406,070 394,619 383,168 371,716 360,265 348,814 377,363 325,912 314,461	1,126,858 1,088,624 1,090,292 1,051,153 1,012,015 972,877 933,739 894,601 855,462 816,324 777,186 738,048 698,910 105% 355,730 344,278 332,827 321,376 309,925 298,474 287,023 275,572 264,121 252,669 241,218	1,009,198 970,563 931,928 893,293 854,658 816,024 777,389 738,754 700,119 661,484 622,850 584,215 545,580 110% 282,487 271,036 259,585 248,134 236,683 235,181 223,597 212,014 200,430 188,847 177,263	30% 690,457 652,829 615,201 577,573 539,945 502,317 464,689 427,061 389,433 351,805 314,177 276,549 238,921 Build Costs 115% 219,009 207,426 195,842 184,259 172,675 161,092 149,508 137,925 126,341 114,758 103,174	531,087 493,962 456,837 419,713 382,588 345,464 308,339 271,214 234,090 206,588 169,034 131,480 93,926 120% 144,920 133,337 121,753 110,169 98,586 87,002 75,419 63,835 52,252 40,668 29,085	371,716 335,095 298,474 261,853 235,181 198,136 161,092 124,047 87,002 49,958 12,913 (24,131) (61,176) 125% 70,831 59,247 47,664 36,080 24,497 12,913 1,330 (10,254) (21,837) (33,421) (45,004)	222,14 185,61 149,07 112,55 76,00 39,47 2,93 (3,606 (70,13) (106,67: (143,20) (179,74: (211,48) 1300 (3,256: (14,84: (26,422: (38,00)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



SCHEME DETAILS - ASSUMPTIONS						
Total number of units in scheme						12
AH Policy requirement %		60%	AH Target	40% on-site		
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	10.0%	0.7	60%	3.0	31%	4
B Bed houses	40%	2.8	20%	1.0	32%	4
Bed houses	30%	2.1	20%	1.0	26%	
Bed houses	20.0%	1.4	0%	0.0	12%	
Bed Apartment	0%	0.0	0%	0.0	0%	(
2 Bed Apartment	0%	0.0	0%	0.0	0%	(
Total number of units	100%	7.0	100%	5.0	100%	12
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per uni	t
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses	80.0	861		100.0%	80.0	86
Bed houses	95.0	1,023		100.0%	95.0	1,023
Bed houses	110.0	1,184		100.0%	110.0	1,184
5 Bed houses	130.0	1,399		100.0%	130.0	1,399
Bed Apartment	50.0	538		82.0%	61.0	656
Bed Apartment	65.0	700		82.0%	79.3	850
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses	56.0	603	240.0	2,583	296.0	3,186
Bed houses	266.0	2,863	95.0	1,023	361.0	3,886
Bed houses	231.0	2,486	110.0	1,184	341.0	3,670
Bed houses	182.0	1,959	0.0	0	182.0	1,959
Bed Apartment	0.0	0	0.0	0	0.0	(
Ped Apartment	0.0	0	0.0	0	0.0	(
	735.0	7,911	445.0	4,790	1,180.0	12,701
Open Market values (£) -	£ psm	£ psf		£	to	otal MV £ (no AH
Bed houses	2,875.0	267		230,000		851,000
Bed houses	3,368.4	313		320,000		1,216,000
Bed houses	3,818.2	355		420,000		1,302,000
Bed houses	4,230.8	393		550,000		770,000
Bed Apartment	4,200.0	390		210,000		(
Bed Apartment	3,538.5	329		230,000		4.139.000
Affordable Housing -						4, 103,000
AH Tenure split		ordable Rent		34% Interme		
RSL Transfer Values (£) -		of MV)		(% of M	V)	
Bed houses	130,000 57%			135,000 59%		
B Bed houses	145,000 45%			165,000 52%		
Bed houses	185,000 44%	%		195,000 46%		
Bed houses	210,000 389			225,000 41%		
Bed Apartment	100,000 489			110,000 52%		
2 Bed Apartment	115,000 50%	v		125,000 54%		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
Bed houses	1	@	230,000	161,000
Bed houses	3	@	320,000	896,000
Bed houses	2	@	420,000	882,000
Bed houses	1	@	550,000	770,000
Bed Apartment	0	@	210,000	· -
Bed Apartment	0	@	230,000	-
·	7			2,709,000
Affordable Rented GDV -				
Bed houses	2	@	130,000	257,400
Bed houses	1	@	145,000	95,700
Bed houses	1	@	185,000	122,100
Bed houses	0	@	210,000	-
Bed Apartment	0	@	100,000	=
Ped Apartment	0	@	115,000	=
	3			475,200
ntermediate GDV -				
Bed houses	1	@	135,000	137,700
Bed houses	0	@	165,000	56,100
Bed houses	0	@	195,000	66,300
Bed houses	0	@	225,000	=
Bed Apartment	0	@	110,000	=
Ped Apartment	0	@	125,000	=
	2			260,100
	12 tota	al		
Grant	5.0	AH units @	0	-
GDV				3,444,300

AH on-site cost (£MV - £GDV)

AH on-site cost analysis

57,892 £ per unit

589 £ psm

694,700 £



Initial Payments -							
Planning Application Professional Fees and reports							(25,000)
Statutory Planning Fees							(4,620)
CIL		735	sqm (exc. AH)	100	£ psm	2.13%	(73,500)
Site Specific S106/278			units @		per unit	,	(18,000)
AH Commuted Sum		1,180	_		£ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance		0.85	acres @	0	per acre		-
2 Bed houses			sqm @	1,084.00			(320,864)
Bed houses			sqm @	1,084.00	psm		(391,324)
Bed houses			sqm @	1,084.00			(369,644)
Bed houses			sqm @	1,084.00	psm		(197,288)
Bed Apartment		=	sqm @	1,084.00	psm		-
P. Bed Apartment	1,180.0	-	sqm @	1,084.00	psm		-
External works		1,279,120	_	15%			(191,868)
			£per unit				
Contingency		1,470,988	@	5%			(73,549)
Professional Fees		1,470,988	@	9%			(132,389)
Disposal Costs -							
Sale Agents Costs		2,709,000		1.00%			(27,090)
Sale Legal Costs		3,444,300		0.50%			(17,222)
Marketing and Promotion		2,709,000	GDV @	3.00%			(81,270)
Finance Costs -		4 000 600					(10.000)
Finance Fees		1,923,628	@	1.00%			(19,236)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(12,829)
Developers Profit							
On private for sale		2,709,000	1	20.00%			(541,800)
On affordable housing pre-sale		735,300	1	6.00%			(44,118)
blended)				17.01%			
TOTAL COSTS							(2,541,611)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			902,689
SDLT	902,689 @		(36,108)
Acquisition Agent fees	902,689 @	1%	(9,027)
Acquisition Legal fees	902,689 @	0.5%	(4,513)
Interest on Land	902,689 @	7.0%	(63,188)
Residual Land Value (net)	65,821 per plot		789,853

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.34 ha	0.85 acres	
	3,442 sqm/ha	14,992 sqft/ac	
Threshold Land Value	1,760,588 £ per ha	712,500 £ per acre	
	50,303 £ per plot		603,630

BALANCE	
Surplus/(Deficit)	186,223



	_				AH - % on site			
Balance	186,223	0%	10%	20%	30%	40%	50%	60
	0 20	813,086	699,268	585,449	357,812	253,793 240,279	138,659	23,5
	40	790,184 767,282	678,274 657,280	566,364 547,279	342,544 327,276	226,765	127,075 115,492	13,8 4,2
	60	744,379	636,287	528,194	312,008	213,251	103,908	(5,43
	80	721,477	615,293	509,108	296,740	199,737	92,325	(15,08
CIL £psm	100	698,575	594,299	490,023	281,471	186,223	80,741	(24,74
5.E 255	120	675,673	573,305	470,938	266,203	172,708	69,158	(34,39
	140	652,770	552,312	451,853	260,814	159,194	57,574	(44,04
	160	629,868	531,318	432,767	245,370	145,680	45,991	(53,69
	180	606,966	510,324	413,682	229,925	132,166	34,407	(63,35
	200	584,063	489,330	394,597	214,480	118,652	22,824	(73,00
	220	561,161	468,337	375,512	199,036	105,138	11,240	(82,65
	240	538,259	447,343	356,427	183,591	91,624	(343)	(92,31
				AH commut	ed sum - £ psm			
Balance	186,223	0	50	100	150	200	250	3
	0							
	20							
	40							
	60							
011 0	80							
CIL £psm	100							
	120							
	140 160							
	180							
	200							
	220							
	240							
		201	100/	2001	AH - % on site	1001		
Balance	186,223	0%	10%	20%	30%	40%	50%	60
Balance	100.0%	698,575	594,299	490,023	30% 281,471	186,223	80,741	(24,74
Balance	100.0% 102.5%	698,575 658,933	594,299 555,161	490,023 451,388	30% 281,471 253,641	186,223 148,669	80,741 43,697	(24,74 (61,2)
Balance	100.0% 102.5% 105.0%	698,575 658,933 619,292	594,299 555,161 516,023	490,023 451,388 412,754	30% 281,471 253,641 215,578	186,223 148,669 111,115	80,741 43,697 6,652	(24,74 (61,27 (97,8
Balance	100.0% 102.5% 105.0% 107.5%	698,575 658,933 619,292 579,650	594,299 555,161 516,023 476,884	490,023 451,388 412,754 374,119	30% 281,471 253,641 215,578 177,515	186,223 148,669 111,115 73,561	80,741 43,697 6,652 (30,393)	(24,74 (61,2 (97,8 (134,34
	100.0% 102.5% 105.0% 107.5% 110.0%	698,575 658,933 619,292 579,650 540,009	594,299 555,161 516,023 476,884 437,746	490,023 451,388 412,754 374,119 335,484	30% 281,471 253,641 215,578 177,515 139,452	186,223 148,669 111,115 73,561 36,007	80,741 43,697 6,652 (30,393) (67,437)	(24,74 (61,2) (97,8) (134,34 (165,9)
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0%	698,575 658,933 619,292 579,650 540,009 500,367	594,299 555,161 516,023 476,884 437,746 398,608	490,023 451,388 412,754 374,119 335,484 296,849	30% 281,471 253,641 215,578 177,515 139,452 101,389	186,223 148,669 111,115 73,561 36,007 (1,547)	80,741 43,697 6,652 (30,393) (67,437) (104,482)	(24,74 (61,2) (97,8) (134,34 (165,93) (202,86)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725	594,299 555,161 516,023 476,884 437,746 398,608 359,470	490,023 451,388 412,754 374,119 335,484 296,849 268,178	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527)	(24,74 (61,27 (97,81 (134,34 (165,93 (202,88 (239,84
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713)	(24,74 (61,27 (97,81 (134,34 (165,93 (202,88 (239,84 (276,75
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800)	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181)	(24,7- (61,2- (97,8- (134,3- (165,9- (202,8- (239,8- (276,7- (313,7-
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713)	(24,7· (61,2' (97,8 (134,3· (165,9) (202,8i (239,8· (276,7· (313,7· (350,7·
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442 341,801	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863)	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649)	(24,7- (61,2' (97,8) (134,3- (165,9) (202,8) (239,8- (276,7- (313,7- (350,7-) (382,7'
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442 341,801 302,159	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926)	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117)	(24,74 (61,21 (97,81 (134,34 (165,93) (202,881 (239,84 (276,79) (313,74 (350,70) (382,77) (420,56)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 125.5% 125.0% 127.5%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,492 341,801 302,159 262,518	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926) (126,989) (165,053)	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585)	(24,74 (61,27 (97,81 (134,34 (165,93 (202,88 (239,84 (276,75 (313,74 (350,77 (382,77 (420,56
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 125.5% 125.0% 127.5%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 331,442 341,801 302,159 262,518 232,431	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771 33,689	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926) (126,989) (165,053) Build Costs	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053)	66 (24,74 (61,21 (97,8) (134,32 (165,93 (202,8) (239,84 (236,77) (350,77) (350,77) (420,56) (458,34
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,492 341,801 302,159 262,518	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926) (126,989) (165,053)	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053)	(24,74 (61,27 (97,8*) (134,34 (145,92) (202,88 (239,84 (276,7*) (350,7*) (350,7*) (420,56*) (458,34*)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 122.5% 127.5% 130.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442 341,801 302,159 262,518 232,431	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771 33,689	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (188,926) (126,989) (165,053) Build Costs 115%	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053)	(24,74 (61,27) (97,81 (134,34) (165,92) (202,86) (239,84) (276,76) (313,74) (350,77) (420,56) (458,34)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 122.5% 127.5% 130.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442 341,801 302,159 262,518 232,431	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771 33,689	30% 281,471 253,641 215,578 1177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926) (126,989) (165,053) Build Costs 115% 28,470	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053)	(24,74 (61,21 (97,8) (134,34 (165,93 (202,8) (239,8) (236,75 (313,74 (350,76 (382,71 (420,56 (458,34
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 125.0% 127.5% 130.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442 341,801 302,159 262,518 232,431	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060 105% 178,685 165,171	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771 33,689	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926) (126,989) (165,053) Build Costs 115% 28,470 14,956	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053)	(24,74 (61,27) (97,81) (134,32) (165,93) (202,88) (276,75) (313,77) (350,77) (382,77) (420,56) (458,34)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442 341,801 302,159 262,518 232,431	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060 105% 178,685 165,171 151,657	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771 33,689	30% 281,471 253,641 275,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926) (126,989) (165,053) Build Costs 115% 28,470 14,956 1,442	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547) 120% (46,638) (60,152) (73,666)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053) 125% (121,745) (135,259) (148,773)	(24,74 (61,21 (97,81 (134,32) (165,93) (202,81 (239,84 (276,74) (313,77) (382,77) (420,54) (458,34)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442 341,801 302,159 262,518 232,431	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060 105% 178,685 165,171 151,657 138,143	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771 33,689 110% 103,578 90,064 76,550 63,035	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926) (126,989) (165,053) Build Costs 115% 28,470 14,956 1,442 (12,072)	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547) 120% (46,638) (60,152) (73,666) (87,180)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053) 125% (121,745) (135,259) (148,773) (162,288)	(24,7/ (61,2) (97,8) (134,3) (165,9) (202,8) (239,8/ (276,7/ (350,7/ (352,7/ (420,5/ (458,3/ (192,2/ (205,8) (219,5/ (233,2/ (246,8)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 127.5% 130.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442 341,801 302,159 262,518 232,431 100% 253,793 240,279 226,765 213,251 199,737	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060 105% 178,685 165,171 151,657 138,143 124,629	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771 33,689 110% 103,578 90,064 76,550 63,035 49,521	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926) (126,989) (165,053) Build Costs 115% 28,470 14,956 1,442 (12,072) (25,586)	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547) 120% (46,638) (60,152) (73,666) (87,180) (100,694)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053) 125% (121,745) (135,259) (148,773) (162,288) (170,912)	(24,7/ (61,2') (97,8') (134,3,4') (202,8') (202,8') (239,8') (276,7') (332,7') (332,7') (420,5) (458,3') (192,2') (205,8') (219,5') (233,2') (246,8') (246,8')
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 120.0%	698,575 658,933 619,292 579,650 540,009 500,367 421,084 381,442 341,801 302,159 262,518 232,431 100% 253,793 240,279 226,765 213,251 199,737 186,223	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060 105% 178,685 165,171 151,657 138,143 124,629 111,115	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771 33,689 110% 103,578 90,064 76,550 63,035 49,521 36,007	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926) (126,989) (165,053) Build Costs 115% 28,470 14,956 1,442 (12,072) (25,586) (39,100)	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547) 120% (46,638) (60,152) (73,666) (87,180) (100,694) (114,208)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053) 125% (121,745) (135,259) (148,773) (162,288) (170,912) (184,581)	(24,7-(61,2) (97,8 (134,3-(134,3))))))))))))))
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 186,223 0 20 40 60 80 100 120	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442 341,801 302,159 262,518 232,431 100% 253,793 240,279 226,765 213,251 199,737 186,223 172,708	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060 105% 178,685 165,171 151,657 138,143 124,629 111,115 97,601	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771 33,689 110% 103,578 90,064 76,550 63,035 49,521 36,007 22,493	30% 281,471 253,641 275,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926) (126,989) (165,053) Build Costs 115% 28,470 14,956 1,442 (12,072) (25,586) (39,100) (52,615)	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547) 120% (46,638) (60,152) (73,666) (87,180) (100,694) (114,208) (127,722)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053) 125% (121,745) (135,259) (148,773) (162,288) (170,912) (184,581) (198,249)	(24,7 (61,2 (97,8 (134,3) (165,9 (202,8 (239,8 (276,7 (313,7 (350,7 (420,5 (458,3 (195,2 (205,8 (219,5) (233,2 (246,8 (260,5 (274,2 (287,8
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0% 1286,223 0 20 40 60 80 100 120 140	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442 341,801 302,159 262,518 232,431 100% 253,793 240,279 226,765 213,251 199,737 186,223 172,708 159,194	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060 105% 178,685 165,171 151,657 138,143 124,629 111,115 97,601 84,087	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771 33,689 110% 103,578 90,064 76,550 63,035 49,521 36,007 22,493 8,979	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926) (126,989) (165,053) Build Costs 115% 28,470 14,956 1,442 (12,072) (25,586) (39,100) (52,615) (66,129)	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547) 120% (46,638) (60,152) (73,666) (87,180) (100,694) (114,208) (114,208) (127,722) (141,236)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053) 125% (121,745) (135,259) (148,773) (162,288) (170,912) (184,581) (198,249) (211,918)	(24,7-(61,2) (97,8) (134,3) (165,9) (202,8) (239,8-(236,7-(313,7-(350,7-(382,7-(420,5,6) (420,5,6) (420,5,6) (420,5,6) (420,5,6) (420,5,6) (231,5,5-(233,2) (231,5-(233,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,5-(232,2) (231,2
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 127.5% 130.0% 127.5% 130.0%	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442 341,801 302,159 262,518 232,431 100% 253,793 240,279 226,765 213,251 199,737 186,223 172,708 159,194 145,680	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060 105% 178,685 165,171 151,657 138,143 124,629 111,115 97,601 84,087 70,573	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771 33,689 110% 103,578 90,064 76,550 63,035 49,521 36,007 22,493 8,979 (4,535)	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (126,989) (165,053) Build Costs 115% 28,470 14,956 1,496 14,942 (12,072) (25,586) (39,100) (52,615) (66,129) (79,643)	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547) 120% (46,638) (60,152) (73,666) (87,180) (100,694) (114,208) (127,722) (141,236) (154,750)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053) 125% (121,745) (135,259) (148,773) (162,288) (170,912) (184,581) (198,249) (211,918) (225,586)	(24,7-(61,2) (97,8 (134,3,4) (165,9) (202,8 (239,8 (276,7-(331,7-(350,7-(420,5) (458,3-(276,7-(420,5) (205,8 (219,5-(233,2,2) (266,8 (260,5-(274,2-(287,8) (301,5) (315,2) (315,2) (315,2)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.5% 120.0% 127.5% 120.0% 127.5% 130.0% 140.60 80 100 120 140 160 180	698,575 658,933 619,292 579,650 540,009 500,367 460,725 421,084 381,442 341,801 302,159 262,518 232,431 100% 253,793 240,279 226,765 213,251 199,737 186,223 172,708 159,194 145,680 132,166	594,299 555,161 516,023 476,884 437,746 398,608 359,470 320,332 281,194 251,832 212,241 172,651 133,060 105% 178,685 165,171 151,657 138,143 124,629 111,115 97,601 84,087 70,573 57,058	490,023 451,388 412,754 374,119 335,484 296,849 268,178 229,096 190,015 150,934 111,852 72,771 33,689 110% 103,578 90,064 76,550 63,035 49,521 36,007 22,493 8,979 (4,535) (18,049)	30% 281,471 253,641 215,578 177,515 139,452 101,389 63,326 25,263 (12,800) (50,863) (88,926) (126,989) (165,053) Build Costs 115% 28,470 14,956 1,442 (12,072) (25,586) (39,100) (52,615) (66,129) (79,643) (93,157)	186,223 148,669 111,115 73,561 36,007 (1,547) (39,100) (76,654) (114,208) (151,762) (184,581) (222,564) (260,547) 120% (46,638) (60,152) (73,666) (87,180) (100,694) (114,208) (127,722) (141,236) (154,750) (163,289)	80,741 43,697 6,652 (30,393) (67,437) (104,482) (141,527) (173,713) (211,181) (248,649) (286,117) (323,585) (361,053) 125% (121,745) (135,259) (148,773) (162,288) (170,912) (184,581) (198,249) (211,918) (225,586) (239,255)	(24,7/ (61,2) (97,8) (134,3) (165,9) (202,8) (239,8- (276,7/ (350,7/ (350,7/ (420,5/ (458,3- (458,3- (219,5- (23),2- (246,8) (246,8) (260,5- (274,2) (274,2)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



						4.0
Total number of units in scheme AH Policy requirement %		65%	AH Target	35% on-site		12
arr oney requirement /s		3070	7 ii Taigot	50 70 Sit Site		
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	10.0%	0.8	60%	2.4	27%	3
Bed houses	40%	3.2	20%	0.8	33%	4
Bed houses	30%	2.4	20%	0.8	27%	3
Bed houses	20.0%	1.6	0%	0.0	13%	2
Bed Apartment	0%	0.0	0%	0.0	0%	(
Bed Apartment	0%	0.0	0%	0.0	0%	(
otal number of units	100%	8.0	100%	4.0	100%	12
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per uni	t
Init Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses	80.0	861		100.0%	80.0	861
Bed houses	95.0	1,023		100.0%	95.0	1,023
Bed houses	110.0	1,184		100.0%	110.0	1,184
Bed houses	130.0	1,399		100.0%	130.0	1,399
Bed Apartment	50.0	538		82.0%	61.0	656
Bed Apartment	65.0	700		82.0%	79.3	85
Ded Apartment	00.0	700		02.070	75.5	000
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses	64.0	689	192.0	2,067	256.0	2,756
Bed houses	304.0	3,272	76.0	818	380.0	4,090
Bed houses	264.0	2,842	88.0	947	352.0	3,789
Bed houses	208.0	2,239	0.0	0	208.0	2,239
Bed Apartment	0.0	0	0.0	0	0.0	(
Bed Apartment	0.0 840.0	9.042	0.0 356.0	3,832	0.0 1,196.0	12.874
		-,-				**
pen Market values (£) -	£ psm	£ psf		£	to	otal MV £ (no AH
Bed houses	2,687.5	250		215,000		688,000
Bed houses	2,947.4	274		280,000		1,120,000
Bed houses	3,545.5	329		390,000		1,248,000
Bed houses	3,846.2	357		500,000		800,000
Bed Apartment	3,000.0	279		150,000		(
Bed Apartment	3,230.8	300		210,000		3,856,000
Affordable Housing -						0,000,000
H Tenure split	66% Affo	rdable Rent		34% Interme	diate	
SL Transfer Values (£) -	(% c	of MV)		(% of N	IV)	
Bed houses	130,000 60%)		135,000 63%		
Bed houses	145,000 52%	,		165,000 59%		
Bed houses	185,000 47%	,		195,000 50%		
Bed houses	210,000 42%	,		225,000 45%		
Bed Apartment	100,000 67%			110,000 73%		
2 Bed Apartment	115,000 55%			125,000 60%		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	215,000	172,000
3 Bed houses	3	@	280,000	896,000
4 Bed houses	2	@	390,000	936,000
5 Bed houses	2	@	500,000	800,000
1 Bed Apartment	0	@	150,000	-
2 Bed Apartment	0	@	210,000	-
	8			2,804,000
Affordable Rented GDV -				
2 Bed houses	2	@	130,000	205,920
3 Bed houses	1	@	145,000	76,560
4 Bed houses	1	@	185,000	97,680
5 Bed houses	0	@	210,000	=
1 Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	=
	3			380,160
ntermediate GDV -				
2 Bed houses	1	@	135,000	110,160
3 Bed houses	0	@	165,000	44,880
4 Bed houses	0	@	195,000	53,040
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	<u> </u>
	1			208,080
	12 tota	al		
Grant	4.0	AH units @	0	-
GDV				3,392,240

AH on-site cost (£MV - £GDV)

AH on-site cost analysis 38,647 £ per unit 388 £ psm



463,760 £

DEVELOPMENT COSTS						
nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(4,620)
CIL		840	sqm (exc. AH)	100 £ psm	2.48%	(84,000
Site Specific S106/278		12	units @	1,500 per unit		(18,000
AH Commuted Sum		1,196	sqm	0 £ psm	0.00%	=
Construction Costs -						
Demolition and Site Clearance		0.85	acres @	0 per acre		-
2 Bed houses			sqm @	1,084.00 psm		(277,504
B Bed houses			sqm @	1,084.00 psm		(411,920
4 Bed houses			sqm @	1,084.00 psm		(381,568
5 Bed houses		208.0	sqm @	1,084.00 psm		(225,472
1 Bed Apartment		-	sqm @	1,084.00 psm		
2 Bed Apartment	1,196.0	=	sqm @	1,084.00 psm		
External works		1,296,464	@	15%		(194,470
			£per unit			
Contingency		1,490,934	@	5%		(74,547)
Professional Fees		1,490,934	@	9%		(134,184
Disposal Costs -						
Sale Agents Costs		2,804,000		1.00%		(28,040
Sale Legal Costs		3,392,240		0.50%		(16,961
Marketing and Promotion		2,804,000	GDV @	3.00%		(84,120
Finance Costs -						
Finance Fees		1,960,406	@	1.00%		(19,604
Interest on Development Costs		7.00%	APR	0.565% pcm		(14,306
Developers Profit						
On private for sale		2,804,000		20.00%		(560,800
On affordable housing pre-sale		588,240		6.00%		(35,294
blended)				17.57%		
FOTAL COSTS						(2,590,410

RESIDUAL LAND VALUE			
Residual Land Value (gross)			801,830
SDLT	801,830 @		(32,073)
Acquisition Agent fees	801,830 @	1%	(8,018)
Acquisition Legal fees	801,830 @	0.5%	(4,009)
Interest on Land	801,830 @	7.0%	(56,128)
Residual Land Value (net)	58,467 per plot		701,601

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.34 ha	0.85 acres	
	3,488 sqm/ha	15,196 sqft/ac	
Threshold Land Value	1,667,925 £ per ha	675,000 £ per acre	
	47,655 £ per plot		571,860

BALANCE	
Surplus/(Deficit)	129,741



					AH - % on site			
Balance	129,741	0%	10%	20%	30%	40%	50%	609
	0	557,578	467,699	377,821	206,964	116,047	25,129	(65,789
	20	534,676	446,706	358,736	191,520	102,533	13,546	(75,44
	40	511,774	425,712	339,650	176,075	89,019	1,962	(85,094
	60	488,871	404,718	320,565	160,630	75,504	(9,621)	(94,747
	80	465,969	383,724	301,480	145,186	61,990	(21,205)	(104,400
CIL £psm	100	443,067	362,731	292,270	129,741	48,476	(32,788)	(114,05
	120	420,164	341,737	272,965	114,296	34,962	(44,372)	(123,70
	140	397,262	320,743	253,659	98,852	21,448	(55,956)	(133,35
	160	374,360	299,749	234,353	83,407	7,934	(67,539)	(138,11
	180	351,458	288,589	215,047	67,962	(5,580)	(79,123)	(147,874
	200	328,555	267,353	195,741	52,518	(19,094)	(90,706)	(157,637
	220	305,653	246,116	176,435	37,073	(32,608)	(102,290)	(167,40
I	240	292,631	224,880	157,129	21,628	(46,122)	(113,873)	(177,16
Balance	129,741	0	50	AH commute 100	ed sum - £ psm 150	200	250	30
	0							
	20							
	40							
	60							
011.0	80							
CIL £psm	100							
	120							
	140 160							
	180							
	200							
	220							
	240							
I	240							
Polonoo		09/	109/	200/	AH - % on site	409/	500/	600
Balance	129,741	0%	10%	20%	30%	40%	50%	
Balance	129,741 100.0%	443,067	362,731	292,270	30% 129,741	48,476	(32,788)	(114,05
Balance	129,741 100.0% 102.5%	443,067 403,425	362,731 323,593	292,270 253,189	30% 129,741 91,678	48,476 10,922	(32,788) (69,833)	(114,05) (145,77
Balance	129,741 100.0% 102.5% 105.0%	443,067 403,425 363,784	362,731 323,593 294,354	292,270 253,189 214,108	30% 129,741 91,678 53,615	48,476 10,922 (26,631)	(32,788) (69,833) (106,878)	(114,053 (145,774 (182,72
Balance	129,741 100.0% 102.5% 105.0% 107.5%	443,067 403,425 363,784 324,142	362,731 323,593 294,354 254,763	292,270 253,189 214,108 175,026	30% 129,741 91,678 53,615 15,552	48,476 10,922 (26,631) (64,185)	(32,788) (69,833) (106,878) (139,032)	(114,05 (145,77 (182,72 (219,68
	129,741 100.0% 102.5% 105.0% 107.5% 110.0%	443,067 403,425 363,784 324,142 294,401	362,731 323,593 294,354 254,763 215,173	292,270 253,189 214,108 175,026 135,945	30% 129,741 91,678 53,615 15,552 (22,511)	48,476 10,922 (26,631) (64,185) (101,739)	(32,788) (69,833) (106,878) (139,032) (176,500)	(114,05) (145,77) (182,72) (219,68) (256,63)
Balance Build Costs	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	443,067 403,425 363,784 324,142 294,401 254,301	362,731 323,593 294,354 254,763 215,173 175,582	292,270 253,189 214,108 175,026 135,945 96,863	30% 129,741 91,678 53,615 15,552 (22,511) (60,574)	48,476 10,922 (26,631) (64,185) (101,739) (134,349)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968)	(114,05; (145,774) (182,72) (219,68) (256,63; (293,58)
	129,741 100.0% 102.5% 105.0% 107.5% 110.0%	443,067 403,425 363,784 324,142 294,401 254,301 214,201	362,731 323,593 294,354 254,763 215,173 175,582 135,991	292,270 253,189 214,108 175,026 135,945 96,863 57,782	30% 129,741 91,678 53,615 15,552 (22,511) (60,574) (98,637)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436)	(114,05; (145,774) (182,72) (219,68) (256,63; (293,58) (330,53;
	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	443,067 403,425 363,784 324,142 294,401 254,301	362,731 323,593 294,354 254,763 215,173 175,582	292,270 253,189 214,108 175,026 135,945 96,863	30% 129,741 91,678 53,615 15,552 (22,511) (60,574)	48,476 10,922 (26,631) (64,185) (101,739) (134,349)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968)	(114,05: (145,77: (182,72: (219,68) (256,63: (293,58) (330,53: (362,87:
	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700	30% 129,741 91,678 53,615 15,552 (22,511) (60,574) (98,637) (131,727)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904)	(114,05 (145,77: (182,72) (219,68) (256,63) (293,58: (330,53) (362,87: (400,66)
	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 111.5% 115.0% 117.5% 120.0%	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381)	30% 129,741 91,678 53,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372)	(114,05 (145,77- (182,72 (219,68- (256,63- (293,58- (330,53- (362,87- (400,66- (438,45-
	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5%	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462)	30% 129,741 91,678 53,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139)	(114,05 (145,77- (182,72 (219,68- (256,63- (293,58- (330,53- (362,87- (400,66- (438,45- (475,18-
	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0%	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801	362,731 323,593 294,354 254,763 215,173 175,582 136,991 96,401 56,810 17,219 (22,371)	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544)	30% 129,741 91,678 53,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453)	(114,05: (145,77- (182,72' (219,68i (256,63: (293,58i (330,53: (362,87' (400,66' (438,45i (475,18)
	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801 13,702	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962)	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663)	30% 129,741 91,678 53,615 15,552 (22,511) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (266,281) (324,264) (357,510)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768)	(114,05: (145,77- (182,72' (219,68i (256,63: (293,58i (330,53: (362,87' (400,66' (438,45i (475,18)
	129,741 100.0% 102.5% 105.0% 17.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801 13,702	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962)	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663)	30% 129,741 91,678 53,615 15,552 (22,511) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (266,281) (324,264) (357,510)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002)	(114,05: (145,77: (182,72: (21),686: (256,63: (293,586: (330,53: (362,87: (400,66: (438,45: (475,18: (513,38: (551,59))
Build Costs	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801 13,702 (26,398)	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962) (101,553)	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663) (172,191)	30% 129,741 91,678 53,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719) (324,217) Build Costs	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264) (357,510) (396,352)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002)	(114,05; (145,77; (182,72; (219,686) (256,63; (293,58) (330,53; (362,87; (400,66; (438,45) (475,18; (513,38) (551,59;
Build Costs	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801 13,702 (26,398)	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962) (101,553)	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663) (172,191)	30% 129,741 91,678 93,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719) (324,217) Build Costs 115% (21,414)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264) (357,510) (396,352)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002)	(114,05: (145,77: (182,72: (219,686) (256,63: (293,586) (330,53: (400,66: (438,45i) (475,18: (513,38: (551,59: (246,11:
Build Costs	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801 13,702 (26,398)	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962) (101,553)	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663) (172,191)	30% 129,741 91,678 91,678 53,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719) (324,217) Build Costs 115% (21,414) (36,858)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264) (357,510) (396,352)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002)	(114,053 (145,774 (182,727 (219,680 (256,633 (293,586 (330,538 (362,873 (400,661 (438,456 (475,181 (513,387 (551,592 (246,111 (261,732 (277,354
Build Costs	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0%	443,067 403,425 363,784 324,142 294,401 254,301 174,101 134,001 93,901 53,801 13,702 (26,398)	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962) (101,553)	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663) (172,191)	30% 129,741 91,678 93,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719) (324,217) Build Costs 115% (21,414)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264) (357,510) (396,352)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002)	(114,05: (145,77: (182,72: (21),686: (256,63: (293,586: (330,53: (360,87: (400,66: (438,45f: (475,18: (513,38: (551,59); (361,59); (246,11: (261,73: (277,356:
Build Costs	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.5% 120.0% 127.5% 130.0%	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801 13,702 (26,398) 100% 206,964 191,520 176,075	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962) (101,553) 105% 130,838 115,394 99,949	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663) (172,191) 110% 54,712 39,268 23,823	30% 129,741 91,678 53,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719) (324,217) Build Costs 115% (21,414) (38,858) (52,303)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264) (357,510) (396,352) 120% (97,540) (112,984) (128,429)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002) 125% (169,115) (184,736) (200,357)	(114,05: (145,77: (182,72: (219,686) (256,63: (293,586) (330,53: (400,66: (438,45i) (475,18: (513,38: (551,59: (246,11:
Build Costs	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 110.0% 112.5% 120.0% 122.5% 120.0% 127.5% 130.0%	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801 13,702 (26,398) 100% 206,964 191,520 176,075 160,630	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962) (101,553) 105% 130,838 115,394 99,949 84,504	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663) (172,191) 110% 54,712 39,268 23,823 8,378	30% 129,741 91,678 53,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719) (324,217) Build Costs 115% (21,414) (36,858) (52,303) (67,748)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264) (357,510) (396,352) 120% (97,540) (112,984) (128,429) (138,983)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002) 125% (169,115) (184,736) (200,357) (215,979)	(114,05: (145,77: (182,72: (219,686) (256,63: (293,586) (330,53: (400,66: (438,45) (475,18: (513,38: (551,59: (246,11: (261,73: (277,35: (292,97) (308,596)
Build Costs Balance	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.0% 122.5% 126.0% 127.5% 130.0%	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801 13,702 (26,398) 100% 206,964 191,520 176,075 160,630 145,186	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962) (101,553) 105% 130,838 115,394 99,949 84,504 69,060	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663) (172,191) 110% 54,712 39,268 23,823 8,378 (7,066)	30% 129,741 91,678 93,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719) (324,217) Build Costs 115% (21,414) (36,858) (52,303) (67,748) (83,192)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264) (357,510) (396,352) 120% (97,540) (112,984) (128,429) (138,983) (154,604)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002) 125% (169,115) (184,736) (200,357) (215,979) (231,600)	(114,05: (145,77: (182,72: (219,686) (256,63: (293,586) (330,53: (362,87: (400,66: (438,45) (475,18: (513,38: (551,59: (261,73: (277,35- (292,97: (308,59) (324,21:
Build Costs Balance	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 126.0% 127.5% 130.0%	443,067 403,425 363,784 324,142 294,401 254,301 114,201 1174,101 134,001 93,901 53,801 13,702 (26,398) 100% 206,964 191,520 176,075 160,630 145,186 129,741	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962) (101,553) 105% 130,838 115,394 99,949 84,504 69,060 53,615	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663) (172,191) 110% 54,712 39,268 23,823 8,378 (7,066) (22,511)	30% 129,741 91,678 91,678 53,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719) (324,217) Build Costs 115% (21,414) (36,858) (52,303) (67,748) (83,192) (98,637)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264) (357,510) (396,352) 120% (97,540) (112,984) (128,429) (138,983) (154,604) (170,225)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002) 125% (169,115) (184,736) (200,357) (215,979) (231,600) (247,221)	(114,05: (145,77: (182,72: (219,88: (256,63: (293,58: (330,53: (362,87: (400,66: (438,45: (475,18: (513,38: (551,59: (246,111: (261,73: (277,35: (292,97: (308,59); (324,211: (339,83);
Build Costs Balance	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 129,741 0 20 40 60 80 100 120	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801 13,702 (26,398) 100% 206,964 191,520 176,075 160,630 145,186 129,741 114,296	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962) (101,553) 105% 130,838 115,394 99,949 84,504 69,060 53,615 38,170	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663) (172,191) 110% 54,712 39,268 23,823 8,378 (7,066) (22,511) (37,956)	30% 129,741 91,678 53,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719) (324,217) Build Costs 115% (21,414) (38,858) (52,303) (67,748) (83,192) (98,637) (114,082)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264) (357,510) (396,352) 120% (97,540) (112,984) (112,984) (128,429) (138,983) (154,604) (170,225) (185,846)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002) 125% (169,115) (184,736) (200,357) (215,979) (231,600) (247,221) (262,842)	(114,05; (145,77; (182,72; (219,686) (256,63; (293,586) (330,53; (362,87; (400,66) (438,45) (475,18; (551,59; (513,38; (551,59; (246,11); (261,73; (277,35); (292,97); (306,596) (324,21); (339,838) (350,566)
Build Costs Balance	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 129,741 0 20 40 60 80 100 120 140	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801 13,702 (26,398) 100% 206,964 191,520 176,075 160,630 145,186 129,741 114,296 98,852	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962) (101,553) 105% 130,838 115,394 99,949 84,504 69,060 53,615 38,170 22,726	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (112,663) (172,191) 110% 54,712 39,268 23,823 8,378 (7,066) (22,511) (37,956) (53,401)	30% 129,741 91,678 53,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719) (324,217) Build Costs 115% (21,414) (36,858) (52,303) (67,748) (83,192) (98,637) (114,082) (129,527)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264) (357,510) (396,352) 120% (97,540) (112,984) (128,429) (138,983) (154,604) (170,225) (185,846) (201,467)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002) 125% (169,115) (184,736) (200,357) (215,979) (231,600) (247,221) (262,842) (278,463)	(114,05: (145,77: (182,72: (219,686) (256,63: (293,586) (330,53: (362,87: (400,66: (438,45i (475,18: (513,38: (551,59: (246,11: (261,73: (277,35- (292,97) (308,596) (324,21: (339,838) (350,566) (366,54:
Build Costs Balance	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 121.5% 1	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801 13,702 (26,398) 100% 206,964 191,520 176,075 160,630 145,186 129,741 114,296 98,852 83,407	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962) (101,553) 105% 130,838 115,394 99,949 84,504 69,060 53,615 38,170 22,726 7,281	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663) (172,191) 110% 54,712 39,268 23,823 8,378 (7,066) (22,511) (37,956) (53,401) (68,845)	30% 129,741 91,678 93,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719) (324,217) Build Costs 115% (21,414) (36,858) (52,303) (67,748) (83,192) (98,637) (114,082) (129,527) (140,093)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264) (357,510) (396,352) 120% (97,540) (112,984) (128,429) (138,983) (154,604) (170,225) (185,846) (201,467) (217,089)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002) 125% (169,115) (184,736) (200,357) (215,979) (231,600) (247,221) (262,842) (278,463) (294,085)	(114,05: (145,77: (182,72: (219,68: (256,63: (293,58: (330,53: (362,87: (400,66: (438,45: (475,18: (551,59: (246,11: (261,73: (277,35: (292,97: (330,83: (350,66: (366,64: (382,51:
Build Costs Balance	129,741 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 126.0% 127.5% 130.0% 129,741 0 20 40 60 80 100 120 140 160 180	443,067 403,425 363,784 324,142 294,401 254,301 214,201 174,101 134,001 93,901 53,801 13,702 (26,398) 100% 206,964 191,520 176,075 160,630 145,186 129,741 114,296 98,852 83,407 67,962	362,731 323,593 294,354 254,763 215,173 175,582 135,991 96,401 56,810 17,219 (22,371) (61,962) (101,553) 105% 130,838 115,394 99,949 84,504 69,060 53,615 38,170 22,726 7,281 (8,164)	292,270 253,189 214,108 175,026 135,945 96,863 57,782 18,700 (20,381) (59,462) (98,544) (132,663) (172,191) 110% 54,712 39,268 23,823 8,378 (7,066) (22,511) (37,956) (53,401) (68,845) (84,290)	30% 129,741 91,678 53,615 15,552 (22,511) (60,574) (98,637) (131,727) (170,225) (208,723) (247,221) (285,719) (324,217) Build Costs 115% (21,414) (36,858) (52,303) (67,748) (83,192) (98,637) (114,082) (129,527) (140,093) (155,714)	48,476 10,922 (26,631) (64,185) (101,739) (134,349) (172,332) (210,315) (248,298) (286,281) (324,264) (357,510) (396,352) 120% (97,540) (112,984) (128,429) (138,983) (154,604) (170,225) (185,846) (201,467) (217,089) (232,710)	(32,788) (69,833) (106,878) (139,032) (176,500) (213,968) (251,436) (288,904) (326,372) (359,139) (397,453) (435,768) (473,002) 125% (169,115) (184,736) (200,357) (215,979) (231,600) (247,221) (262,842) (278,463) (294,085) (309,706)	(114,05; (145,77; (182,72; (219,686) (256,63; (293,584) (330,53; (362,87; (400,66; (475,18; (551,59; (551,59; (246,11; (261,73; (277,35; (277,35; (292,97);

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



SCHEME DETAILS - ASSUMPTIONS						
Total according of only to be an in-						
Total number of units in scheme AH Policy requirement %		50%	AH Target	50% on-site		15
ATT Oncy requirement 76		30 /0	Airraiget	30 / 011-3ite		
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	10.0%	0.8	60%	4	33%	5
3 Bed houses	40%	3.2	20%	1	31%	
1 Bed houses	30%	2.4	20%	1	25%	4
5 Bed houses	20.0%	1.6	0%	0	11%	2
1 Bed Apartment	0%	0.0	0%	0	0%	(
2 Bed Apartment	0%	0.0	0%	0	0%	(
Total number of units	100%	8.0	100%	7	100%	15
	Net color (NIA) non			Not to Coope 0/	Cross (CIA) non uni	
Jnit Floor areas -	Net sales (NIA) per (sqm)	uriit (sqft)		Net to Gross %	Gross (GIA) per uni (sqm)	ι (sqft
2 Bed houses	80.0	861		100.0%	80.0	86
3 Bed houses	95.0	1,023		100.0%	95.0	1,023
Bed houses Bed houses	110.0			100.0%	95.0 110.0	
		1,184				1,184
5 Bed houses	130.0	1,399		100.0%	130.0	1,399
1 Bed Apartment	50.0	538		82.0%	61.0	656
Bed Apartment	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
2 Bed houses	64.0	689	336.0	3,617	400.0	4,306
B Bed houses	304.0	3,272	133.0	1,432	437.0	4,704
1 Bed houses	264.0	2,842	154.0	1,658	418.0	4,499
5 Bed houses	208.0	2,239	0.0	0	208.0	2,239
1 Bed Apartment	0.0	0	0.0	0	0.0	. (
2 Bed Apartment	0.0	0	0.0	0	0.0	(
	840.0	9,042	623.0	6,706	1,463.0	15,748
Open Market values (£) -	£ psm	£ psf		£	to	otal MV £ (no AH
2 Bed houses	3,750.0	348		300,000		1,500,000
Bed houses	4,105.3	381		390,000		1,794,000
Bed houses	4,636.4	431		510,000		1,938,000
5 Bed houses	5,076.9	472		660,000		1,056,000
Bed Apartment	4,800.0	446		240,000		.,000,000
2 Bed Apartment	4,615.4	429		300,000		(
Affordable Housing -						6,288,000
•	GOOV A EL-	rdable Rent		34% Interme	rdioto	
AH Tenure split						
RSL Transfer Values (£) - ? Bed houses	130,000 43%	of MV)		(% of N	iv <i>)</i>	
				135,000 45%		
Bed houses	145,000 37%			165,000 42%		
Bed houses	185,000 36%			195,000 38%		
5 Bed houses	210,000 329			225,000 34%		
1 Bed Apartment	100,000 429			110,000 46%		
2 Bed Apartment	115,000 389	r n		125,000 42%		



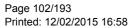
GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
Bed houses	1	@	300,000	240,000
Bed houses	3	@	390,000	1,248,000
Bed houses	2	@	510,000	1,224,000
Bed houses	2	@	660,000	1,056,000
Bed Apartment	0	@	240,000	-
Bed Apartment	0	@	300,000	_
·	- 8			3,768,000
Affordable Rented GDV -				
Bed houses	3	@	130,000	360,360
Bed houses	1	@	145,000	133,980
Bed houses	1	@	185,000	170,940
Bed houses	0	@	210,000	-
Bed Apartment	0	@	100,000	-
Bed Apartment	0	@	115,000	-
	5			665,280
ntermediate GDV -				
Bed houses	1	@	135,000	192,780
Bed houses	0	@	165,000	78,540
Bed houses	0	@	195,000	92,820
Bed houses	0	@	225,000	=
Bed Apartment	0	@	110,000	=
Bed Apartment	0	@	125,000	-
	2			364,140
	15 tota	al		
Grant	7.0	AH units @	0	-
BDV				4,797,420

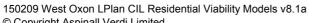
AH on-site cost (£MV - £GDV) AH on-site cost analysis

99,372 £ per unit

1,019 £ psm

1,490,580 £









nitial Payments -							
Planning Application Professional Fees and reports							(25,000)
Statutory Planning Fees							(5,775)
CIL		840	sqm (exc. AH)	100	£ psm	1.75%	(84,000)
Site Specific S106/278			units @		per unit		(22,500)
AH Commuted Sum		1,463	_		£ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance		1.06	acres @	0	per acre		-
Bed houses			sqm @	1,084.00	•		(433,600)
Bed houses			sqm @	1,084.00	•		(473,708)
Bed houses			sqm @	1,084.00			(453,112)
Bed houses			sqm @	1,084.00			(225,472)
Bed Apartment		-	sqm @	1,084.00	psm		-
P. Bed Apartment	1,463.0	-	sqm @	1,084.00	psm		-
External works		1,585,892	_	15%			(237,884)
			£per unit				
Contingency		1,823,776	@	5%			(91,189)
Professional Fees		1,823,776	@	9%			(164,140)
Disposal Costs -							
Sale Agents Costs		3,768,000		1.00%			(37,680)
Sale Legal Costs		4,797,420		0.50%			(23,987)
Marketing and Promotion		3,768,000	GDV @	3.00%			(113,040)
Finance Costs -		2 204 007	_	4.000/			(00.044)
Finance Fees		2,391,087	@	1.00%			(23,911)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(12,925)
Developers Profit							
On private for sale		3,768,000		20.00%			(753,600)
On affordable housing pre-sale		1,029,420		6.00%			(61,765)
blended)				17.00%			
TOTAL COSTS							(3,243,287)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,554,133
SDLT	1,554,133 @		(77,707)
Acquisition Agent fees	1,554,133 @	1%	(15,541)
Acquisition Legal fees	1,554,133 @	0.5%	(7,771)
Interest on Land	1,554,133 @	7.0%	(108,789)
Residual Land Value (net)	89,622 per plot		1,344,325

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.43 ha	1.06 acres	
	3,414 sqm/ha	14,870 sqft/ac	
Threshold Land Value	1,760,588 £ per ha	712,500 £ per acre	
	50,303 £ per plot		754,538

BALANCE	
Surplus/(Deficit)	589,787



	_				AH - % on site			
Balance	589,787	0%	10%	20%	30%	40%	50%	609
	0	1,788,332	1,623,325	1,293,310	1,128,303	835,041	666,128	328,30
	20	1,760,366	1,597,223	1,270,937	1,107,794	817,864	650,860	316,85
	40	1,732,400	1,571,122	1,248,564	1,087,286	800,688	635,592	305,40
	60	1,704,434	1,545,020	1,226,192	1,066,777	783,511	620,324	293,94
	80	1,676,468	1,518,919	1,203,819	1,046,269	766,334	605,055	282,49
CIL £psm	100	1,648,502	1,492,817	1,181,446	1,025,761	749,157	589,787	271,04
	120	1,620,537	1,466,716	1,159,073	1,005,252	731,981	574,519	259,59
	140	1,592,571	1,440,614	1,136,701	984,744	714,804	559,251	248,14
	160	1,564,605	1,414,512	1,114,328	964,236	697,627	543,983	236,69
	180	1,536,639	1,388,411	1,091,955	943,727	680,451	528,714	225,24
	200	1,508,673	1,362,309	1,069,583	962,929	663,274	513,446	213,79
	220	1,480,707	1,336,208	1,047,210	941,936	646,097	498,178	202,34
	240	1,452,741	1,310,106	1,024,837	920,942	628,921	482,910	190,88
				AH commu	ted sum - £ psm			
Balance	589,787	0	50	100	150	200	250	30
	0							
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220 240							
I	240							
					AH - % on site			
Balance	589,787	0%	10%	20%	30%	40%	50%	60 ⁴
Balance	100.0%	1,648,502	1,492,817	1,181,446	30% 1,025,761	749,157	589,787	271,04
Balance	100.0% 102.5%	1,648,502 1,600,096	1,492,817 1,444,903	1,181,446 1,134,515	30% 1,025,761 979,322	749,157 702,626	589,787 543,759	271,04 226,02
Balance	100.0% 102.5% 105.0%	1,648,502 1,600,096 1,551,690	1,492,817 1,444,903 1,396,988	1,181,446 1,134,515 1,087,584	30% 1,025,761 979,322 972,821	749,157 702,626 656,094	589,787 543,759 497,731	271,04 226,02 181,00
Balance	100.0% 102.5% 105.0% 107.5%	1,648,502 1,600,096 1,551,690 1,503,284	1,492,817 1,444,903 1,396,988 1,349,074	1,181,446 1,134,515 1,087,584 1,040,653	30% 1,025,761 979,322 972,821 925,283	749,157 702,626 656,094 609,563	589,787 543,759 497,731 451,702	271,04 226,02 181,00 135,98
	100.0% 102.5% 105.0% 107.5% 110.0%	1,648,502 1,600,096 1,551,690 1,503,284 1,454,878	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159	1,181,446 1,134,515 1,087,584 1,040,653 993,722	30% 1,025,761 979,322 972,821 925,283 877,744	749,157 702,626 656,094 609,563 563,031	589,787 543,759 497,731 451,702 405,674	271,04 226,02 181,00 135,98 100,73
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	1,648,502 1,600,096 1,551,690 1,503,284 1,454,878 1,406,471	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791	30% 1,025,761 979,322 972,821 925,283 877,744 830,206	749,157 702,626 656,094 609,563 563,031 516,499	589,787 543,759 497,731 451,702 405,674 359,646	271,04 226,02 181,00 135,98 100,73 55,18
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	1,648,502 1,600,096 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668	749,157 702,626 656,094 609,563 563,031 516,499 469,968	589,787 543,759 497,731 451,702 405,674 359,646 313,618	271,04 226,02 181,00 135,98 100,73 55,19
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	1,648,502 1,600,096 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,309,659	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 890,976	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589	271,04 226,02 181,00 135,98 100,73 55,19 9,68 (35,89
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	1,648,502 1,600,096 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,263,245 1,205,330 1,157,416 1,109,501	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 890,976 842,934	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561	271,04 226,02 181,00 135,98 100,73 55,18 9,68 (35,89 (81,43
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	1,648,502 1,600,096 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253 1,212,846	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 890,976 842,934 794,892	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533	271,0- 226,0: 181,0: 135,9: 100,7: 55,1! 9,6: (35,89 (81,43 (126,97
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	1,648,502 1,600,096 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253 1,212,846 1,164,440	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 890,976 842,934 794,892 746,850	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505	271,0 226,0 181,0 135,9 100,7 55,1 9,6 (35,89 (81,43 (126,97
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	1,648,502 1,600,096 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253 1,212,846 1,164,440 1,116,034	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 890,976 842,934 794,892 746,850 698,809	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841 237,309	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164	271,04 226,02 181,00 135,94 100,73 55,11 9,66 (35,89 (81,43 (126,97 (172,51 (218,05
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	1,648,502 1,600,096 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253 1,212,846 1,164,440	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 890,976 842,934 794,892 746,850	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505	600 271,04 226,02 181,00 135,98 100,73 55,18 9,68 (35,89 (81,43 (126,97) (172,51) (218,05) (263,60
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	1,648,502 1,600,096 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253 1,212,846 1,164,440 1,116,034	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 890,976 842,934 794,892 746,850 698,809	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841 237,309	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164	271,04 226,02 181,00 135,94 100,73 55,118 9,66 (35,89 (81,43 (126,97 (172,51 (218,05
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,648,502 1,600,096 1,551,690 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 880,976 842,934 794,892 746,850 650,767	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115%	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841 237,309 190,778	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604	271,04 226,02 181,00 135,98 100,73 55,14 9,68 (35,88 (81,43 (126,97 (172,51 (218,05) (263,60
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	1,648,502 1,600,096 1,551,690 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 890,976 842,934 794,892 746,850 698,809 650,767	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115% 389,958	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841 237,309 190,778	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604	271,04 226,02 181,00 135,95 100,73 55,11 9,60 (35,889 (81,43 (126,97 (172,51 (218,05 (263,60
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,648,502 1,600,096 1,551,690 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 890,976 842,934 794,892 746,850 698,809 650,767	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115% 389,958 374,690	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841 237,309 190,778	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604 125% 205,845 190,577	271,04 226,02 181,00 185,98 100,73 55,15 9,66 (35,89 (81,43; (126,97; (172,51) (218,05) (263,60)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,648,502 1,600,096 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 890,976 842,934 794,892 746,850 688,809 650,767	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115% 389,958 374,690 359,422	749,157 702,626 656,094 609,563 553,031 516,499 469,968 423,436 376,904 330,373 283,841 237,309 190,778	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604 125% 205,845 190,577 175,309	271,04 226,02 181,00 135,98 100,73 55,18 9,66 (35,89 (126,97) (172,51 (218,05) (263,60 130 113,78 108,38 92,93
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0% 589,787 0 20 40 60	1,648,502 1,600,096 1,551,690 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 880,976 842,934 794,892 746,850 688,809 650,767	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115% 389,958 374,690 359,422 344,154	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841 237,309 190,778	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604 125% 205,845 190,577 175,309 160,041	271,04 226,02 181,00 181,00 185,98 100,73 55,15 9,65 (35,88 (81,43: (126,97) (172,51) (218,05) (263,60) 130 113,76 108,38 92,93 77,45
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 130.0%	1,648,502 1,600,096 1,551,690 1,551,690 1,553,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 880,976 842,934 794,892 746,850 698,809 650,767 110% 482,015 466,747 451,479 436,210 420,942	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115% 389,958 374,690 359,422 344,154 328,886	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841 237,309 190,778	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604 125% 205,845 190,577 175,309 160,041 144,773	271,04 226,02 181,00 135,95 100,73 55,15 9,66 (35,89) (81,43 (126,97 (172,51 (218,05 (263,60 13,76 148,05 13,76 148,05 14
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 589,787 0 20 40 60 80 100	1,648,502 1,600,096 1,551,690 1,553,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426 105% 574,072 558,803 543,535 528,267 512,999	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 899,976 842,934 794,892 746,850 698,809 650,767	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115% 389,958 374,690 359,422 344,154 328,886 313,618	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841 237,309 190,778	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604 125% 205,845 190,577 175,309 160,041 144,773 129,505	271,04 226,02 181,00 135,98 100,73 55,18 9,66 (35,89 (81,43 (126,97 (172,51 (218,05 (263,60 113,74 108,38 92,93 77,44 62,04 46,60
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 589,787 0 20 40 60 80 100 120	1,648,502 1,600,096 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628 100% 666,128 650,860 635,592 620,324 605,055 599,787 574,519	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426 105% 574,072 558,803 543,535 528,267 512,999 497,731 482,462	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 890,976 842,934 794,892 746,850 698,809 650,767	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115% 389,958 374,690 359,422 344,154 328,886 313,618 298,349	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841 237,309 190,778 120% 297,902 282,634 267,366 252,097 236,829 221,561 206,293	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604 125% 205,845 190,577 175,309 160,041 144,773 129,505 114,236	271,04 226,02 181,00 135,98 100,73 55,19 9,66 (35,89 (81,43 (126,97 (172,51 (218,05 (263,60) 130 113,78 108,38 92,93 77,44 66,04 46,66 31,16
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 589,787 0 20 40 60 80 100	1,648,502 1,600,096 1,551,690 1,553,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426 105% 574,072 558,803 543,535 528,267 512,999	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 899,976 842,934 794,892 746,850 698,809 650,767	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115% 389,958 374,690 359,422 344,154 328,886 313,618	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841 237,309 190,778	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604 125% 205,845 190,577 175,309 160,041 144,773 129,505	271,04 226,02 181,00 135,98 100,72 55,11 9,61 (35,89 (81,43 (126,97 (172,51 (218,05 (263,60 133,77 108,34 92,92 77,44 62,04 46,60
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 127.5% 127.5% 128.0% 129.0% 129.0% 120.0% 120.0%	1,648,502 1,600,096 1,551,690 1,551,690 1,553,284 1,454,878 1,406,471 1,358,065 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628 100% 666,128 650,860 635,592 620,324 605,055 589,787 574,519 559,251 543,983	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426 105% 574,072 558,803 543,535 528,267 512,999 497,731 482,462 467,194 451,926	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 889,976 842,934 794,892 746,850 688,809 650,767	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115% 389,958 374,690 359,422 344,154 328,886 313,618 298,349 283,081 267,813	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 263,841 237,309 190,778	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604 125% 205,845 190,577 175,309 160,041 144,773 129,505 114,236 108,835 93,391	271,04 226,02 181,00 135,98 100,73 55,11 9,66 (35,98) (81,43 (126,97 (172,51 (218,05) (263,60 113,74 108,34 92,93 77,44 62,04 46,66 31,11 15,77 27
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 589,787 0 20 40 60 80 100 120 140 160 180	1,648,502 1,600,096 1,551,690 1,551,690 1,503,284 1,454,878 1,406,471 1,358,065 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628 100% 666,128 650,860 635,592 620,324 605,055 589,787 574,519 559,251	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426 105% 574,072 558,803 543,535 528,267 512,999 497,731 482,462 467,194	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 880,976 842,934 794,892 746,850 650,767 110% 482,015 466,747 451,479 436,210 420,942 405,674 390,406 375,138	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115% 389,958 374,690 359,422 344,154 328,886 313,618 298,349 283,081	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 283,841 237,309 190,778	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604 125% 205,845 190,577 175,309 160,041 144,773 129,505 114,236 108,835	271,04 226,02 181,000 135,94 100,77 55,18 9,68 (35,89 (126,97 (172,51 (218,05 (263,60 113,78 108,38 92,90 77,48 46,66 31,18
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 127.5% 127.5% 128.0% 129.0% 129.0% 120.0% 120.0%	1,648,502 1,600,096 1,551,690 1,551,690 1,553,284 1,454,878 1,406,471 1,358,065 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628 100% 666,128 650,860 635,592 620,324 605,055 589,787 574,519 559,251 543,983	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426 105% 574,072 558,803 543,535 528,267 512,999 497,731 482,462 467,194 451,926	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 889,976 842,934 794,892 746,850 688,809 650,767	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115% 389,958 374,690 359,422 344,154 328,886 313,618 298,349 283,081 267,813	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 376,904 330,373 263,841 237,309 190,778	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604 125% 205,845 190,577 175,309 160,041 144,773 129,505 114,236 108,835 93,391	271,04 226,02 181,00 135,98 100,73 55,11 9,66 (35,98) (81,43 (126,97 (172,51 (218,05) (263,60 113,74 108,34 92,93 77,44 62,04 46,66 31,11 15,77 27
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 589,787 0 20 40 60 80 100 120 140 160 180	1,648,502 1,600,096 1,551,690 1,551,690 1,553,284 1,454,878 1,406,471 1,358,065 1,309,659 1,261,253 1,212,846 1,164,440 1,116,034 1,067,628 100% 666,128 650,860 635,592 620,324 605,592 620,324 605,595 589,787 574,519 559,251 543,983 528,714	1,492,817 1,444,903 1,396,988 1,349,074 1,301,159 1,253,245 1,205,330 1,157,416 1,109,501 1,061,587 1,013,672 965,758 957,426 105% 574,072 558,803 543,535 528,267 512,999 497,731 482,462 467,194 451,926 436,658	1,181,446 1,134,515 1,087,584 1,040,653 993,722 946,791 939,018 899,976 842,934 794,892 746,850 650,767 110% 482,015 466,747 436,210 420,942 405,674 390,406 375,138 359,870 344,601	30% 1,025,761 979,322 972,821 925,283 877,744 830,206 782,668 735,129 687,591 640,052 592,514 544,975 497,437 Build Costs 115% 389,958 374,690 359,422 344,154 328,886 313,618 298,349 283,081 267,813 252,545	749,157 702,626 656,094 609,563 563,031 516,499 469,968 423,436 330,373 283,841 237,309 190,778 120% 297,902 282,634 267,366 252,097 236,829 221,561 206,293 191,025 175,757 160,488	589,787 543,759 497,731 451,702 405,674 359,646 313,618 267,589 221,561 175,533 129,505 93,164 46,604 125% 205,845 190,577 175,309 160,041 144,473 129,505 114,236 108,835 93,391 77,946	271,04 226,02 181,00 135,98,100,73 55,11,9,61 (35,89) (81,43 (126,97 (172,51 (218,05 (263,60) 113,74 108,34 92,93 77,44 62,04 46,60 31,1,11 15,7,2

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



					15
	60%	AH Target	40% on-site		
MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
10.0%	0.9	60%	3.6	30%	
40%	3.6	20%	1.2	32%	
	2.7	20%	1.2	26%	
	1.8		0.0	12%	:
	0.0		0.0	0%	
				0%	
100%	9.0	100%	6	100%	1
Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per un	it
			%		(sqft
80.0	861		100.0%	80.0	86
					1,02
					1,18
					1,39
					65
65.0	700		82.0%	79.3	85
Market Units GIA		AH units GIA		Total GIA	
	(saft)	(sam)	(saft)	(sam)	(sqft
72.0		288.0			3,87
					4,90
			,		4,61
					2,519
					2,0.0
945.0	10,172	534.0	5,748	1,479.0	15,92
f nsm	£nsf		f	to	otal MV £ (no AH
•					1,035,00
					1,536,00
.,					1,638,00
-,					990,00
					990,000
3,538.5	329		230,000		(
					5,199,00
66% Affo	rdable Rent		34% Interme	ediate	
	,			,	
			110,000 52%		
100,000 48%					
	10.0% 40% 30% 20.0% 0% 0% 0% 100% Net sales (NIA) per (sqm) 80.0 95.0 110.0 130.0 50.0 65.0 Market Units GIA (sqm) 72.0 342.0 297.0 234.0 0.0 0.0 945.0 £ psm 2,875.0 3,368.4 3,818.2 4,230.8 4,200.0 3,538.5	MV mix% MV # units 10.0% 0.9 40% 3.6 30% 2.7 20.0% 1.8 0% 0.0 0% 0.0 100% 9.0 Net sales (NIA) per unit (sqm) (sqft) 80.0 861 95.0 1,023 110.0 1,184 130.0 1,399 50.0 638 65.0 700 Market Units GIA (sqm) (sqft) 72.0 775 342.0 3,681 297.0 3,197 234.0 2,519 0.0 0 945.0 10,172 £ psm £ psf 2,875.0 267 3,368.4 313 3,818.2 355 4,230.8 393 4,200.0 390 3,538.5 329 66% Affordable Rent (% of MV) 130,000 57% 145,000 44% 185,000 44% 185,000 44% 185,000 44% 185,000 44% 185,000 44% 185,000 44% 185,000 44% 185,000 44% 185,000 44% 185,000 44% 185,000 44% 185,000 44% 185,000 44% 185,000 44%	MV mix% MV # units AH mix% 10.0% 0.9 60% 40% 3.6 20% 30% 2.7 220% 20.0% 1.8 0% 0% 0.0 0% 0.0 0% 100% 9.0 100% 100% 9.0 100% Net sales (NIA) per unit (sqm) (sqft) 80.0 861 95.0 1,023 110.0 1,184 130.0 1,399 50.0 538 65.0 700 Market Units GIA AH units GIA (sqm) (sqft) (sqm) 72.0 775 288.0 342.0 3,681 114.0 297.0 3,197 132.0 234.0 2,519 0.0 0.0 0.0 0.0 945.0 10,172 534.0 £ psm £ psf 2,875.0 267 3,368.4 313 3,818.2 355 4,230.8 393 4,200.0 390 3,538.5 329 66% Affordable Rent (% of MV) 130,000 57% 145,000 45% 185,000 44% 210,000 38%	MV mix% MV # units AH mix% AH # units 10.0% 0.9 60% 3.6 20% 1.2 30% 2.7 20% 1.2 20.0% 1.8 0% 0.0 0.0	MV mix%





rivate for Sale GDV -				
Bed houses	1	@	230,000	207,000
Bed houses	4	@	320,000	1,152,000
Bed houses	3	@	420,000	1,134,000
Bed houses	2	@	550,000	990,000
Bed Apartment	0	@	210,000	-
Bed Apartment	0	@	230,000	-
	9			3,483,000
ffordable Rented GDV -				
Bed houses	2	@	130,000	308,880
Bed houses	1	@	145,000	114,840
Bed houses	1	@	185,000	146,520
Bed houses	0	@	210,000	-
Bed Apartment	0	@	100,000	-
Bed Apartment	0	@	115,000	=
	4			570,240
ntermediate GDV -				
Bed houses	1	@	135,000	165,240
Bed houses	0	@	165,000	67,320
Bed houses	0	@	195,000	79,560
Bed houses	0	@	225,000	-
Bed Apartment	0	@	110,000	=
Bed Apartment	0	@	125,000	=
	2			312,120
	15 tota	ıl		
srant .	6.0	AH units @	0	

AH on-site cost (£MV - £GDV) 833,640 £
AH on-site cost analysis 55,576 £ per unit 564 £ psm



nitial Payments -							
Planning Application Professional Fees and reports							(25,000)
Statutory Planning Fees							(5,775)
DIL -		945	sqm (exc. AH)	100	£ psm	2.16%	(94,500)
Site Specific S106/278		15	units @	1,500	per unit		(22,500)
AH Commuted Sum		1,479	sqm	0	£ psm	0.00%	=
Construction Costs -							
Demolition and Site Clearance		1.06	acres @	0	per acre		=
2 Bed houses			sqm @	1,084.00	•		(390,240)
Bed houses			sqm @	1,084.00	•		(494,304)
Bed houses			sqm @	1,084.00			(465,036)
Bed houses			sqm @	1,084.00	psm		(253,656)
1 Bed Apartment		-	sqm @	1,084.00	psm		-
2 Bed Apartment	1,479.0	-	sqm @	1,084.00	psm		-
External works		1,603,236		15%			(240,485)
			£per unit				
Contingency		1,843,721	@	5%			(92,186)
Professional Fees		1,843,721	@	9%			(165,935)
Disposal Costs -							
Sale Agents Costs		3,483,000		1.00%			(34,830)
Sale Legal Costs		4,365,360		0.50%			(21,827)
Marketing and Promotion		3,483,000	GDV @	3.00%			(104,490)
Finance Costs -		2 440 764	_				(0.4.400)
Finance Fees		2,410,764	@	1.00%			(24,108)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(15,808)
Developers Profit							
On private for sale		3,483,000	1	20.00%			(696,600)
On affordable housing pre-sale		882,360	1	6.00%			(52,942)
blended)				17.17%			

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,165,139
SDLT	1,165,139 @		(58,257)
Acquisition Agent fees	1,165,139 @	1%	(11,651)
Acquisition Legal fees	1,165,139 @	0.5%	(5,826)
Interest on Land	1,165,139 @	7.0%	(81,560)
Residual Land Value (net)	67,190 per plot		1,007,845

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.43 ha	1.06 acres	
	3,451 sqm/ha	15,033 sqft/ac	
Threshold Land Value	1,575,263 £ per ha	637,500 £ per acre	
	45,008 £ per plot		675,113

BALANCE	
Surplus/(Deficit)	332,732



					AH - % on site			
Balance	332,732	0%	10%	20%	AH - % on site 30%	40%	50%	60
Dalance	0	1,060,448	987,708	760,071	646,253	418,616	304,798	85,85
	20	1,032,482	960,989	737,169	625,259	401,439	289,529	74,27
	40	1,044,271	934,270	714,267	604,265	384,263	274,261	62,69
	60	1,015,643	907,550	691,365	583,272	367,086	258,993	51,10
	80	987,015	880,831	668,462	562,278	349,909	243,725	39,52
CIL £psm	100	958,388	854,112	645,560	541,284	332,732	228,457	27,94
OIL LPSIII	120	929,760	827,392	622,658	520,290	315,556	213,188	16,35
	140	901,132	800,673	599,755	499,297	298,379	197,920	4,77
	160	872,504	773,954	576,853	478,303	281,202	192,568	(6,81
	180	843,876	747,234	553,951	457,309	264,026	177,124	(18,39
	200	815,248	720,515	531,049	436,315	246,849	161,679	(29,97
	220	786,620	693,796	508,146	415,322	229,672	146,234	(41,56
	240	757,993	667,076	485,244	394,328	212,496	130,790	(53,14
ı	2.0	707,000	007,070	100,211	001,020	212,100	100,100	(00,11
				AH commuto	daum Cnam			
Balance	332,732	0	50	100	150 d sum - £ psm	200	250	30
	0							
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
	240							
•	240							
•	240							
Delease		00/	100/		AH - % on site	400/	E00/	60
Balance	332,732	0%	10%	20%	30%	40%	50%	
Balance	332,732 100.0%	958,388	854,112	20% 645,560	30% 541,284	332,732	228,457	27,9
Balance	332,732 100.0% 102.5%	958,388 908,836	854,112 805,063	20% 645,560 597,518	30% 541,284 493,746	332,732 286,201	228,457 192,342	27,94 (17,60
Balance	332,732 100.0% 102.5% 105.0%	958,388 908,836 859,284	854,112 805,063 756,015	20% 645,560 597,518 549,476	30% 541,284 493,746 446,207	332,732 286,201 239,669	228,457 192,342 145,782	27,9- (17,60 (63,14
Balance	332,732 100.0% 102.5% 105.0% 107.5%	958,388 908,836 859,284 809,732	854,112 805,063 756,015 706,966	20% 645,560 597,518 549,476 501,435	30% 541,284 493,746 446,207 398,669	332,732 286,201 239,669 193,138	228,457 192,342 145,782 99,221	27,94 (17,60 (63,14 (108,68
	332,732 100.0% 102.5% 105.0% 107.5% 110.0%	958,388 908,836 859,284 809,732 760,180	854,112 805,063 756,015 706,966 657,917	20% 645,560 597,518 549,476 501,435 453,393	30% 541,284 493,746 446,207 398,669 351,130	332,732 286,201 239,669 193,138 156,106	228,457 192,342 145,782 99,221 52,661	27,9- (17,60 (63,14 (108,68 (154,22
Balance Build Costs	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	958,388 908,836 859,284 809,732 760,180 710,628	854,112 805,063 756,015 706,966 657,917 608,869	20% 645,560 597,518 549,476 501,435 453,393 405,351	30% 541,284 493,746 446,207 398,669 351,130 303,592	332,732 286,201 239,669 193,138 156,106 109,036	228,457 192,342 145,782 99,221 52,661 6,101	27,9- (17,60 (63,14 (108,68 (154,22 (199,77
	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	958,388 908,836 859,284 809,732 760,180 710,628 661,076	854,112 805,063 756,015 706,966 657,917 608,869 559,820	20% 645,560 597,518 549,476 501,435 453,393 405,351 357,309	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054	332,732 286,201 239,669 193,138 156,106 109,036 61,966	228,457 192,342 145,782 99,221 52,661 6,101 (40,460)	27,94 (17,60 (63,14 (108,68 (154,22 (199,77 (240,40
	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772	20% 645,560 597,518 549,476 501,435 453,393 405,351 357,309 309,267	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020)	27,9- (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,46
	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723	20% 645,560 597,518 549,476 501,435 453,393 405,351 357,309 309,267 261,226	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581)	27,9 (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,46 (332,52
	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675	20% 645,560 597,518 549,476 501,435 453,393 405,351 357,309 309,267 261,226 213,184	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141)	27,9 (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,46 (332,52 (378,58
	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626	20% 645,560 597,518 549,476 501,435 453,393 405,351 367,309 309,267 261,226 213,184 174,856	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701)	27,9- (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,46 (332,52 (378,58 (424,65
	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577	20% 645,560 597,518 549,476 501,435 453,393 405,351 357,309 309,267 261,226 213,184 174,856 126,259	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701) (268,669)	27,9 (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,46 (332,52 (378,58 (424,65 (466,09
	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626	20% 645,560 597,518 549,476 501,435 453,393 405,351 367,309 309,267 261,226 213,184 174,856	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701)	27,9 (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,46 (332,52 (378,58 (424,65 (466,09
	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577	20% 645,560 597,518 549,476 501,435 453,393 405,351 357,309 309,267 261,226 213,184 174,856 126,259	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709)	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701) (268,669)	27,9 (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,46 (332,52 (378,58 (424,65 (466,09
	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577	20% 645,560 597,518 549,476 501,435 453,393 405,351 357,309 309,267 261,226 213,184 174,856 126,259	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701) (268,669)	27,9 (17, 60 (63, 14 (108,68 (154, 22 (199,77 (240, 40 (332, 52 (378, 58 (424, 65 (46, 60 (513, 19
Build Costs	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577 265,529	20% 645,560 597,518 549,476 501,435 453,393 405,351 357,309 309,267 261,226 213,184 174,856 126,259 77,662	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709)	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701) (268,669) (315,762)	27,9 (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,46 (332,52 (378,58 (424,65 (446,09 (513,19
Build Costs	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577 265,529	20% 645,560 597,518 549,476 501,435 453,393 405,351 367,309 309,267 261,226 213,184 174,856 126,259 77,662	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709) Build Costs	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (26,701) (268,669) (315,762)	27,94 (17,60 (63,14) (108,68 (154,22 (199,77 (240,40 (286,48 (332,52 (378,58 (424,65 (466,09 (513,19
Build Costs	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 122.5% 127.5% 130.0%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577 265,529	20% 645,560 597,518 549,476 501,435 453,393 405,351 367,309 309,267 261,226 213,184 174,856 126,259 77,662	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709) Build Costs 115% 148,843	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701) (268,669) (315,762)	600 27,94 (17,600 (63,14 (108,68 (154,22 (199,77 (240,40 (286,46 (332,52 (478,58 (424,65 (466,09 (513,19 (150,95 (150,95 (150,95 (150,95 (150,95 (168,32) (168,32 (168,32 (168,32 (168,32 (168,32 (168,32 (168,32 (168,32 (168
Build Costs	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764 100% 418,616 401,439 384,263	854,112 805,063 756,015 706,966 667,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577 265,529	20% 645.560 597,518 549,476 501,435 453,393 405,351 357,309 309,267 261,226 213,184 174,856 126,259 77,662	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709) Build Costs 115% 148,843 131,467 114,092	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (26,701) (268,669) (315,762) 125% (39,436) (56,811) (74,186)	27,94 (17,60 (63,14) (108,68 (154,22) (199,77) (240,40) (332,62) (444,65) (466,09) (513,19) 130 (133,57) (150,98) (168,32)
Build Costs	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764 100% 418,616 401,439	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577 265,529	20% 645,560 597,518 549,476 549,476 453,393 405,351 357,326 261,226 213,184 174,856 126,259 77,662	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709) Build Costs 115% 148,843 131,467	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701) (268,669) (315,762)	27,94 (17,60 (63,14) (108,68 (154,22 (199,77) (240,40) (332,52 (378,58 (424,65 (466,09) (513,19)
Build Costs	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764 100% 418,616 401,439 384,263 367,086	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577 265,529	20% 645,560 597,518 549,476 501,435 453,393 405,351 367,309 309,267 261,226 213,184 174,856 126,259 77,662	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709) Build Costs 115% 148,843 131,467 114,092 96,717	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451) 120% 54,704 37,328 19,953 2,578 (14,798)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701) (268,669) (315,762) 125% (39,436) (56,811) (74,186) (91,561) (108,937)	27,94 (17,60 (63,14) (108,68 (154,22 (199,77 (240,40 (286,48 (332,52 (378,58 (424,65 (466,09) (513,19) 130 (133,57 (150,95 (168,32 (185,70) (203,07)
Build Costs Balance	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 332,732 0 20 40 60 80 100	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764 100% 418,616 401,439 384,263 367,986 349,909 332,732	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577 265,529 105% 325,553 308,376 291,199 274,023 256,846 239,669	20% 645,560 597,518 549,476 591,435 453,393 405,351 357,309 309,267 261,226 213,184 174,856 126,259 77,662 110% 232,489 215,313 196,136 190,856 173,481 156,106	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709) Build Costs 115% 148,843 131,467 114,092 96,717 79,342 61,966	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451) 120% 54,704 37,328 19,953 2,578 (14,798) (32,173)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701) (268,669) (315,762) 125% (39,436) (56,811) (74,186) (91,561) (108,937) (126,312)	27,9 (17,60 (63,14) (108,68 (154,22) (199,77) (240,40 (332,52) (378,58) (424,65 (466,09) (513,19) 1300 (133,57) (150,95) (168,32) (185,70) (203,07) (203,07)
Build Costs Balance	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 332,732 0 40 60 80 80 100	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764 100% 418,616 401,439 384,263 367,086 332,732 315,556	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577 265,529 105% 325,553 308,376 291,199 274,023 256,846 239,669 222,492	20% 645,560 597,518 549,476 501,435 453,393 405,351 357,309 309,267 261,226 213,184 174,856 126,259 77,662 110% 232,489 215,313 198,136 190,856 173,481 156,106 138,730	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709) Build Costs 115% 148,843 131,467 114,092 96,717 79,342 61,966 44,591	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451) 120% 54,704 37,328 19,953 2,578 (14,798) (32,173) (49,548)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701) (268,669) (315,762) 125% (39,436) (56,811) (74,186) (91,561) (108,937) (126,312) (143,687)	27,9- (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,46 (332,52 (378,58 (424,65 (466,09 (513,19 1300 (133,57 (150,95 (168,32 (185,70 (200,46 (232,82
Build Costs Balance	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 122.5% 122.5% 127.5% 130.0% 130.0%	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764 100% 418,616 401,439 384,263 367,086 349,909 332,732 315,556 298,379	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577 265,529 105% 325,553 308,376 291,199 274,023 256,846 239,669 222,492 205,316	20% 645,560 597,518 549,476 501,435 453,393 405,351 367,309 309,267 261,226 213,184 174,856 126,259 77,662 110% 232,489 215,313 198,136 190,856 173,481 156,106 138,730 121,355	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709) Build Costs 115% 148,843 131,467 114,092 96,717 79,342 61,966 44,591 27,216	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451) 120% 54,704 37,328 19,953 2,578 (14,798) (32,173) (49,548) (66,923)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (268,669) (315,762) 125% (39,436) (56,811) (74,186) (91,561) (108,937) (126,312) (143,687) (161,063)	27,9 (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,44 (332,52 (378,58 (426,05 (446,05 (451,19 (133,57 (150,95 (168,32 (185,70 (203,07 (20
Build Costs Balance	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 120.0% 121.5% 121.0% 122.5% 125.0% 127.5% 126.0% 127.5	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764 100% 418,616 401,439 384,263 367,086 349,909 332,732 315,556 298,379 281,202	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577 265,529 105% 325,553 308,376 291,199 274,023 256,846 239,669 222,492 205,316 198,119	20% 645,560 597,518 549,476 501,435 453,393 405,351 357,309 309,267 261,226 213,184 174,856 126,259 77,662 110% 232,489 215,313 198,136 199,356 173,481 156,106 138,730 121,355 103,980	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709) Build Costs 115% 148,843 131,467 114,092 96,717 79,342 61,966 44,591 27,216 9,841	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451) 120% 54,704 37,328 19,953 2,578 (14,798) (32,173) (49,548) (66,923) (84,299)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (268,669) (315,762) 125% (39,436) (56,811) (74,186) (91,561) (108,937) (126,312) (143,687) (161,063) (178,438)	27,9 (17,60 (63,14) (108,68) (154,22) (199,77) (240,40) (286,44) (332,52) (378,58) (424,65) (466,03) (513,19) (133,57) (150,95) (168,32) (148,57) (203,07) (200,45) (230,46) (230,46) (230,46) (230,46) (230,46) (230,46)
Build Costs Balance	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 332,732 0 20 40 60 80 100 120 140 160 180	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764 100% 418,616 401,439 384,263 367,086 349,909 332,732 315,556 298,379 281,202 264,026	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577 265,529 105% 325,553 308,376 291,199 274,023 256,846 239,669 222,492 205,316 198,119 180,744	20% 645,560 597,518 549,476 549,476 549,476 549,476 549,476 549,476 309,267 261,226 213,184 174,856 126,259 77,662 110% 232,489 215,313 198,186 199,856 173,481 156,106 138,730 121,355 103,980 86,604	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709) Build Costs 115% 148,843 131,467 114,092 96,717 79,342 61,966 44,591 27,216 9,841 (7,535)	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451) 120% 54,704 37,328 19,953 2,578 (14,798) (32,173) (49,548) (66,923) (84,299) (101,674)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701) (268,669) (315,762) 125% (39,436) (56,811) (74,186) (91,561) (108,937) (126,312) (143,687) (161,063) (178,438) (195,813)	27,9 (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,46 (332,52 (378,58 (424,65 (466,09 (513,19 130,07 (133,57 (150,95 (168,32 (185,70 (203,07 (203
Build Costs Balance	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 332,732 0 20 40 60 80 100 120 140 160 180 200	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764 100% 418,616 401,439 384,263 367,086 349,909 332,732 315,556 298,379 281,202 264,026 246,849	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 441,723 412,675 363,626 314,577 265,529 105% 325,553 308,376 291,199 274,023 256,846 239,669 222,492 205,316 198,119 180,744 163,368	20% 645.560 597.518 549.476 501.435 453.393 405.351 357.309 309.267 261.226 213.184 174.856 126.259 77.662 110% 232.489 215.313 198.136 190.856 173.481 156.106 138.730 121.355 103.980 66.604 69.229	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709) Build Costs 115% 148,843 131,467 114,092 96,717 79,342 61,966 44,591 27,216 9,841 (7,535) (24,910)	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451) 120% 54,704 37,328 19,953 2,578 (14,798) (32,173) (49,548) (66,923) (84,299) (101,674) (119,049)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701) (268,669) (315,762) 125% (39,436) (56,811) (74,186) (91,561) (108,937) (126,312) (143,687) (161,063) (178,438) (195,813) (213,188)	27,94 (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,66,09 (513,19 1300 (133,57 (150,95 (168,32 (185,70 (203,07 (203,07 (220,45 (232,82 (250,40 (267,97 (285,55 (303,12
Build Costs Balance	332,732 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 332,732 0 20 40 60 80 100 120 140 160 180	958,388 908,836 859,284 809,732 760,180 710,628 661,076 611,524 561,972 512,420 462,868 413,316 363,764 100% 418,616 401,439 384,263 367,086 349,909 332,732 315,556 298,379 281,202 264,026	854,112 805,063 756,015 706,966 657,917 608,869 559,820 510,772 461,723 412,675 363,626 314,577 265,529 105% 325,553 308,376 291,199 274,023 256,846 239,669 222,492 205,316 198,119 180,744	20% 645,560 597,518 549,476 549,476 549,476 549,476 549,476 549,476 309,267 261,226 213,184 174,856 126,259 77,662 110% 232,489 215,313 198,186 199,856 173,481 156,106 138,730 121,355 103,980 86,604	30% 541,284 493,746 446,207 398,669 351,130 303,592 256,054 208,515 170,643 122,555 74,467 26,379 (21,709) Build Costs 115% 148,843 131,467 114,092 96,717 79,342 61,966 44,591 27,216 9,841 (7,535)	332,732 286,201 239,669 193,138 156,106 109,036 61,966 14,897 (32,173) (79,242) (126,312) (173,382) (220,451) 120% 54,704 37,328 19,953 2,578 (14,798) (32,173) (49,548) (66,923) (84,299) (101,674)	228,457 192,342 145,782 99,221 52,661 6,101 (40,460) (87,020) (133,581) (180,141) (226,701) (268,669) (315,762) 125% (39,436) (56,811) (74,186) (91,561) (108,937) (126,312) (143,687) (161,063) (178,438) (195,813)	27,94 (17,60 (63,14 (108,68 (154,22 (199,77 (240,40 (286,46 (332,52 (378,58 (424,65 (466,09 (513,19 130 (133,57 (150,95 (168,32 (185,70 (203,07 (202,45 (232,82 (250,40 (267,97 (285,55

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

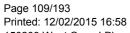
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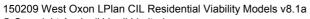
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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



Total number of units in scheme		65%	All Taract	35% on-si		15
AH Policy requirement %		65%	AH Target	35% OII-S	ile	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	10.0%	1.0	60%	3.0	27%	4
B Bed houses	40%	4.0	20%	1.0	33%	5
Bed houses	30%	3.0	20%	1.0	27%	4
5 Bed houses	20.0%	2.0	0%	0.0	13%	2
Bed Apartment	0%	0.0	0%	0.0	0%	C
2 Bed Apartment	0%	0.0	0%	0	0%	C
Total number of units	100%	10.0	100%	5	100%	15
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	nit
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft)
Bed houses	80.0	861		100.0%	80.0	861
Bed houses	95.0	1,023		100.0%	95.0	1,023
Bed houses	110.0	1,184		100.0%	110.0	1,184
Bed houses	130.0	1,399		100.0%	130.0	1,399
Bed Apartment	50.0	538		82.0%	61.0	656
Bed Apartment	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
Bed houses	80.0	861	240.0	2,583	320.0	3,444
B Bed houses	380.0	4,090	95.0	1,023	475.0	5,113
Bed houses	330.0	3,552	110.0	1,184	440.0	4,736
Bed houses	260.0	2,799	0.0	0	260.0	2,799
Bed Apartment	0.0	0	0.0	0	0.0	C
2 Bed Apartment	0.0	0	0.0	0	0.0	0
	1,050.0	11,302	445.0	4,790	1,495.0	16,092
Open Market values (£) -	£ psm	£ psf		£		total MV £ (no AH)
2 Bed houses	2,687.5	250		215,000		860,000
Bed houses	2.947.4	274		280,000		1,400,000
Bed houses	3,545.5	329		390,000		1,560,000
Bed houses	3,846.2	357		500,000		1,000,000
Bed Apartment	3,000.0	279		150,000		0
Bed Apartment	3,230.8	300		210,000		C
Affordable Housing -						4,820,000
AH Tenure split	66% Affo	ordable Rent		34% Inter	mediate	
RSL Transfer Values (£) -		of MV)			f MV)	
Bed houses	130,000 60%	,		135,000 63%	•	
B Bed houses	145,000 529			165,000 59%		
Bed houses	185,000 47%			195,000 50%		
5 Bed houses	210,000 429			225,000 45%		
I Bed Apartment	100,000 67%			110,000 73%		
2 Bed Apartment	115,000 55%			125,000 60%		









GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
Bed houses	1	@	215.000	215.000
Bed houses	4	@	280.000	1,120,000
Bed houses	3	@	390,000	1,170,000
Bed houses	2	@	500.000	1,000,000
Bed Apartment	0	@	150,000	-
Bed Apartment	0	@	210,000	=
	10		.,	3,505,000
Affordable Rented GDV -				
Bed houses	2	@	130,000	257,400
Bed houses	1	@	145,000	95,700
Bed houses	1	@	185,000	122,100
Bed houses	0	@	210,000	-
Bed Apartment	0	@	100,000	-
Bed Apartment	0	@	115,000	-
	3			475,200
ntermediate GDV -				
Bed houses	1	@	135,000	137,700
Bed houses	0	@	165,000	56,100
Bed houses	0	@	195,000	66,300
Bed houses	0	@	225,000	=
Bed Apartment	0	@	110,000	=
Bed Apartment	0	@	125,000	=
	2			260,100
	15 tota	I		
Grant	5.0	AH units @	0	-
BDV				4,240,300

AH on-site cost (£MV - £GDV)

AH on-site cost analysis

38,647 £ per unit

388 £ psm

579,700 £



DEVELOPMENT COSTS							
nitial Payments -							
Planning Application Professional Fees and reports							(25,000)
Statutory Planning Fees							(5,775)
CIL		1,050	sqm (exc. AH)	100	£ psm	2.48%	(105,000)
Site Specific S106/278		15	units @	1,500	per unit		(22,500)
AH Commuted Sum		1,495	sqm	0	£ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance		1.06	acres @	0	per acre		-
2 Bed houses			sqm @	1,084.00	psm		(346,880)
Bed houses			sqm @	1,084.00	psm		(514,900)
Bed houses			sqm @	1,084.00	psm		(476,960)
5 Bed houses		260.0	sqm @	1,084.00	psm		(281,840)
1 Bed Apartment		-	sqm @	1,084.00	psm		-
2 Bed Apartment	1,495.0	-	sqm @	1,084.00	psm		-
External works		1,620,580		15%			(243,087)
			£per unit				
Contingency		1,863,667	@	5%			(93,183)
Professional Fees		1,863,667	@	9%			(167,730)
Disposal Costs -							
Sale Agents Costs		3,505,000		1.00%			(35,050)
Sale Legal Costs		4,240,300	_	0.50%			(21,202)
Marketing and Promotion		3,505,000	GDV @	3.00%			(105,150)
Finance Costs -							
Finance Fees		2,444,257	@	1.00%			(24,443)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(17,555)
Developers Profit							
On private for sale		3,505,000	1	20.00%			(701,000)
On affordable housing pre-sale		735,300	1	6.00%			(44,118)
plended)				17.57%			,
OTAL COSTS							(3,231,372)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,008,928
SDLT	1,008,928 @		(50,446)
Acquisition Agent fees	1,008,928 @	1%	(10,089)
Acquisition Legal fees	1,008,928 @	0.5%	(5,045)
Interest on Land	1,008,928 @	7.0%	(70,625)
Residual Land Value (net)	58,181 per plot		872,722

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.43 ha	1.06 acres	
	3,488 sqm/ha	15,196 sqft/ac	
Threshold Land Value	1,343,606 £ per ha	543,750 £ per acre	
	38,389 £ per plot		575,831

BALANCE	
Surplus/(Deficit)	296,891



					AH - % on site			
Balance	296,891	0%	10%	20%	30%	40%	50%	60°
	0	841,710	751,832	572,074	482,196	302,439	221,674	39,83
	20	813,082	725,112	549,172	461,202	295,217	206,230	28,25
	40	784,455	698,393	526,270	440,208	277,841	190,785	16,67
	60	755,827	671,674	503,368	419,215	260,466	175,340	5,08
	80	727,199	644,954	480,465	398,221	243,091	159,896	(6,498
CIL £psm	100	698,571	618,235	457,563	377,227	225,716	144,451	(18,079
•	120	669,943	591,516	434,661	356,233	208,340	129,006	(29,662
	140	641,315	564,796	411,759	335,240	190,965	113,561	(41,246
	160	612,688	538,077	388,856	314,246	173,590	98,117	(52,829
	180	584,060	511,358	365,954	293,252	156,215	82,672	(64,413
	200	555,432	484,638	343,052	282,063	138,839	67,227	(75,996
	220	526,804	457,919	320,149	260,826	121,464	51,783	(87,580
	240	498,176	431,200	297,247	239,590	104,089	36,338	(99,163
Balance	296,891	0	50	AH commute 100	d sum - £ psm 150	200	250	30
	0							
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160 180							
	200							
	220 240							
	220							
	220 240				AH - % on site			
Balance	220 240 296,891	0%	10%	20%	30%	40%	50%	600
Balance	220 240 296,891 100.0%	698,571	618,235	20% 457,563	30% 377,227	225,716	144,451	(18,079
Balance	220 240 296,891 100.0% 102.5%	698,571 649,019	618,235 569,187	20% 457,563 409,521	30% 377,227 329,689	225,716 178,646	144,451 97,890	(18,079 (63,62
Balance	220 240 296,891 100.0% 102.5% 105.0%	698,571 649,019 599,467	618,235 569,187 520,138	20% 457,563 409,521 361,479	30% 377,227 329,689 292,069	225,716 178,646 131,576	144,451 97,890 51,330	(18,079 (63,627 (109,163
Balance	220 240 296,891 100.0% 102.5% 105.0% 107.5%	698,571 649,019 599,467 549,915	618,235 569,187 520,138 471,089	20% 457,563 409,521 361,479 313,438	30% 377,227 329,689 292,069 243,981	225,716 178,646 131,576 84,507	144,451 97,890 51,330 4,770	(18,079 (63,62) (109,16) (149,89)
	296,891 100.0% 102.5% 105.0% 107.5% 110.0%	698,571 649,019 599,467 549,915 500,363	618,235 569,187 520,138 471,089 422,041	20% 457,563 409,521 361,479 313,438 275,121	30% 377,227 329,689 292,069 243,981 195,893	225,716 178,646 131,576 84,507 37,437	144,451 97,890 51,330 4,770 (41,791)	(18,079 (63,62) (109,16) (149,89) (195,95
Balance Build Costs	296,891 100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	698,571 649,019 599,467 549,915 500,363 450,811	618,235 569,187 520,138 471,089 422,041 372,992	20% 457,563 409,521 361,479 313,438 275,121 226,524	30% 377,227 329,689 292,069 243,981 195,893 147,805	225,716 178,646 131,576 84,507 37,437 (9,632)	144,451 97,890 51,330 4,770 (41,791) (88,351)	(18,079 (63,62) (109,16) (149,89) (195,954 (242,01)
	296,891 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259	618,235 569,187 520,138 471,089 422,041 372,992 323,944	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911)	(18,079 (63,62) (109,16) (149,89) (195,95) (242,01) (288,079
	296,891 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965)	(18,079 (63,62) (109,16) (149,89) (195,95) (242,01) (288,079 (334,14)
	220 240 296,891 100.0% 102.5% 105.0% 110.0% 112.5% 115.0% 117.5% 120.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057)	(18,07* (63,62* (109,16: (149,89: (195,95- (242,01* (288,07*) (334,14* (375,78:
	296,891 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547)	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150)	(18,079 (63,62) (109,16) (149,89) (195,95) (242,01) (288,079 (334,14) (375,78) (422,88)
	296,891 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 117.5% 120.0% 122.5%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057)	(18,074 (63,62 (109,163 (149,893 (195,954 (242,011 (288,074 (334,144 (375,783 (422,884 (468,824
	296,891 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 122.5% 125.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462)	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635)	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242)	(18,079 (63,62) (109,16) (149,89) (195,95) (242,01) (288,079 (334,14) (375,78) (422,88) (468,82) (516,444)
	296,891 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.0% 125.0% 127.5%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059)	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750) (184,388)	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578)	(18,079 (63,62* (109,163* (149,89) (195,95* (242,011* (288,079* (334,14* (375,78* (422,886* (468,820* (516,444*
	296,891 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.0% 125.0% 127.5%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059)	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750)	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578)	600 (18,07%) (63,622) (109,16%) (149,98%) (195,954) (242,011) (288,07%) (334,141) (375,78%) (422,88%) (468,820) (516,444) (564,06%)
Build Costs	220 240 240 296,891 100.0% 102.5% 105.0% 110.0% 115.0% 115.0% 122.5% 120.0% 127.5% 130.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931 111,806	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268 36,652	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059) (113,657)	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750) (184,388) Build Costs	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807) (336,414)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578) (408,735)	(18,07%) (63,62*) (109,16) (149,892) (195,95-) (242,01) (288,07%) (334,14*) (375,78) (422,884) (468,824) (564,066)
Build Costs	296,891 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931 111,806	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268 36,652	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059) (113,657)	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750) (184,388) Build Costs 115% 118,037	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807) (336,414)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578) (408,735)	(18,07%) (63,62*) (109,166*) (149,89) (195,95*) (242,011*) (286,07%) (334,14*) (375,78) (422,88) (468,82) (516,444) (564,068)
Build Costs	220 240 296,891 100.0% 102.5% 105.0% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 127.5% 130.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931 111,806	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268 36,652	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059) (113,657)	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750) (184,388) Build Costs	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807) (336,414)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578) (408,735)	(18,07%) (63,62*) (109,16) (149,893) (195,95-) (242,01) (288,07%) (334,141) (375,78) (422,884) (468,824) (516,44,44) (564,066)
Build Costs	296,891 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 127.5% 130.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931 111,806	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268 36,652	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059) (113,657)	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750) (184,388) Build Costs 115% 118,037 98,731	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807) (336,414)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578) (408,735) 125% (72,278) (91,584) (110,890)	(18,07%) (63,62*) (109,16: (149,895*) (242,01*) (288,07%) (334,14*) (375,78*) (422,88%) (468,82%) (516,444*) (564,066*)
Build Costs	296,891 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931 111,806	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268 36,652	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059) (113,657)	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750) (184,388) Build Costs 115% 118,037 98,731 79,425	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807) (336,414) 120% 22,879 3,574 (15,732)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578) (408,735)	(18,07%) (63,62*) (109,166*) (149,895*) (242,017*) (288,079*) (334,14*) (375,78*) (422,886*) (468,822*) (516,44*) (564,066*)
Build Costs	220 240 240 296,891 100.0% 102.5% 105.0% 110.0% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931 111,806	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268 36,652 105% 298,247 289,046 269,740 250,435	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059) (113,657) 110% 213,195 193,889 174,883 155,277	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750) (184,388) Build Costs 115% 118,037 98,731 79,425 60,119	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807) (336,414) 120% 22,879 3,574 (15,732) (35,038)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578) (408,735) 125% (72,278) (91,584) (110,890) (130,196)	(18,07%) (63,62*) (109,16) (149,893) (195,95*) (242,01) (288,07%) (334,14*) (375,76) (422,884) (468,824) (516,444) (564,066) 1300 (162,764) (182,29) (201,822*) (221,344)
Build Costs Balance	220 240 240 296,891 100.0% 102.5% 110.0% 112.5% 112.5% 122.5% 122.5% 127.5% 130.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931 111,806	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268 36,652	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059) (113,657) 110% 213,195 193,889 174,583 155,277 135,971	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750) (184,388) Build Costs 115% 118,037 98,731 79,425 60,119 40,813	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807) (336,414) 120% 22,879 3,574 (15,732) (35,038) (54,344)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578) (408,735) 125% (72,278) (91,584) (110,890) (130,196) (144,629)	(18,07%) (63,62*) (109,16) (149,893) (195,95*) (242,01) (288,07%) (334,14*) (375,78) (422,886) (468,820) (516,444) (564,066) (162,766) (182,294) (201,82) (221,344) (240,87*)
Build Costs Balance	220 240 240 296,891 100.0% 102.5% 105.0% 107.5% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931 111,806 100% 392,317 373,232 354,147 335,062 315,976 296,891	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268 36,652 105% 298,247 289,046 269,740 250,435 231,129 211,823	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059) (113,657) 110% 213,195 193,889 174,583 155,277 135,971 116,665	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750) (184,388) Build Costs 115% 118,037 98,731 79,425 60,119 40,813 21,508	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807) (336,414) 120% 22,879 3,574 (15,732) (35,038) (54,344) (73,650)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578) (408,735) 125% (72,278) (91,584) (110,890) (130,196) (144,629) (164,156)	(18,07%) (63,62) (109,16) (149,83) (195,95) (242,01) (286,07%) (334,14) (337,57%) (422,88) (468,62) (516,444) (564,06) 1300 (162,76) (182,29) (201,82) (221,34) (240,87*) (260,40) (279,92)
Build Costs Balance	220 240 240 296,891 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931 111,806 100% 392,317 373,232 354,147 335,062 315,976 296,891 287,674	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268 36,652 105% 298,247 289,046 269,740 250,435 231,129 211,823 192,517	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059) (113,657) 110% 213,195 193,889 174,583 155,277 135,971 116,665 97,359	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750) (184,388) Build Costs 115% 118,037 98,731 79,425 60,119 40,813 21,508 2,202	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807) (336,414) 120% 22,879 3,574 (15,732) (35,038) (54,344) (73,650) (92,956)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578) (408,735) 125% (72,278) (91,584) (110,890) (130,196) (144,629) (164,156) (183,682)	(18,07%) (63,62) (109,16) (149,89) (195,95) (242,01) (288,07%) (334,14) (375,78) (422,88) (468,82) (516,44) (564,06) (102,26) (201,82) (201,82) (204,87) (240,87) (260,40) (279,92) (299,45)
Build Costs Balance	220 240 240 296,891 100.0% 102.5% 105.0% 107.5% 110.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931 111,806 100% 392,317 373,232 354,147 335,062 315,976 296,891 287,674 268,369	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268 36,652 105% 298,247 289,046 269,740 250,435 231,129 211,823 192,517 173,211	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059) (113,657) 110% 213,195 193,889 174,883 155,277 136,971 116,665 97,359 78,053	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750) (184,388) Build Costs 115% 118,037 98,731 79,425 60,119 40,813 21,508 2,202 (17,104)	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807) (336,414) 120% 22,879 3,574 (15,732) (35,038) (54,344) (73,650) (92,956) (112,262)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578) (408,735) 125% (72,278) (91,584) (110,890) (130,196) (144,629) (164,156) (183,682) (203,209)	(18,07%) (63,62) (109,16) (149,898) (195,95) (242,01) (288,07%) (334,14) (375,78) (422,88) (468,62) (516,444) (564,06) (162,76) (182,29) (201,82) (221,344) (240,87*) (260,40) (279,92) (299,454) (318,98)
Build Costs Balance	220 240 240 296,891 100.0% 102.5% 105.0% 110.0% 115.0% 125.5% 120.0% 122.5% 130.0% 296,891 0 20 40 60 80 100 120 140 160	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931 111,806 100% 392,317 373,232 354,147 335,062 315,976 296,891 287,674 268,369 249,063	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268 36,652 105% 298,247 289,046 269,740 250,435 231,129 211,823 192,517 173,211 153,905	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059) (113,657) 110% 213,195 193,889 174,583 175,5277 135,971 116,665 97,359 78,053 58,748	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (135,750) (184,388) Build Costs 115% 118,037 98,731 79,425 60,119 40,813 21,508 2,202 (17,104) (36,410)	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807) (336,414) 120% 22,879 3,574 (15,732) (35,038) (54,344) (73,650) (92,956) (112,262) (131,568)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578) (408,735) 125% (72,278) (91,584) (110,890) (130,196) (144,629) (144,629) (164,156) (183,682) (203,209) (222,735)	(18,07%) (63,62*) (109,16) (149,89%) (242,01) (288,07%) (334,14*) (375,78*) (422,88%) (468,82%) (516,44*) (564,06%) (182,29%) (201,82*) (201,82*) (240,87*) (240,87*) (260,40*)
Build Costs Balance	220 240 240 296,891 100.0% 102.5% 105.0% 107.5% 112.5% 115.0% 117.5% 125.0% 127.5% 125.0% 127.5% 130.0%	698,571 649,019 599,467 549,915 500,363 450,811 401,259 351,707 302,155 262,181 212,056 161,931 111,806 100% 392,317 373,232 354,147 335,062 315,976 296,891 287,674 268,369 249,063 229,757	618,235 569,187 520,138 471,089 422,041 372,992 323,944 284,730 235,114 185,499 135,883 86,268 36,652 105% 298,247 289,046 269,740 250,435 231,129 211,823 192,517 173,211 153,905 134,599	20% 457,563 409,521 361,479 313,438 275,121 226,524 177,927 129,329 80,732 32,135 (16,462) (65,059) (113,657) 110% 213,195 193,889 174,583 155,277 135,971 116,665 97,359 78,053 58,748 39,442	30% 377,227 329,689 292,069 243,981 195,893 147,805 99,717 51,629 3,541 (44,547) (92,635) (136,750) (184,388) Build Costs 115% 118,037 98,731 79,425 60,119 40,813 21,508 2,202 (17,104) (36,410) (55,716)	225,716 178,646 131,576 84,507 37,437 (9,632) (56,702) (103,771) (145,984) (193,592) (241,199) (288,807) (336,414) 120% 22,879 3,574 (15,732) (35,038) (54,344) (73,650) (92,956) (112,262) (131,568) (146,017)	144,451 97,890 51,330 4,770 (41,791) (88,351) (134,911) (176,965) (224,057) (271,150) (318,242) (360,578) (408,735) 125% (72,278) (91,584) (110,890) (130,196) (144,629) (164,156) (183,682) (203,209) (222,735) (242,262)	(18,07%) (63,62) (109,16) (149,89) (195,95) (242,01) (288,07%) (334,114) (375,78) (422,88) (468,82) (516,444) (564,06) (162,76) (182,29) (201,82) (201,82) (201,82) (21,34) (240,877) (260,40) (279,92) (299,45) (318,888) (338,50)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

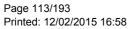


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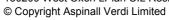
150209 West Oxon LPlan CIL Residential Viability Models v8.1a



SCHEME DETAILS - ASSUMPTIONS						
Total number of units in scheme						15
AH Policy requirement %		50%	AH Target	50%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	10.0%	0.8	60%	4	33%	5
B Bed houses	40%	3.2	20%	1	31%	
Bed houses	30%	2.4	20%	1	25%	4
Bed houses	20.0%	1.6	0%	0	11%	:
Bed Apartment	0%	0.0	0%	0	0%	(
2 Bed Apartment	0%	0.0	0%	0	0%	(
Total number of units	100%	8.0	100%	7	100%	15
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per i	unit
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft
2 Bed houses	80.0	861		100.0%	80.0	86
B Bed houses	95.0	1,023		100.0%	95.0	1,023
Bed houses	110.0	1,184		100.0%	110.0	1,184
5 Bed houses	130.0	1,399		100.0%	130.0	1,399
I Bed Apartment	50.0	538		82.0%	61.0	656
Bed Apartment	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses	64.0	689	336.0	3,617	400.0	4,306
Bed houses	304.0	3,272	133.0	1,432	437.0	4,704
Bed houses	264.0	2.842	154.0	1,658	418.0	4,499
5 Bed houses	208.0	2,239	0.0	0	208.0	2,239
I Bed Apartment	0.0	0	0.0	0	0.0	(
2 Bed Apartment	0.0	0	0.0	0	0.0	(
·	840.0	9,042	623.0	6,706	1,463.0	15,748
Open Market values (£) -	£ psm	£ psf		£		total MV £ (no AH)
Bed houses	3,750.0	348		300,000		1,500,000
Bed houses	4,105.3	381		390,000		1,794,000
Bed houses	4.636.4	431		510,000		1,938,000
Bed houses	5.076.9	472		660,000		1,056,000
Bed Apartment	4,800.0	446		240,000		1,000,000
Bed Apartment	4,615.4	429		300,000		(
Affordable Housing -						6,288,000
AH Tenure split	66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -		of MV)		3.70	(% of MV)	
Bed houses	130,000 43%			135,000	, ,	
B Bed houses	145,000 37%			165,000		
Bed houses	185,000 36%			195,000		
Bed houses	210,000 32%			225,000		
Bed Apartment	100,000 42%			110,000		
		•		110,000		









GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	300,000	240,000
3 Bed houses	3	@	390,000	1,248,000
4 Bed houses	2	@	510,000	1,224,000
5 Bed houses	2	@	660,000	1,056,000
1 Bed Apartment	0	@	240,000	=
2 Bed Apartment	0	@	300,000	=
	8			3,768,000
Affordable Rented GDV -				
2 Bed houses	3	@	130,000	360,360
3 Bed houses	1	@	145,000	133,980
4 Bed houses	1	@	185,000	170,940
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	-
	5			665,280
ntermediate GDV -				
2 Bed houses	1	@	135,000	192,780
3 Bed houses	0	@	165,000	78,540
4 Bed houses	0	@	195,000	92,820
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	2			364,140
	15 tot	al		
Grant	7.0	AH units @	0	-
GDV				4,797,420

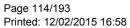
AH on-site cost (£MV - £GDV)

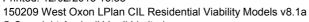
AH on-site cost analysis

99,372 £ per unit

1,019 £ psm

1,490,580 £









nitial Payments - Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(5,775)
CIL		840	sqm (exc. AH)	100 £ psm	1.75%	(84,000)
Site Specific S106/278			units @	1,500 per un		(22,500)
AH Commuted Sum		1,463	•	0 £ psm	0.00%	-
Construction Costs -						
Demolition and Site Clearance		1.06	acres @	50,000 per ac	re	(52,950)
2 Bed houses			sqm @	1,084.00 psm		(433,600)
Bed houses			sqm @	1,084.00 psm		(473,708)
Bed houses			sqm @	1,084.00 psm		(453,112)
Bed houses			sqm @	1,084.00 psm		(225,472)
Bed Apartment		-	sqm @	1,084.00 psm		-
2 Bed Apartment	1,463.0	-	sqm @	1,084.00 psm		-
External works		1,585,892	_	15%		(237,884)
			£per unit			
Contingency		1,823,776	@	5%		(91,189)
Professional Fees		1,823,776	@	9%		(164,140)
Disposal Costs -						
Sale Agents Costs		3,768,000		1.00%		(37,680)
Sale Legal Costs		4,797,420		0.50%		(23,987)
Marketing and Promotion		3,768,000	GDV @	3.00%		(113,040)
Finance Costs -		0.444.007	_			
Finance Fees		2,444,037	@	1.00%		(24,440)
nterest on Development Costs		7.00%	APR	0.565% pcm		(14,002)
Developers Profit						
On private for sale		3,768,000		20.00%		(753,600)
On affordable housing pre-sale		1,029,420		6.00%		(61,765)
blended)				17.00%		
TOTAL COSTS						(3,297,844)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,499,576
SDLT	1,499,576 @		(74,979)
Acquisition Agent fees	1,499,576 @	1%	(14,996)
Acquisition Legal fees	1,499,576 @	0.5%	(7,498)
Interest on Land	1,499,576 @	7.0%	(104,970)
Residual Land Value (net)	86,476 per plot		1,297,133

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.43 ha	1.06 acres	
	3,414 sqm/ha	14,870 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	42,360 £ per plot		635,400

BALANCE	
Surplus/(Deficit)	661,733



					AH - % on site			
Balance	661,733	0%	10%	20%	30%	40%	50%	60
	0	1,861,370	1,696,362	1,366,347	1,201,340	906,987	738,074	400,24
	20	1,833,404	1,670,261	1,343,975	1,180,832	889,811	722,806	388,79
	40	1,805,438	1,644,159	1,321,602	1,160,323	872,634	707,538	377,34
	60	1,777,472	1,618,058	1,299,229	1,139,815	855,457	692,270	365,89
	80	1,749,506	1,591,956	1,276,856	1,119,307	838,280	677,002	354,4
CIL £psm	100	1,721,540	1,565,854	1,254,484	1,098,798	821,104	661,733	342,9
	120	1,693,574	1,539,753	1,232,111	1,078,290	803,927	646,465	331,54
	140	1,665,608	1,513,651	1,209,738	1,057,782	786,750	631,197	320,09
	160	1,637,642	1,487,550	1,187,365	1,076,863	769,574	615,929	308,63
	180	1,609,676	1,461,448	1,164,993	1,055,869	752,397	600,661	297,18
	200	1,581,710	1,435,347	1,142,620	1,034,876	735,220	585,393	285,73
	220	1,553,744	1,409,245	1,120,247	1,013,882	718,044	570,124	274,2
	240	1,525,778	1,383,144	1,097,874	992,888	700,867	554,856	262,8
Balance	661,733	0	50	AH commu 100	ited sum - £ psm 150	200	250	3(
Balance	001,700	Ü	00	100	100	200	200	
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
	240							
·								
					AH - % on site			
	_					40%	50%	60
Balance	661,733	0%	10%	20%	30%			
Balance	100.0%	1,721,540	1,565,854	1,254,484	1,098,798	821,104	661,733	
Balance	100.0% 102.5%	1,721,540 1,673,134	1,565,854 1,517,940	1,254,484 1,207,553	1,098,798 1,092,306	821,104 774,572	661,733 615,705	297,9
Balance	100.0% 102.5% 105.0%	1,721,540 1,673,134 1,624,727	1,565,854 1,517,940 1,470,025	1,254,484 1,207,553 1,160,622	1,098,798 1,092,306 1,044,767	821,104 774,572 728,040	661,733 615,705 569,677	297,9° 252,9
Balance	100.0% 102.5% 105.0% 107.5%	1,721,540 1,673,134 1,624,727 1,576,321	1,565,854 1,517,940 1,470,025 1,422,111	1,254,484 1,207,553 1,160,622 1,113,691	1,098,798 1,092,306 1,044,767 997,229	821,104 774,572 728,040 681,509	661,733 615,705 569,677 523,649	297,9° 252,99 217,6°
	100.0% 102.5% 105.0% 107.5% 110.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760	1,098,798 1,092,306 1,044,767 997,229 949,691	821,104 774,572 728,040 681,509 634,977	661,733 615,705 569,677 523,649 477,620	297,9 252,9 217,6 172,1
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152	821,104 774,572 728,040 681,509 634,977 588,446	661,733 615,705 569,677 523,649 477,620 431,592	297,9 252,9 217,6 172,1: 126,5
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614	821,104 774,572 728,040 681,509 634,977 588,446 541,914	661,733 615,705 569,677 523,649 477,620 431,592 385,564	297,9 252,9 217,6 172,1 126,5 81,0
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536	297,9 252,9 217,6 172,1: 126,5: 81,0: 35,5:
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507	297,9 252,9 217,6 172,1: 126,5: 81,0: 35,5 (10,03
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479	297,9 252,9 217,6 172,1: 126,5: 81,0: 35,5 (10,03 (55,57
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125	297,9' 252,9! 217,6' 172,1: 126,5! 81,0! 35,5' (10,03) (55,57) (101,11
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565	297,9' 252,9! 217,6' 172,1: 126,5! 81,0! 35,5' (10,03) (55,57) (101,11) (146,65)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125	297,9' 252,9! 217,6' 172,1: 126,5! 81,0! 35,5' (10,03) (55,57) (101,11) (146,65)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565	297,9' 252,9! 217,6' 172,1: 126,5! 81,0! 35,5' (10,03) (55,57) (101,11) (146,65)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565	297,91 252,94 217,61 172,11 126,56 81,06 35,57 (10,03 (55,57 (101,11 (146,65 (192,20
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071 1,140,665	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755 722,713	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005	297,91 252,94 217,61 172,11 126,55,8 81,04 35,5; (10,03 (55,57 (101,11) (146,65 (192,20
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071 1,140,665	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755 722,713	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs 115%	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005	342.95 297.91 252.94 217.61 172.11 126.56 81.00,01 35.51 (10.03 (10.11) (146.65 (192.20
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071 1,140,665	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755 722,713	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs 115% 461,905 446,637	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005	297,91 252,94 217,61 172,11 126,56 81,00 35,5* (10,03 (55,57 (101,11 (146,65 (192,20
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071 1,140,665	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755 722,713	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs 115% 461,905 446,637 431,368	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005	297,91 252,94 217,65 81,04 35,5* (10,03 (55,57 (101,11 (146,65 (192,20
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071 1,140,665	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372 105% 646,018 630,750 615,481 600,213	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755 722,713	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs 115% 461,905 446,637 431,368 416,100	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005	297,91 252,94 217,61 172,11 126,56 81,00 35,5* (10,03 (55,57 (101,11 (146,65 (192,20
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071 1,140,665	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,463 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372 105% 646,018 630,750 615,481 600,213 584,945	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,019,904 962,922 914,880 866,838 818,797 770,755 722,713	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs 115% 461,905 446,637 431,368 416,100 400,832	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724 120% 369,848 354,580 339,312 324,044 308,776	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005	297,91 252,91 217,61 172,11 126,50 81,00 35,51 (10,03 (55,57 (101,11 (146,65 (192,20
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 661,733 0 20 40 60 80 100	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071 1,140,665	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372 105% 646,018 630,750 615,481 600,213 584,945 569,677	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755 722,713	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs 115% 461,905 446,637 431,368 416,100 400,832 385,564	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724 120% 369,848 354,580 339,312 324,044 308,776 293,507	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005	297,91 252,91 217,61 172,11 126,56 81,00 35,5* (10,03 (55,57 (101,11 (146,65 (192,20 130,00 146,30 148,86 134,41 118,00
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 661,733 0 20 40 60 80 100 120	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,285,884 1,237,477 1,189,071 1,140,665 100% 738,074 722,806 707,538 692,270 677,002 661,733 646,465	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372 105% 646,018 630,750 615,481 600,213 584,945 569,677 554,409	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755 722,713	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs 115% 461,905 446,637 431,368 416,100 400,832 385,564 370,296	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724 120% 369,848 354,580 339,312 324,044 308,776 293,507 278,239	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005	297.9 252.9i 217.6i 1172;1: 126.5i 81.0i 35.5 (10.03) (55.57 (101,11) (146.65 (192,20) 130 148.8i 148.8i 133.4i 148.8i 133.4i 148.0i 149.2i 149.2i
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0% 127.5% 130.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071 1,140,665	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372 105% 646,018 630,750 615,481 600,213 584,945 569,677 554,409 539,141	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755 722,713 110% 553,961 538,693 523,425 508,157 492,889 477,620 462,352 447,084	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs 115% 461,905 446,637 431,368 416,100 400,832 385,564 370,296 355,028	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724 120% 369,848 354,580 399,312 324,044 308,776 293,507 278,239 262,971	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005 125% 277,792 262,524 247,255 231,987 226,570 211,125 195,681 180,236	297,9 252,9 217,6 1721,11 126,5 81,0 35,5 (10,03) (55,57 (101,11 (146,65 (192,20 130 195,22 179,7 164,3 148,8 133,4 118,0 102,5 87,1
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 122.5% 127.5% 130.0% 127.5% 130.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071 1,140,665 100% 738,074 722,806 707,538 692,270 677,002 661,733 646,465 631,197 615,929	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,463 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372 105% 646,018 630,750 615,481 600,213 584,945 569,677 554,409 539,141 523,872	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,019,906 1,010,964 962,922 914,880 866,838 818,797 770,755 722,713	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs 115% 461,905 446,637 431,368 416,100 400,832 385,564 370,296 3355,028 339,759	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724 120% 369,848 354,580 339,312 324,044 308,776 293,507 278,239 262,971 247,703	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005 125% 277,792 262,524 247,255 231,987 226,570 211,125 195,681 180,236 164,791	297,9 252,9 217,6 172,1; 126,5 81,0 35,5 (10,03 (55,57 (101,11 (146,65 (192,20 130 195,2: 179,7; 164,3; 148,8; 133,4; 118,0; 102,5; 87,1; 71,6;
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 120.0% 120.0% 120.0% 120.0% 120.0% 120.0% 120.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071 1,140,665 100% 738,074 722,806 707,538 692,270 661,733 646,465 631,197 615,929 600,661	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372 105% 646,018 630,750 615,481 600,213 584,945 569,677 554,409 539,141 523,872 508,604	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755 722,713	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs 115% 461,905 446,637 431,368 416,100 400,832 385,564 370,296 355,028 339,759 324,491	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724 120% 369,848 354,580 339,312 324,044 308,776 293,507 278,239 262,971 247,703 232,435	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005 125% 277,792 262,524 247,255 231,987 226,570 211,125 195,681 180,236 164,791 149,347	297,9 252,9 217,6 217,6 31,0 35,5 (10,030 (55,57 (101,11 (146,65 (192,20 130 195,2 179,7 164,3 148,8 133,4 118,0 102,5 87,1 71,6 56,2
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 120.0% 120.00 120.00 120.00 120.00 140.00 160.00 180.00 180.00	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071 1,140,665 100% 738,074 722,806 707,538 692,270 661,733 646,465 631,197 615,929 600,661 585,393	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372 105% 646,018 630,750 615,481 600,213 584,945 569,677 554,409 539,141 523,872 508,604 493,336	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755 722,713 110% 553,961 538,693 523,425 588,157 492,889 477,620 462,352 447,084 431,816 416,548 401,279	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs 115% 461,905 446,637 431,368 416,100 400,832 385,564 370,296 355,028 339,759 324,491 309,223	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724 120% 369,848 354,580 339,312 324,044 308,776 293,507 278,239 262,971 247,703 232,435 227,023	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005 277,792 262,524 247,255 231,987 226,524 247,255 231,987 226,570 211,125 195,681 180,236 164,791 149,347 133,902	297,9 285,9 217,6 217,6 31,0 35,5 (10,0)3 (55,57 (101,11 (146,65 (192,20 130 195,2 179,7 164,3 131,4 118,0 102,5 87,1 71,6 56,2 40,7
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 120.0% 120.0% 120.0% 120.0% 120.0% 120.0% 120.0%	1,721,540 1,673,134 1,624,727 1,576,321 1,527,915 1,479,509 1,431,102 1,382,696 1,334,290 1,285,884 1,237,477 1,189,071 1,140,665 100% 738,074 722,806 707,538 692,270 661,733 646,465 631,197 615,929 600,661	1,565,854 1,517,940 1,470,025 1,422,111 1,374,196 1,326,282 1,278,367 1,230,453 1,182,538 1,134,624 1,086,709 1,078,421 1,029,372 105% 646,018 630,750 615,481 600,213 584,945 569,677 554,409 539,141 523,872 508,604	1,254,484 1,207,553 1,160,622 1,113,691 1,066,760 1,059,006 1,010,964 962,922 914,880 866,838 818,797 770,755 722,713	1,098,798 1,092,306 1,044,767 997,229 949,691 902,152 854,614 807,075 759,537 711,999 664,460 616,922 569,383 Build Costs 115% 461,905 446,637 431,368 416,100 400,832 385,564 370,296 355,028 339,759 324,491	821,104 774,572 728,040 681,509 634,977 588,446 541,914 495,382 448,851 402,319 355,787 309,256 262,724 120% 369,848 354,580 339,312 324,044 308,776 293,507 278,239 262,971 247,703 232,435	661,733 615,705 569,677 523,649 477,620 431,592 385,564 339,536 293,507 247,479 211,125 164,565 118,005 125% 277,792 262,524 247,255 231,987 226,570 211,125 195,681 180,236 164,791 149,347	297,9 252,9 217,6 217,6 31,0 35,5 (10,030 (55,57 (101,11 (146,65 (192,20 130 195,2 179,7 164,3 148,8 133,4 118,0 102,5 87,1 71,6 56,2

NOTES

Cells highlighted in yellow are input cells
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Figures in brackets, thus (00,000.00), are negative values / costs



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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



Total number of units in scheme						15
AH Policy requirement %		60%	AH Target	40%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
Ped houses	10.0%	0.9	60%	3.6	30%	5
Bed houses	40%	3.6	20%	1.2	32%	
Bed houses	30%	2.7	20%	1.2	26%	4
Bed houses	20.0%	1.8	0%	0.0	12%	2
Bed Apartment	0%	0.0	0%	0.0	0%	(
Bed Apartment	0%	0.0	0%	0	0%	(
otal number of units	100%	9.0	100%	6	100%	15
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per i	unit
Init Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses	80.0	861		100.0%	80.0	86
Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
Bed houses	130.0	1,399		100.0%	130.0	1,39
Bed Apartment	50.0	538		82.0%	61.0	65
Bed Apartment	65.0	700		82.0%	79.3	85
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqfi
Bed houses	72.0	775	288.0	3,100	360.0	3,87
Bed houses	342.0	3,681	114.0	1,227	456.0	4,90
Bed houses	297.0	3,197	132.0	1,421	429.0	4,618
Bed houses	234.0	2,519	0.0	0	234.0	2,519
Bed Apartment	0.0	0	0.0	0	0.0	. (
Bed Apartment	0.0	0	0.0	0	0.0	(
	945.0	10,172	534.0	5,748	1,479.0	15,920
pen Market values (£) -	£ psm	£ psf		£		total MV £ (no AH
Bed houses	2,875.0	267		230,000		1,035,000
Bed houses	3,368.4	313		320,000		1,536,000
Bed houses	3,818.2	355		420,000		1,638,000
Bed houses	4,230.8	393		550,000		990,000
Bed Apartment	4,200.0	390		210,000		(
Bed Apartment	3,538.5	329		230,000		5 400 000
ffordable Housing -						5,199,000
H Tenure split	66% Affo	ordable Rent		34%	Intermediate	
RSL Transfer Values (£) -	(%	of MV)			(% of MV)	
Bed houses	130,000 57%	6		135,000	59%	
Bed houses	145,000 45%	6		165,000	52%	
Bed houses	185,000 44%	6		195,000	46%	
Bed houses	210,000 38%	6		225,000	41%	
Bed Apartment	100,000 48%			110,000		
2 Bed Apartment	115,000 50%			125,000		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	230.000	207,000
3 Bed houses	4	@	320,000	1,152,000
4 Bed houses	3	@	420,000	1,134,000
5 Bed houses	2	@	550,000	990,000
1 Bed Apartment	0	@	210,000	· -
2 Bed Apartment	0	@	230,000	-
	9			3,483,000
Affordable Rented GDV -				
2 Bed houses	2	@	130,000	308,880
3 Bed houses	1	@	145,000	114,840
4 Bed houses	1	@	185,000	146,520
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	-
	4			570,240
ntermediate GDV -				
2 Bed houses	1	@	135,000	165,240
B Bed houses	0	@	165,000	67,320
4 Bed houses	0	@	195,000	79,560
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	2			312,120
	15 tota	al		
Grant	6.0	AH units @	0	-
GDV				4,365,360

AH on-site cost (£MV - £GDV)

AH on-site cost analysis 55,576 £ per unit



833,640 £

564 £ psm

nitial Payments -							
Planning Application Professional Fees and reports							(25,000)
Statutory Planning Fees							(5,775)
CIL		945	sqm (exc. AH)	100 £ p	osm	2.16%	(94,500)
Site Specific S106/278			units @	1,500 pe			(22,500)
AH Commuted Sum		1,479	sqm	0 £ p	osm	0.00%	-
Construction Costs -							
Demolition and Site Clearance		1.06	acres @	50,000 pe	r acre		(52,950)
2 Bed houses			sqm @	1,084.00 ps			(390,240)
B Bed houses			sqm @	1,084.00 ps	m		(494,304)
4 Bed houses			sqm @	1,084.00 ps			(465,036)
5 Bed houses			sqm @	1,084.00 ps			(253,656)
1 Bed Apartment		-	sqm @	1,084.00 ps			-
2 Bed Apartment	1,479.0	=	sqm @	1,084.00 ps	m		-
External works		1,603,236	_	15%			(240,485)
			£per unit				
Contingency		1,843,721	@	5%			(92,186)
Professional Fees		1,843,721	@	9%			(165,935)
Disposal Costs -							
Sale Agents Costs		3,483,000		1.00%			(34,830)
Sale Legal Costs		4,365,360		0.50%			(21,827)
Marketing and Promotion		3,483,000	GDV @	3.00%			(104,490)
Finance Costs -		0.460.744	_	4 0004			(0.4.00=)
Finance Fees		2,463,714	@	1.00%			(24,637)
nterest on Development Costs		7.00%	APR	0.565% pc	m		(16,885)
Developers Profit							
On private for sale		3,483,000		20.00%			(696,600)
On affordable housing pre-sale		882,360		6.00%			(52,942)
blended)				17.17%			
FOTAL COSTS							(3,254,778)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,110,582
SDLT	1,110,582 @		(55,529)
Acquisition Agent fees	1,110,582 @	1%	(11,106)
Acquisition Legal fees	1,110,582 @	0.5%	(5,553)
Interest on Land	1,110,582 @	7.0%	(77,741)
Residual Land Value (net)	64,044 per plot		960,654

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.43 ha	1.06 acres	
	3,451 sqm/ha	15,033 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	42,360 £ per plot		635,400

BALANCE	
Surplus/(Deficit)	325,254



	_				AH - % on site			
Balance	325,254	0%	10%	20%	30%	40%	50%	60
	0	1,094,048	980,230	752,593	638,774	411,137	297,319	77,8
	20	1,065,420	953,510	729,690	617,780	393,961	282,051	66,2
	40	1,036,792	926,791	706,788	596,787	376,784	266,782	54,6
	60	1,008,165 979,537	900,072	683,886	575,793	359,607	251,514	43,0
CII Snom	80		873,352	660,984	554,799	342,430	236,246	31,4
CIL £psm	100 120	950,909	846,633	638,081	533,805	325,254	230,878	19,9
	140	922,281 893,653	819,914 793,194	615,179 592,277	512,812 491,818	308,077 290,900	215,434 199,989	8,3 (3,25
	160	865,025	766,475	569,374	470,824	273,724	184,544	(14,83
	180	836,397	739,756	546,472	449,830	256,547	169,099	(26,41
	200	807,770	713,036	523,570	428,837	239,370	153,655	(38,00
	220	779,142	686,317	500,668	407,843	232,108	138,210	(49,58
	240	750,514	659,598	477,765	386,849	214,733	122,765	(61,16
'								
Balance	325,254	0	50	AH commute	ed sum - £ psm 150	200	250	3
Dalarice	0	Ü	50	100	100	200	200	3
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
	240							
Ralance	240	0%	10%	20%	AH - % on site	40%	50%	18
Balance	240 325,254	0% 950 909	10% 846 633	20% 638.081	30%	40% 325 254	50% 230.878	
Balance	325,254 100.0%	950,909	846,633	638,081	30% 533,805	325,254	230,878	19,9
Balance	325,254 100.0% 102.5%	950,909 901,357	846,633 797,584	638,081 590,039	30% 533,805 486,267	325,254 278,722	230,878 184,318	19,9 (25,62
Balance	325,254 100.0% 102.5% 105.0%	950,909 901,357 851,805	846,633 797,584 748,536	638,081 590,039 541,998	30% 533,805 486,267 438,729	325,254 278,722 232,190	230,878 184,318 137,757	19,9 (25,62 (71,16
Balance	325,254 100.0% 102.5% 105.0% 107.5%	950,909 901,357 851,805 802,253	846,633 797,584 748,536 699,487	638,081 590,039 541,998 493,956	30% 533,805 486,267 438,729 391,190	325,254 278,722 232,190 195,151	230,878 184,318 137,757 91,197	19,9 (25,62 (71,16 (116,71
	325,254 100.0% 102.5% 105.0% 107.5% 110.0%	950,909 901,357 851,805 802,253 752,701	846,633 797,584 748,536 699,487 650,439	638,081 590,039 541,998 493,956 445,914	30% 533,805 486,267 438,729 391,190 343,652	325,254 278,722 232,190 195,151 148,081	230,878 184,318 137,757 91,197 44,637	19,9 (25,62 (71,16 (116,71 (162,25
Balance Build Costs	325,254 100.0% 102.5% 105.0% 107.5%	950,909 901,357 851,805 802,253	846,633 797,584 748,536 699,487	638,081 590,039 541,998 493,956	30% 533,805 486,267 438,729 391,190	325,254 278,722 232,190 195,151	230,878 184,318 137,757 91,197	19,9 (25,62 (71,16 (116,72 (162,25 (202,90
	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	950,909 901,357 851,805 802,253 752,701 703,149	846,633 797,584 748,536 699,487 650,439 601,390	638,081 590,039 541,998 493,956 445,914 397,872	30% 533,805 486,267 438,729 391,190 343,652 296,113	325,254 278,722 232,190 195,151 148,081 101,012	230,878 184,318 137,757 91,197 44,637 (1,924)	19,9 (25,62 (71,16 (116,71 (162,25 (202,90 (248,97
	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597	846,633 797,584 748,536 699,487 650,439 601,390 552,342	638,081 590,039 541,998 493,956 445,914 397,872 349,830	30% 533,805 486,267 438,729 391,190 343,652 296,113 248,575	325,254 278,722 232,190 195,151 148,081 101,012 53,942	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484)	19,9 (25,62 (71,16 (116,71 (162,25 (202,90 (248,97 (295,03
	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789	30% 533,805 486,267 438,729 391,190 343,652 296,113 248,575 210,706	325,254 278,722 232,190 195,151 148,081 101,012 53,942 6,872	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044)	19,9 (25,62 (71,16 (116,71 (162,25 (202,90 (248,97 (295,03 (341,08
	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747	30% 533,805 486,267 438,729 391,190 343,652 296,113 248,575 210,706 162,618	325,254 278,722 232,190 195,151 148,081 101,012 53,942 6,872 (40,197)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605)	19,9 (25,62 (71,16 (116,71 (162,25 (202,90 (248,97 (295,03 (341,08 (387,15
	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429	30% 533,805 486,267 438,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530	325,254 278,722 232,190 195,151 148,081 101,012 53,942 6,872 (40,197) (87,267)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165)	19,9 (25,62 (71,16 (116,71 (162,25 (202,90 (248,97 (295,03 (341,05 (387,15 (428,65
	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832	30% 533,805 486,2e7 438,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442	325,254 278,722 232,190 195,151 148,081 101,012 53,942 6,872 (40,197) (87,267) (134,336)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146)	19,9 (25,62 (71,16 (116,71 (162,25 (202,90 (248,97 (295,03 (341,09 (387,15 (428,65 (475,75
	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 125.0% 125.5% 125.0% 125.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234	30% 533,805 486,267 438,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734)	325,254 278,722 232,190 195,151 148,081 101,012 53,942 6,872 (40,197 (87,267) (134,336) (181,406)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239)	19,9 (25,62 (71,16 (116,71 (162,25 (202,90 (248,97 (295,03 (341,09 (387,15 (428,65 (475,75
	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 125.5% 125.0% 125.0% 130.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637	30% 533,805 486,267 488,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs	325,254 278,722 232,190 195,151 148,081 101,012 53,942 6,872 (40,197) (87,267) (134,336) (181,406) (223,825)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331)	19,9 (25,62 (71,16 (116,71) (162,25 (202,90 (248,97 (295,03 (341,08) (337,15 (428,65 (475,75 (521,61
Build Costs	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 125.0% 125.5% 125.0% 125.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637	30% 533,805 486,267 488,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs	325,254 278,722 232,190 195,151 148,081 101,012 53,942 6,872 (40,197) (87,267) (134,336) (181,406) (223,825)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331)	19,9 (25,62 (71,16 (116,71) (162,25 (202,90 (248,97 (295,03) (341,09 (387,15 (425,65 (475,75 (521,61)
Build Costs	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637	30% 533,805 486,267 488,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs 115% 140,818	325,254 278,722 232,190 195,151 148,081 101,012 53,942 (40,197) (87,267) (134,336) (181,406) (223,825)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331)	600 19,9 (25,62 (71,16 (116,71 (162,22 (202,90 (248,97 (295,03 (341,09 (387,15 (428,65 (475,75 (521,61
Build Costs	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 127.5% 120.0% 127.5% 130.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637	30% 533,805 486,267 438,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs 115% 140,818 123,443	325,254 278,722 232,190 195,151 148,081 101,012 53,942 (40,197) (87,267) (134,336) (181,406) (223,825)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331) 125% (47,460) (64,835)	19,9 (25,62 (71,16 (116,71,16),16),16 (22,26) (248,97 (295,33) (341,03) (387,15) (428,65) (475,75) (521,61)
Build Costs	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637	30% 533,805 486,267 488,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs 115% 140,818	325,254 278,722 232,190 195,151 148,081 101,012 53,942 (40,197) (87,267) (134,336) (181,406) (223,825) 120% 46,679 29,304 11,929	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331) 125% (47,460) (64,835) (82,210)	19,9 (25,62 (71,16 (116,71) (162,25 (202,90 (248,97 (295,03 (341,09 (387,15 (428,65 (475,75 (521,61
Build Costs	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 125.0% 127.5% 130.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637	30% 533,805 486,267 488,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs 115% 140,818 123,443 106,068	325,254 278,722 232,190 195,151 148,081 101,012 53,942 (40,197) (87,267) (134,336) (181,406) (223,825)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331) 125% (47,460) (64,835)	19,9 (25,62 (71,16 (116,71) (162,25 (202,90 (248,97 (295,03) (341,09 (387,15 (428,65 (475,75) (521,61
Build Costs	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285 100% 411,137 393,961 376,784 359,607	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050 105% 318,074 300,897 283,721 266,544	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637	30% 533,805 486,267 488,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs 115% 140,818 123,443 116,068 88,693	325,254 278,722 232,190 195,151 148,081 101,012 53,942 6,872 (40,197) (87,267) (134,336) (181,406) (223,825) 120% 46,679 29,304 11,929 (5,447)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331) 125% (47,460) (64,835) (82,210) (99,586) (116,961)	19,9 (25,62 (71,16 (116,71) (162,25 (202,90 (248,97 (295,03 (341,09 (387,15 (425,65 (475,75) (521,61
Build Costs Balance	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 127.5% 130.0% 127.5% 130.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285 100% 411,137 393,961 376,784 359,607 342,430	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050 105% 318,074 300,897 283,721 266,544 249,367	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637	30% 533,805 486,267 488,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs 115% 140,818 123,443 106,068 88,693 71,317	325,254 278,722 232,190 195,151 148,081 101,012 53,942 (40,197) (87,267) (134,336) (181,406) (223,825) 120% 46,679 29,304 11,929 (5,447) (22,822)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331) 125% (47,460) (64,835) (82,210) (99,586)	19,9 (25,62 (71,16 (116,71,16),16),16 (20,20,20,20,20,20,20,20,20,20,20,20,20,2
Build Costs Balance	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 130.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285 100% 411,137 393,961 376,784 359,607 342,430 325,254	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050 105% 318,074 300,897 283,721 266,544 249,367 232,190	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637	30% 533,805 486,267 438,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs 115% 140,818 123,443 106,068 88,693 71,317 53,942	325,254 278,722 232,190 195,151 148,081 101,012 53,942 (40,197) (87,267) (134,336) (181,406) (223,825) 120% 46,679 29,304 11,929 (5,447) (22,822) (40,197) (57,572)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331) 125% (47,460) (64,835) (82,210) (99,586) (116,961) (134,336) (151,712)	19,9 (25,62 (71,16 (116,71,16),16),16 (20,90 (248,97 (295,33),3 (341,09 (387,15) (428,66),4 (475,75) (521,61) 130 (141,55) (158,97) (176,35) (193,72) (206,25) (223,82) (241,38)
Build Costs Balance	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 120.0% 125.0% 125.0% 125.0% 120.0% 125.0% 120.0% 120.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285 100% 411,137 393,961 376,784 359,607 342,430 325,254 308,077 290,900	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050 105% 318,074 300,897 283,721 266,544 249,367 232,190 224,845 207,470	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637 110% 234,958 217,582 200,207 182,832 165,457 148,081 130,706 113,331	30% 533,805 486,267 488,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs 115% 140,818 123,443 106,068 88,693 71,317 53,942 36,567 19,192	325,254 278,722 232,190 195,151 148,081 101,012 53,942 6,872 (40,197) (87,267) (134,336) (181,406) (223,825) 120% 46,679 29,304 11,929 (5,447) (22,822) (40,197) (57,572) (74,948)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331) 125% (47,460) (64,835) (82,210) (99,586) (116,961) (134,336) (151,712) (169,087)	19,9 (25,62 (71,16) (116,71) (162,25) (202,90) (248,97) (295,03) (341,09) (387,15) (425,65) (475,75) (475,75) (471,55) (176,35) (174,15) (176,35) (193,72) (206,25) (223,82) (224,33) (245,897)
Build Costs Balance	325,254 100.0% 102.5% 105.0% 107.5% 110.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 325,254 0 20 40 60 80 100 120 140	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285 100% 411,137 393,961 376,784 359,607 342,430 325,254 308,077 290,900 273,724	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050 105% 318,074 300,897 283,721 266,544 249,367 232,190 224,845 207,470 190,095	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637 110% 234,958 217,582 200,207 182,832 165,457 148,081 130,706 113,331 95,955	30% 533,805 486,267 438,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs 115% 140,818 123,443 106,068 88,693 71,317 53,942 36,567 19,192 1,816	325,254 278,722 232,190 195,151 148,081 101,012 53,942 (40,197) (87,267) (134,336) (181,406) (223,825) 120% 46,679 29,304 11,929 (5,447) (22,822) (40,197) (57,572) (74,948) (92,323)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331) 125% (47,460) (64,835) (82,210) (99,586) (116,961) (134,336) (151,712) (169,087) (186,462)	19,9 (25,62 (71,16) (71,71,16) (116,71,16) (20,9) (248,97 (295,03) (341,08) (387,14) (428,64) (475,74) (521,61) 13((141,58) (141,58) (176,38)
Build Costs Balance	325,254 100.0% 102.5% 105.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 127.5% 130.0% 120 140 160 180	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285 100% 411,137 393,961 376,784 359,607 342,430 325,254 308,077 290,900 273,724 256,547	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050 105% 318,074 300,897 283,721 266,544 249,367 232,190 224,845 207,470 190,095 172,719	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637 110% 234,958 217,582 200,207 182,832 165,457 148,081 130,706 113,331 95,955 78,580	30% 533,805 486,267 438,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs 115% 140,818 123,443 106,068 88,693 71,317 53,942 36,567 19,192 1,816 (15,559)	325,254 278,722 232,190 195,151 148,081 101,012 53,942 (40,197) (87,267) (134,336) (181,406) (223,825) 120% 46,679 29,304 11,929 (5,447) (22,822) (40,197) (57,572) (74,948) (92,323) (109,698)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331) 125% (47,460) (64,835) (82,210) (99,586) (116,961) (134,336) (151,712) (169,087) (186,462) (198,905)	19,9 (25,62 (71,16 (116,71,16),16),16 (202,90 (248,97 (295,03) (341,08) (387,15) (428,66) (475,75) (521,61) 133 (141,58) (176,38) (176,38) (176,38) (176,38) (206,52) (202,52) (204,12)
Build Costs Balance	325,254 100.0% 102.5% 105.0% 110.5% 110.0% 112.5% 125.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 120.0% 120.0% 120.0% 120.0% 120.0%	950,909 901,357 851,805 802,253 752,701 703,149 653,597 604,045 554,493 504,941 455,389 405,837 356,285 100% 411,137 393,961 376,784 359,607 342,430 325,254 308,077 290,900 273,724	846,633 797,584 748,536 699,487 650,439 601,390 552,342 503,293 454,244 405,196 356,147 307,099 258,050 105% 318,074 300,897 283,721 266,544 249,367 232,190 224,845 207,470 190,095	638,081 590,039 541,998 493,956 445,914 397,872 349,830 301,789 253,747 215,429 166,832 118,234 69,637 110% 234,958 217,582 200,207 182,832 165,457 148,081 130,706 113,331 95,955	30% 533,805 486,267 438,729 391,190 343,652 296,113 248,575 210,706 162,618 114,530 66,442 18,354 (29,734) Build Costs 115% 140,818 123,443 106,068 88,693 71,317 53,942 36,567 19,192 1,816	325,254 278,722 232,190 195,151 148,081 101,012 53,942 (40,197) (87,267) (134,336) (181,406) (223,825) 120% 46,679 29,304 11,929 (5,447) (22,822) (40,197) (57,572) (74,948) (92,323)	230,878 184,318 137,757 91,197 44,637 (1,924) (48,484) (95,044) (141,605) (188,165) (230,146) (277,239) (324,331) 125% (47,460) (64,835) (82,210) (99,586) (116,961) (134,336) (151,712) (169,087) (186,462)	19,9 (25,62 (71,16) (71,17) (162,25) (202,90) (248,97) (295,03) (341,09) (387,15) (428,65) (475,75) (521,61) 130 (141,59) (158,97) (176,65) (158,97) (276,54)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



SCHEME DETAILS - ASSUMPTIONS						
Total according to the lands of						
Total number of units in scheme AH Policy requirement %		65%	AH Target	35% on-site	<u>. </u>	1:
An Folicy requirement %		05%	An raiget	33 % OII-Site	•	
Unit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # unit
2 Bed houses	10.0%	1.0	60%	3.0	27%	
3 Bed houses	40%	4.0	20%	1.0	33%	
4 Bed houses	30%	3.0	20%	1.0	27%	
5 Bed houses	20.0%	2.0	0%	0.0	13%	
1 Bed Apartment	0%	0.0	0%	0.0	0%	
2 Bed Apartment	0%	0.0	0%	0	0%	
Total number of units	100%	10.0	100%	5	100%	1
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per un	it
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqf
2 Bed houses	80.0	861		100.0%	80.0	86
3 Bed houses	95.0	1,023		100.0%	95.0	1,02
4 Bed houses	110.0	1,184		100.0%	110.0	1,18
5 Bed houses	130.0	1,399		100.0%	130.0	1,39
1 Bed Apartment	50.0	538		82.0%	61.0	65
2 Bed Apartment	65.0	700		82.0%	79.3	85
					T	
Fatal Occasi Flanciana	Market Units GIA	(0)	AH units GIA	(ft)	Total GIA	/
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
2 Bed houses	80.0	861	240.0	2,583	320.0	3,44
B Bed houses	380.0	4,090	95.0	1,023	475.0	5,11
4 Bed houses	330.0	3,552	110.0	1,184	440.0	4,73
5 Bed houses	260.0	2,799	0.0	0	260.0	2,79
1 Bed Apartment	0.0	0	0.0	0	0.0	
2 Bed Apartment	1,050.0	11,302	0.0 445.0	0 4,790	0.0 1,495.0	16,09
Open Market values (£) -	£ psm	£ psf		£	to	otal MV £ (no AF
2 Bed houses	2,687.5	250		215,000		860,00
Bed houses	2,947.4	274		280,000		1,400,00
Bed houses	3,545.5	329		390,000		1,560,00
5 Bed houses	3,846.2	357		500,000		1,000,00
1 Bed Apartment	3,000.0	279		150,000		
2 Bed Apartment	3,230.8	300		210,000		4,820,00
Affordable Housing -						+,020,00
AH Tenure split	66% Affo	rdable Rent		34% Interm	ediate	
RSL Transfer Values (£) -	(%	of MV)		(% of	MV)	
2 Bed houses	130,000 60%	6		135,000 63%		
B Bed houses	145,000 52%	6		165,000 59%		
1 Bed houses	185,000 47%	6		195,000 50%		
5 Bed houses	210,000 42%			225,000 45%		
1 Bed Apartment	100,000 67%			110,000 73%		
2 Bed Apartment	115,000 55%			125,000 60%		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	1	@	215,000	215,000
3 Bed houses	4	@	280,000	1,120,000
4 Bed houses	3	@	390,000	1,170,000
5 Bed houses	2	@	500,000	1,000,000
1 Bed Apartment	0	@	150,000	=
2 Bed Apartment	0	@	210,000	=
	10			3,505,000
Affordable Rented GDV -				
2 Bed houses	2	@	130,000	257,400
3 Bed houses	1	@	145,000	95,700
4 Bed houses	1	@	185,000	122,100
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	-
	3			475,200
ntermediate GDV -				
2 Bed houses	1	@	135,000	137,700
3 Bed houses	0	@	165,000	56,100
4 Bed houses	0	@	195,000	66,300
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	2			260,100
	15 tot	al		
Grant	5.0	AH units @	0	-
GDV				4,240,300

AH on-site cost (£MV - £GDV)
AH on-site cost analysis 38,647 £ per unit

579,700 £

388 £ psm



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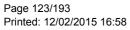


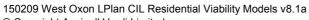
DEVELOPMENT COSTS						
nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(5,775)
CIL		1,050	sqm (exc. AH)	100 £ psm	2.48%	(105,000)
Site Specific S106/278		15	units @	1,500 per unit		(22,500)
AH Commuted Sum		1,495	sqm	0 £ psm	0.00%	-
Construction Costs -						
Demolition and Site Clearance		1.06	acres @	50,000 per acre		(52,950)
2 Bed houses			sqm @	1,084.00 psm		(346,880)
Bed houses			sqm @	1,084.00 psm		(514,900)
Bed houses			sqm @	1,084.00 psm		(476,960)
5 Bed houses		260.0	sqm @	1,084.00 psm		(281,840)
1 Bed Apartment		-	sqm @	1,084.00 psm		-
2 Bed Apartment	1,495.0	=	sqm @	1,084.00 psm		-
External works		1,620,580		15%		(243,087)
			£per unit			
Contingency		1,863,667	@	5%		(93,183)
Professional Fees		1,863,667	@	9%		(167,730)
Disposal Costs -						
Sale Agents Costs		3,505,000		1.00%		(35,050)
Sale Legal Costs		4,240,300	_	0.50%		(21,202)
Marketing and Promotion		3,505,000	GDV @	3.00%		(105,150)
Finance Costs -						
Finance Fees		2,497,207	@	1.00%		(24,972)
nterest on Development Costs		7.00%	APR	0.565% pcm		(18,632)
Developers Profit						
On private for sale		3,505,000		20.00%		(701,000)
On affordable housing pre-sale		735,300		6.00%		(44,118)
plended)				17.57%		
OTAL COSTS						(3,285,929)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			954,371
SDLT	954,371 @		(38,175)
Acquisition Agent fees	954,371 @	1%	(9,544)
Acquisition Legal fees	954,371 @	0.5%	(4,772)
Interest on Land	954,371 @	7.0%	(66,806)
Residual Land Value (net)	55,672 per plot		835,075

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.43 ha	1.06 acres	
	3,488 sqm/ha	15,196 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	42,360 £ per plot		635,400

BALANCE	
Surplus/(Deficit)	199,675









					AH - % on site			
Balance	199,675	0%	10%	20%	30%	40%	50%	60
	0 20	734,950	645,072	465,314	375,436	205,286	114,369	(67,46
	40	706,322 677,695	618,352 591,633	442,412 419,510	354,442 333,448	187,911 170,536	98,924 83,479	(79,05 (90,63
	60	649,067	564,914	396,608	312,455	153,161	68,035	(102,21
	80	620,439	538,194	373,705	291,461	135,785	52,590	(113,80
CIL £psm	100	591,811	511,475	350,803	270,467	118,410	37,145	(125,38
	120	563,183	484,756	327,901	249,473	101,035	21,701	(136,96
	140	534,555	458,036	304,999	238,467	83,660	6,256	(148,55
	160	505,928	431,317	282,096	217,230	66,284	(9,189)	(160,13
	180	477,300	404,598	259,194	195,994	48,909	(24,633)	(171,71
	200	448,672	377,879	236,292	174,757	31,534	(40,078)	(183,30
	220	420,044	351,159	223,202	153,521	14,158	(55,523)	(194,88
	240	391,416	324,440	200,035	132,284	(3,217)	(70,967)	(201,56
				AH commu	ted sum - £ psm			
Balance	199,675	0	50	100	150	200	250	3
	0							
	20							
	40							
	60							
011 0	80							
CIL £psm	100							
	120							
	140 160							
	180							
	200							
	220							
	240							
			100/		AH - % on site	100/	### ### ### ### ### ### ### ### ### ##	
Balance	199,675	0%	10%	20%	30%	40%	50%	60
Balance	100.0%	591,811	511,475	350,803	30% 270,467	118,410	37,145	(125,38
Balance	100.0% 102.5%	591,811 542,259	511,475 462,427	350,803 302,761	30% 270,467 232,852	118,410 71,341	37,145 (9,415)	(125,38 (170,92
Balance	100.0% 102.5% 105.0%	591,811 542,259 492,707	511,475 462,427 413,378	350,803 302,761 254,720	30% 270,467 232,852 184,764	118,410 71,341 24,271	37,145 (9,415) (55,975)	(125,38 (170,92 (211,68
Balance	100.0% 102.5% 105.0% 107.5%	591,811 542,259 492,707 443,155	511,475 462,427 413,378 364,329	350,803 302,761 254,720 216,413	30% 270,467 232,852 184,764 136,676	118,410 71,341 24,271 (22,799)	37,145 (9,415) (55,975) (102,536)	(125,38 (170,92 (211,68 (257,74
	100.0% 102.5% 105.0% 107.5% 110.0%	591,811 542,259 492,707 443,155 393,603	511,475 462,427 413,378 364,329 315,281	350,803 302,761 254,720 216,413 167,816	30% 270,467 232,852 184,764 136,676 88,588	118,410 71,341 24,271 (22,799) (69,868)	37,145 (9,415) (55,975) (102,536) (149,096)	(125,38 (170,92 (211,68 (257,74 (303,80
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0%	591,811 542,259 492,707 443,155 393,603 344,051	511,475 462,427 413,378 364,329 315,281 266,232	350,803 302,761 254,720 216,413 167,816 119,218	30% 270,467 232,852 184,764 136,676 88,588 40,500	118,410 71,341 24,271 (22,799) (69,868) (116,938)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657)	(125,38 (170,92 (211,68 (257,74 (303,80 (349,86
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,499	511,475 462,427 413,378 364,329 315,281 266,232 227,040	350,803 302,761 254,720 216,413 167,816 119,218 70,621	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723)	(125,38 (170,92 (211,68 (257,74 (303,80 (349,86 (395,93
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816)	(125,38 (170,92 (211,68 (257,74 (303,80 (349,86 (395,93 (437,62
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,499	511,475 462,427 413,378 364,329 315,281 266,232 227,040	350,803 302,761 254,720 216,413 167,816 119,218 70,621	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723)	(125,38 (170,92 (211,68 (257,74 (303,80 (349,86 (395,93 (437,62 (484,72
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908)	(125,38 (170,92 (211,68 (257,74 (303,80 (349,86 (395,93 (437,62 (484,72 (530,68
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000 154,875	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001)	(125,38 (170,92 (211,68 (257,74 (303,80 (349,86 (395,93 (437,62 (484,72 (530,68 (578,30
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000 154,875 104,750	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443) (349,050)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363)	(125,38 (170,92 (211,68 (257,74 (303,80 (349,86 (395,93 (437,62 (484,72 (530,68 (578,30 (625,93
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000 154,875 104,750 54,626	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038)	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443) (349,050) (396,658)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520)	(125,38 (170,92 (211,68 (257,74 (303,80 (349,86 (395,93 (437,62 (484,72 (530,68 (578,30 (625,93
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000 154,875 104,750 54,626	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038)	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443) (349,050) (396,658)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520)	(125,38 (170,92) (211,68) (257,74) (303,86) (349,86) (395,93) (437,62) (484,72) (530,68) (578,30) (625,93) (677,10)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000 154,875 104,750 54,626 4,501	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038) (70,653)	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365) (216,226)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443) (349,050) (396,658) (439,946)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520) (517,677)	(125,38 (170,92) (211,68) (257,74) (303,80) (349,86) (395,93) (437,62) (484,72) (530,68) (578,30) (625,93) (677,10)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,947 205,000 154,875 104,750 54,626 4,501	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038) (70,653)	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365) (216,226)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239) Build Costs	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443) (349,050) (396,658) (439,946)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520) (517,677)	(125,38 (170,92) (211,68 (257,74) (303,80) (349,86) (395,93) (437,62) (484,72) (530,68) (578,30) (625,93) (677,10)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 122.5% 127.5% 130.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000 154,875 104,750 54,626 4,501	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038) (70,653)	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365) (216,226)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239) Build Costs 115%	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443) (349,050) (396,658) (439,946)	37,145 (9,415) (55,975) (102,536) (149,096) (196,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520) (517,677)	(125,38 (170,92) (211,68 (257,74) (303,80) (349,86 (395,93) (437,62) (484,72) (530,68) (578,30) (625,93) (677,10)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 125.0% 127.5% 130.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000 154,875 104,750 54,626 4,501	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038) (70,653)	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365) (216,226)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239) Build Costs 115% 10,731 (8,574)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (184,007) (206,228) (253,835) (301,443) (349,050) (396,658) (439,946)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520) (517,677)	(125,38 (170,92) (211,68 (257,74) (303,80 (349,86 (395,93) (437,62) (484,72) (530,68 (578,30) (625,93) (677,10)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000 154,875 104,750 54,626 4,501 100% 285,557 266,472 247,387	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038) (70,653)	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365) (216,226) 110% 105,889 86,583 67,277	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239) Build Costs 115% 10,731 (8,574) (27,880)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443) (349,050) (396,658) (439,946) 120% (84,426) (103,732) (123,038)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520) (517,677) 125% (179,584) (193,901) (213,427)	600 (125,38 (170,92) (170,92) (211,68 (257,74 (303,80 (395,93) (437,62 (484,72 (530,68 (578,30 (625,93) (677,10 (270,61 (290,14 (309,67 (329,18) (348,72 (324,87 (324,
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,947 205,000 154,875 104,750 54,626 4,501 100% 285,557 266,472 247,387 238,287	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038) (70,653)	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365) (216,226) 110% 105,889 86,583 67,277 47,971	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239) Build Costs 115% 10,731 (8,574) (27,880) (47,186)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443) (349,050) (396,658) (439,946) 120% (84,426) (103,732) (123,038) (142,344)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520) (517,677) 125% (179,584) (193,901) (213,427) (232,954)	(125,38 (170,92) (211,68) (257,74) (303,80) (349,86) (395,93) (437,62) (484,72) (530,68) (677,30) (677,10) 130 (270,61) (290,14) (309,67) (329,19)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 14	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000 154,875 104,750 54,626 4,501 100% 285,557 266,472 247,387 238,287 218,981	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038) (70,653) 105% 201,047 181,741 162,435 143,129 123,823	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365) (216,226) 110% 105,889 86,583 67,277 47,971 28,666	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239) Build Costs 115% 10,731 (8,574) (27,880) (47,186) (66,492)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443) (349,050) (396,658) (439,946) 120% (84,426) (103,732) (123,038) (142,344) (161,650)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520) (517,677) 125% (179,584) (193,901) (213,427) (232,954) (252,480)	(125,38 (170,92) (211,68 (257,74) (303,80) (349,86) (395,93) (437,62) (484,72) (530,68) (677,30) (625,93) (677,10) 130 (270,61) (290,14) (309,61) (329,15) (329,15) (324,72)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000 154,875 104,750 54,626 4,501 100% 285,557 266,472 247,387 238,287 218,981 199,675	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038) (70,653) 105% 201,047 181,741 162,435 143,129 123,823 104,517	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365) (216,226) 110% 105,889 86,583 67,277 47,971 28,666 9,360	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239) Build Costs 115% 10,731 (8,574) (27,880) (47,186) (66,492) (85,798)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (154,007) (206,228) (253,835) (301,443) (349,050) (396,658) (439,946) 120% (84,426) (103,732) (123,038) (142,344) (161,650) (180,955)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520) (517,677) 125% (179,584) (193,901) (213,427) (232,954) (252,480) (272,007)	(125,38 (170,92 (211,68 (257,74) (303,8) (349,86 (395,92 (434,72) (530,68 (578,3) (625,93 (677,10 130 (270,61 (290,14) (309,67) (329,18) (348,72) (368,28) (388,777)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 199,675 0 20 40 60 80 100 120	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000 154,875 104,750 54,626 4,501 100% 285,557 266,472 247,387 238,287 218,981 199,675 180,369	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038) (70,653) 105% 201,047 181,741 162,435 143,129 123,823 104,517 85,211	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365) (216,226) 110% 105,889 86,583 67,277 47,971 28,666 9,360 (9,946)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239) Build Costs 115% 10,731 (8,574) (27,880) (47,186) (66,492) (85,798) (105,104)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443) (349,050) (396,658) (439,946) 120% (84,426) (103,732) (123,038) (142,344) (161,650) (180,955) (195,288)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520) (517,677) 125% (179,584) (193,901) (213,427) (232,954) (252,480) (272,007) (291,533)	(125,38 (170,92 (211,68 (257,74 (303,80 (349,86 (395,33 (437,62 (484,72 (530,66 (578,03 (625,93 (677,10 (270,61 (290,14 (309,67 (329,18 (348,72 (368,28 (387,77) (407,30
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0% 199,675 0 20 40 60 80 100 120 140	591,811 542,259 492,707 443,155 393,603 344,051 294,947 205,000 154,875 104,750 54,626 4,501 100% 285,557 266,472 247,337 238,287 218,981 199,675 180,369 161,063	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038) (70,653) 105% 201,047 181,741 162,435 143,129 123,823 104,517 85,211 65,906	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365) (216,226) 110% 105,889 86,583 67,277 47,971 28,666 9,360 (9,946) (29,252)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239) Build Costs 115% 10,731 (8,574) (27,880) (47,186) (66,492) (85,798) (105,104) (124,410)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443) (399,658) (439,946) 120% (84,426) (103,732) (123,038) (142,344) (161,650) (180,955) (195,288) (214,815)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520) (517,677) 125% (179,584) (193,901) (213,427) (232,954) (252,480) (272,007) (291,533) (311,060)	(125,38 (170,92 (211,68 (257,74) (303,80 (349,86 (395,33) (437,62 (484,72 (530,68 (625,93) (677,10 (270,61 (290,14 (309,67) (329,18 (348,72 (368,28 (387,77) (407,33 (422,11)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 120.0% 120.0% 120.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,947 205,000 154,875 104,750 54,626 4,501 100% 285,557 266,472 247,387 238,287 218,981 199,675 180,369 161,063 141,757	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038) (70,653) 105% 201,047 181,741 162,435 143,129 123,823 104,517 85,211 65,906 46,600	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365) (216,226) 110% 105,889 86,583 67,277 47,971 28,666 9,360 (9,946) (29,252) (48,558)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239) Build Costs 115% 10,731 (8,574) (27,880) (47,186) (66,492) (85,798) (105,104) (124,410) (143,715)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (164,007) (206,228) (253,835) (301,443) (349,050) (396,658) (439,946) 120% (84,426) (103,732) (123,038) (142,344) (161,650) (180,955) (195,288) (214,815) (234,341)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520) (517,677) 125% (179,584) (193,901) (213,427) (232,954) (252,480) (272,007) (291,533) (311,060) (330,586)	(125,38 (170,92) (211,68) (257,74) (303,80) (349,86) (349,86) (437,67) (530,68) (578,30) (677,10) (309,67) (309
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.0% 127.5% 120.0% 127.5% 130.0% 127.5% 130.0%	591,811 542,259 492,707 443,155 393,603 344,051 294,499 244,947 205,000 154,875 104,750 54,626 4,501 100% 285,557 266,472 247,387 238,287 199,675 180,369 161,063 141,757 122,451	511,475 462,427 413,378 364,329 315,281 266,232 227,040 177,425 127,809 78,193 28,578 (21,038) (70,653) 105% 201,047 181,741 162,435 143,129 123,823 104,517 85,211 65,906 46,600 27,294	350,803 302,761 254,720 216,413 167,816 119,218 70,621 22,024 (26,573) (75,170) (123,768) (172,365) (216,226) 110% 105,889 86,583 67,277 47,7971 28,666 9,360 (9,946) (29,252) (48,558) (67,864)	30% 270,467 232,852 184,764 136,676 88,588 40,500 (7,588) (55,676) (103,764) (151,852) (194,964) (243,601) (292,239) Build Costs 115% 10,731 (8,574) (27,880) (47,186) (66,492) (85,798) (105,104) (124,410) (143,715) (163,021)	118,410 71,341 24,271 (22,799) (69,868) (116,938) (144,007) (206,228) (253,835) (301,443) (349,050) (396,658) (439,946) 120% (84,426) (103,732) (123,038) (142,344) (161,650) (180,955) (195,288) (214,815) (234,341) (253,868)	37,145 (9,415) (55,975) (102,536) (149,096) (195,657) (237,723) (284,816) (331,908) (379,001) (421,363) (469,520) (517,677) 125% (179,584) (193,901) (212,427) (232,954) (252,480) (272,007) (291,533) (311,060) (330,586) (350,113)	(125,38 (170,92) (211,68) (257,74) (303,80) (349,86) (395,93) (437,62) (484,72) (530,68) (578,30) (625,93) (677,10) 130 (270,61) (290,14) (309,67) (329,19) (348,72) (348,72) (348,72) (348,72) (348,72) (348,72) (348,72)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

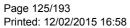
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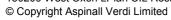
150209 West Oxon LPlan CIL Residential Viability Models v8.1a



AH Policy requirement % MV mix*								
My mis% MV # units AH mix% AH # units AH mix% AH # units Overall mix% Bed houses 0.0% 0 0% 0 0% 0 0% 0 0% 0 0	15		on oito	E09/	AH Torgot	E09/		Total number of units in scheme
Red houses			on-site	50%	An Target	50%		An Policy requirement %
Bed houses	x% Total # units	Overall mix%		AH # units	AH mix%	MV # units	MV mix%	Jnit mix -
Bed houses 0% 0 0% 0 0% 0 0% 0 0	0% 0	0%		0	0%	0	0.0%	2 Bed houses
Bed houses 0.0% 0 0% 0	0%	0%		0	0%	0	0%	Bed houses
Bed Apartment 33.3% 2.7 50.0% 3.5 51.4% 68.7% 5.3 50.0% 3.5 59.9% 50.40 50.0	0%	0%		0	0%	0	0%	Bed houses
Bed Apartment	0%	0%		0	0%		0.0%	Bed houses
Net sales (NIA) per unit								·
Net sales (NIA) per unit		59%		3.5	50.0%	5.3	66.7%	2 Bed Apartment
	0% 15	100%		7.0	100%	8.0	100%	otal number of units
2 Bed houses 80.0 861 100.0% 80.0 8 Bed houses 95.0 1,023 100.0% 95.0 8 Bed houses 110.0 1,184 100.0% 110.0 5 Bed houses 130.0 1,399 100.0% 130.0 8 Bed Apartment 50.0 538 82.0% 61.0 8 Bed Apartment 650.0 770 82.0% 773.3 Market Units GIA AH units GIA Total Gross Floor areas - 8 Bed houses 0.0 0 0.0 0 0 8 Bed houses 0.0 0 0.0 0 0.0 8 Bed houses 4.0 0 0.0 0 0 0	per unit	Gross (GIA) per ur		Net to Gross %		unit	Net sales (NIA) pe	
Bed houses 95.0 1,023 100.0% 95.0 100.0% 110.0 1110.0 1,184 100.0% 110.0 110.	ım) (sqft)	(sqm)		%		(sqft)	(sqm)	Jnit Floor areas -
Bed houses	0.0 861	80.0		100.0%		861	80.0	Bed houses
Bed houses	5.0 1,023	95.0		100.0%		1,023	95.0	Bed houses
Bed Apartment 50.0 538 82.0% 61.0 79.3 82.0% 79.3 82.0% 79.3 79.3 82.0% 79.3	0.0 1,184	110.0		100.0%		1,184	110.0	Bed houses
Market Units GIA	0.0 1,399	130.0		100.0%		1,399	130.0	5 Bed houses
Market Units GIA	1.0 656	61.0		82.0%		538	50.0	Bed Apartment
Seed houses	9.3 853	79.3		82.0%		700	65.0	Bed Apartment
Bed houses		Total GIA			AH units GIA		Market Units GIA	
Bed houses	ım) (sqft	(sqm)		(sqft)	(sqm)	(sqft)	(sqm)	otal Gross Floor areas -
Bed houses 0.0					0.0		0.0	Bed houses
Bed houses 0.0	0.0	0.0		0	0.0	0	0.0	Bed houses
Bed Apartment	0.0	0.0		0	0.0	0	0.0	Bed houses
Red Apartment	0.0	0.0		0	0.0	0	0.0	5 Bed houses
Section	6.0 4,047	376.0		2,297	213.4	1,750	162.6	Bed Apartment
Open Market values (£) - £ psm £ psf £ 2 Bed houses 3,750.0 348 300,000 3 Bed houses 4,105.3 381 390,000 4 Bed houses 4,636.4 431 510,000 5 Bed houses 5,076.9 472 660,000 1 Bed Apartment 4,800.0 446 240,000 2 Bed Apartment 4,615.4 429 300,000 Affordable Housing - AH Tenure split AH Tenure split BE (£) - (% of MV) (% of								2 Bed Apartment
E Bed houses 3,750.0 348 300,000 3 Bed houses 4,105.3 381 390,000 4 Bed houses 4,636.4 431 510,000 5 Bed houses 5,076.9 472 660,000 I Bed Apartment 4,800.0 446 240,000 2 Bed Apartment 4,615.4 429 300,000 Affordable Housing - AH Tenure split 66% Affordable Rent 34% Intermediate RSL Transfer Values (£) - (% of MV) (% of MV) 2 Bed houses 130,000 43% 135,000 45% 3 Bed houses 145,000 37% 165,000 42% 4 Bed houses 185,000 36% 195,000 38%	6.2 11,584	1,076.2		5,284	490.9	6,300	585.3	
8 Bed houses 4,105.3 381 390,000 8 Bed houses 4,636.4 431 510,000 8 Bed houses 5,076.9 472 660,000 8 Bed Apartment 4,800.0 446 240,000 8 Bed Apartment 4,615.4 429 300,000 Affordable Housing - NH Tenure split 66% Affordable Rent 34% Intermediate RSL Transfer Values (£) - (% of MV) (% of MV) 8 Bed houses 130,000 43% 135,000 45% 8 Bed houses 145,000 37% 165,000 42% 8 Bed houses 185,000 36% 195,000 38%	total MV £ (no AH)	1		£		£ psf	£ psm	Open Market values (£) -
# Bed houses 4,636.4 431 510,000 # Bed houses 5,076.9 472 660,000 # Bed Apartment 4,800.0 446 240,000 # Bed Apartment 4,615.4 429 300,000 ###############################	0			300,000		348	3,750.0	2 Bed houses
Sed houses	0			390,000		381	4,105.3	B Bed houses
## Bed Apartment	0			510,000		431	4,636.4	Bed houses
## Red Apartment 4,615.4 429 300,000 ### Tenure split 66% Affordable Rent 34% Intermediate 82L Transfer Values (£) (% of MV) (% of MV) ### Bed houses 130,000 43% 135,000 45% ### Bed houses 145,000 37% 165,000 42% ### Bed houses 185,000 36% 195,000 38%	0			660,000		472	5,076.9	Bed houses
Affordable Housing - H4 Tenure split 66% Affordable Rent 34% Intermediate SSL Transfer Values (£) - (% of MV) (% of MV) Bed houses 130,000 43% 135,000 45% Bed houses 145,000 37% 165,000 42% Bed houses 185,000 36% 195,000 38%	1,479,936			240,000		446	4,800.0	Bed Apartment
AH Tenure split 34% Intermediate RSL Transfer Values (£) - (% of MV) (% of MV) 2 Bed houses 130,000 37% 135,000 45% 3 Bed houses 145,000 37% 165,000 42% 4 Bed houses 185,000 36% 195,000 38%	2,649,840 4,129,776			300,000		429	4,615.4	2 Bed Apartment
RSL Transfer Values (£) - (% of MV) (% of MV) Bed houses 130,000 43% 135,000 45% Bed houses 145,000 37% 165,000 42% Bed houses 185,000 36% 195,000 38%	4,129,776							Affordable Housing -
2 Bed houses 130,000 43% 135,000 45% 8 Bed houses 145,000 37% 165,000 42% 18D houses 18D houses 18D,000 36% 19D,000 38%			Intermediate	34%		rdable Rent	66% Aff	AH Tenure split
Bed houses 145,000 37% 165,000 42% Bed houses 185,000 36% 195,000 38%			(% of MV)			of MV)	(%	RSL Transfer Values (£) -
Bed houses 185,000 36% 195,000 38%			45%	135,000		6	130,000 439	Ped houses
The state of the s			42%	165,000		6	145,000 37	B Bed houses
			38%	195,000		6	185,000 369	Bed houses
b Bed houses 210,000 32% 225,000 34%			34%	225,000			210,000 329	Bed houses
Bed Apartment 100,000 42% 110,000 46%			46%	110,000		, 0	100,000 429	Bed Apartment









GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	300.000	_
Bed houses	0	@	390.000	_
Bed houses	0	@	510,000	_
Bed houses	0	@	660.000	_
Bed Apartment	3	@	240,000	639,936
Bed Apartment	5	@	300,000	1,599,840
			,	2,239,776
Affordable Rented GDV -				
Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
Bed houses	0	@	210,000	-
Bed Apartment	2	@	100,000	231,000
Bed Apartment	2	@	115,000	265,650
	5			496,650
ntermediate GDV -				
Bed houses	0	@	135,000	-
Bed houses	0	@	165,000	-
Bed houses	0	@	195,000	=
Bed houses	0	@	225,000	=
Bed Apartment	1	@	110,000	130,900
Ped Apartment	1	@	125,000	148,750
	2			279,650
	15 total	l		
Grant	7.0	AH units @	0	-
GDV				3,016,076

AH on-site cost (£MV - £GDV)

AH on-site cost analysis

74,247 £ per unit

1,035 £ psm

1,113,700 £



nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(5,775)
CIL		585	sqm (exc. AH)	100 £ psm	1.94%	(58,531)
Site Specific S106/278			units @	1,500 per unit	1.5470	(22,500)
AH Commuted Sum		1,076	_	0 £ psm	0.00%	(22,500)
Construction Costs -						
Demolition and Site Clearance		0.37	acres @	50,000 per acre		(18,533)
2 Bed houses		-	sqm @	1,271.00 psm		-
Bed houses		-	sqm @	1,271.00 psm		-
Bed houses		-	sqm @	1,271.00 psm		-
5 Bed houses		-	sqm @	1,271.00 psm		-
1 Bed Apartment			sqm @	1,271.00 psm		(477,896)
2 Bed Apartment	1,076.2	700.2	sqm @	1,271.00 psm		(889,905)
External works		1,367,801	_	15%		(205,170)
			£per unit			
Contingency		1,572,971	@	5%		(78,649)
Professional Fees		1,572,971	@	9%		(141,567)
Disposal Costs -						
Sale Agents Costs		2,239,776		1.00%		(22,398)
Sale Legal Costs		3,016,076		0.50%		(15,080)
Marketing and Promotion		2,239,776	GDV @	3.00%		(67,193)
Finance Costs -		0.000.400	_			
Finance Fees		2,028,196	@	1.00%		(20,282)
nterest on Development Costs		7.00%	APR	0.565% pcm		(67,694)
Developers Profit						
On private for sale		2,239,776	i	20.00%		(447,955)
On affordable housing pre-sale		776,300	1	6.00%		(46,578)
blended)				16.40%		
TOTAL COSTS						(2,610,705)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			405,371
SDLT	405,371 @		(12,161)
Acquisition Agent fees	405,371 @	1%	(4,054)
Acquisition Legal fees	405,371 @	0.5%	(2,027)
Interest on Land	405,371 @	7.0%	(28,376)
Residual Land Value (net)	23,917 per plot		358,753

TRESHOLD LAND VALUE			
Residential Density	100 dph		
Site Area	0.15 ha	0.37 acres	
	7,174 sqm/ha	31,252 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	14,826 £ per plot		222,390

BALANCE	
Surplus/(Deficit)	136,363



			100/		AH - % on site	100/	E00/	
Balance	136,363	0%	10%	20%	30%	40%	50%	(444.0
	0 20	654,735 633,867	569,038 549,561	406,195 389,307	319,506 304,026	146,129 133,464	64,030 52,643	(111,3 (119,8
	40	612,999	530,084	372,420	288,546	120,798	41,256	(113,5
	60	592,131	520,465	355,532	273,066	108,133	29,869	(132,3
	80	571,263	500,763	338,645	257,585	95,467	18,482	(141,0
CIL £psm	100	550,395	481,061	321,757	242,105	87,658	7,096	(149,7
·	120	529,527	461,359	304,870	226,625	74,847	(4,291)	(158,5
	140	518,495	441,657	287,982	211,145	62,037	(15,678)	(167,2
	160	497,385	421,955	271,095	195,665	49,227	(27,065)	(175,9
	180	476,276	402,253	254,207	180,185	36,416	(38,452)	(184,7
	200	455,167	382,551	237,320	164,704	23,606	(49,839)	(193,4
	220	434,057	362,849	220,433	149,224	10,796	(61,226)	(202,1
I	240	412,948	343,147	203,545	133,744	(2,015)	(72,613)	(210,9
				AH commu	itad aum. E nam			
Balance	136,363	0	50	100	ited sum - £ psm 150	200	250	
	0	64,030	11,689	(40,652)	(92,992)	(140,886)	(194,410)	(246,8
	20	52,643	302	(52,038)	(104,379)	(152,530)	(206,054)	(258,6
	40	41,256	(11,085)	(63,425)	(115,766)	(164,174)	(217,698)	(270,4
	60	29,869	(22,471)	(74,812)	(122,295)	(175,819)	(228,096)	(282,2
	80	18,482	(33,858)	(86,199)	(133,939)	(187,463)	(239,869)	(293,9
CIL £psm	100	7,096	(45,245)	(97,586)	(145,584)	(199,107)	(251,642)	(305,7
	120	(4,291)	(56,632)	(108,973)	(157,228)	(210,752)	(263,415)	(317,5
	140	(15,678)	(68,019)	(120,360)	(168,872)	(222,396)	(275,188)	(329,3
	160	(27,065)	(79,406)	(126,993)	(180,516)	(232,846)	(286,961)	(341,0
	180	(38,452)	(90,793)	(138,637)	(192,161)	(244,619)	(298,734)	(353,8
	200	(49,839)	(102,180)	(150,281)	(203,805)	(256,392)	(310,507)	(366,7
	220 240	(61,226) (72,613)	(113,567) (120,046)	(161,926) (173,570)	(215,449) (227,094)	(268,165) (279,938)	(322,280) (334,053)	(379,5
	_							6
Balance	136,363	0%	10%	20%	30%	40%	50%	
Balance	100.0%	550,395	481,061	321,757	242,105	87,658	7,096	(149,7
Balance	100.0% 102.5%	550,395 518,067	481,061 438,533	321,757 279,466	242,105 199,932	87,658 45,241	7,096 (35,201)	(149,7 (192,7
Balance	100.0% 102.5% 105.0%	550,395 518,067 475,421	481,061 438,533 396,005	321,757 279,466 237,174	242,105 199,932 157,758	87,658 45,241 2,825	7,096 (35,201) (77,498)	(149,7 (192,7 (234,6
Balance	100.0% 102.5% 105.0% 107.5%	550,395 518,067 475,421 432,774	481,061 438,533 396,005 353,477	321,757 279,466 237,174 194,882	242,105 199,932 157,758 115,585	87,658 45,241 2,825 (39,592)	7,096 (35,201) (77,498) (119,795)	(149,7 (192,7 (234,6 (278,1
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0%	550,395 518,067 475,421 432,774 390,128	481,061 438,533 396,005 353,477 310,949	321,757 279,466 237,174 194,882 152,590	242,105 199,932 157,758 115,585 78,160	87,658 45,241 2,825 (39,592) (82,008)	7,096 (35,201) (77,498) (119,795) (158,023)	(149,7 (192,7 (234,6 (278,1 (321,5
	100.0% 102.5% 105.0% 107.5%	550,395 518,067 475,421 432,774	481,061 438,533 396,005 353,477	321,757 279,466 237,174 194,882	242,105 199,932 157,758 115,585	87,658 45,241 2,825 (39,592)	7,096 (35,201) (77,498) (119,795)	(149,7 (192,7 (234,6 (278,1 (321,5 (367,2
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	550,395 518,067 475,421 432,774 390,128 347,481	481,061 438,533 396,005 353,477 310,949 268,420	321,757 279,466 237,174 194,882 152,590 110,298	242,105 199,932 157,758 115,585 78,160 35,504	87,658 45,241 2,825 (39,592) (82,008) (119,505)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276)	(149,7 (192,7 (234,6 (278,1 (321,5 (367,2 (414,7
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	550,395 518,067 475,421 432,774 390,128 347,481 304,835	481,061 438,533 396,005 353,477 310,949 268,420 225,892	321,757 279,466 237,174 194,882 152,590 110,298 72,694	242,105 199,932 157,758 115,585 78,160 35,504 (7,151)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451)	(149,7 (192,7 (234,6 (278,1 (321,6 (367,2 (414,7 (462,2
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181)	(149,7 (192,7 (234,6 (278,1 (321,6 (367,2 (414,7 (462,2 (509,7
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0%	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456)	(149,7 (192,7 (234,6 (278,7 (321,6 (367,2 (414,7 (462,2 (509,7 (557,2 (604,8
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249)	(149,7 (192,7 (234,6 (278,1 (321,5 (367,2 (414,7 (462,2 (509,7 (557,2 (604,8
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0%	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456)	(149,7 (192,7 (234,6 (278,1 (321,5 (367,2 (414,7 (462,2 (509,7 (557,2 (604,8
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249)	(149,7 (192,7 (234,6 (278,1 (321,5 (367,2 (414,7 (462,2 (509,7 (557,2 (604,8
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249)	(149,7 (192,7 (234,6 (278,1 (321,5 (367,2 (509,7 (557,2 (604,8 (652,3 (699,8
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560 53,427	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313 (25,701)	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640) (180,382)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405) Build Costs 115% (186,308)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704) (431,632)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249) (521,042)	(149.7 (192.7 (234.6 (278.1 (367.2 (414.7 (462.2 (509.7 (557.2 (604.8 (652.3 (699.8
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560 53,427	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313 (25,701)	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640) (180,382)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405) Build Costs 115% (186,308) (197,952)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704) (431,632)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249) (521,042) 125% (361,122) (373,989)	(149.7 (192.7 (234.6 (278.1 (367.2 (414.7 (462.2 (509.7 (657.2 (604.6 (652.3 (699.6
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560 53,427 100% 64,030 52,643 41,256	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313 (25,701) 105% (20,564) (31,950) (43,337)	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640) (180,382) 110% (105,157) (116,544) (123,091)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405) Build Costs 115% (186,308) (197,952) (209,596)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704) (431,632) 120% (272,047) (283,820) (295,593)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249) (521,042) 125% (361,122) (373,989) (386,856)	(149.7 (192.7 (234.6) (278.1 (321.5) (367.2 (414.7) (509.7 (505.7 (604.8) (652.3 (699.8)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 127.5% 130.0% 136,363 0 20 40 60	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560 53,427 100% 64,030 52,643 41,256 29,869	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313 (25,701) 105% (20,564) (31,950) (43,337) (54,724)	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640) (180,382) 110% (105,157) (116,544) (123,091) (134,735)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405) Build Costs 115% (186,308) (197,952) (209,596) (221,240)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704) (431,632) 120% (272,047) (283,820) (295,593) (307,366)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249) (521,042) 125% (361,122) (373,989) (386,856) (399,722)	(149.7 (192.7 (234.6 (278.1 (321.5 (367.2 (414.7 (509.7 (557.2 (604.8 (652.3 (699.8
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 136.363 0 20 40 60 80	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560 53,427 100% 64,030 52,643 41,256 29,869 18,482	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313 (25,701) 105% (20,564) (31,950) (43,337) (54,724) (66,111)	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640) (180,382) 110% (105,157) (116,544) (123,091) (134,735) (146,379)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405) Build Costs 115% (186,308) (197,952) (209,596) (221,240) (231,678)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704) (431,632) 120% (272,047) (283,820) (295,593) (307,366) (319,139)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249) (521,042) 125% (361,122) (373,989) (386,856) (399,722) (412,589)	(149.7 (192.7 (234.6 (278.1 (367.2 (414.7 (462.2 (509.7 (557.2 (604.6 (652.3 (456.7 (469.6 (489.6 (495.3 (495.3 (495.3 (508.1
Build Costs	100.0% 102.5% 105.5% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 136.363 0 20 40 60 80 100	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560 53,427 100% 64,030 52,643 41,256 29,869 18,482 7,096	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313 (25,701) 105% (20,564) (31,950) (43,337) (54,724) (66,111) (77,498)	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640) (180,382) 110% (105,157) (116,544) (123,091) (134,373) (146,379) (158,023)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405) Build Costs 115% (186,308) (197,952) (209,596) (221,240) (231,678) (243,451)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704) (431,632) 120% (272,047) (283,820) (295,593) (307,366) (319,139) (330,912)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249) (521,042) 125% (361,122) (373,989) (386,856) (399,722) (412,589) (425,456)	(149.7 (192.7 (234.6 (278.1) (367.2 (414.7 (462.2 (509.7 (557.2 (604.8 (652.3 (499.8 (486.7 (469.8 (482.4 (495.3 (508.1) (509.8)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 136,363 0 20 40 60 80 100 120	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560 53,427 100% 64,030 52,643 41,256 29,869 18,482 7,096 (4,291)	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313 (25,701) 105% (20,564) (31,950) (43,337) (54,724) (66,111) (77,498) (88,885)	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640) (180,382) 110% (105,157) (116,544) (123,091) (134,735) (146,379) (158,023) (169,668)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405) Build Costs 115% (186,308) (197,952) (209,596) (221,240) (231,678) (243,451) (255,224)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (333,704) (431,632) 120% (272,047) (283,820) (295,593) (307,366) (319,139) (330,912) (342,736)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249) (521,042) 125% (361,122) (373,989) (386,856) (399,722) (412,5496) (425,456) (438,322)	(149., (192.) (234.6) (321.6) (367.2) (414.) (462.2) (509.6) (604.8) (62.2) (699.8) (456.7) (469.6) (482.4) (495.5) (508.1) (531.6) (531.6)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0% 136,363 0 20 40 60 80 100 120 140	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560 53,427 100% 64,030 52,643 41,256 29,869 18,482 7,096 (4,291) (15,678)	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313 (25,701) 105% (20,564) (31,950) (43,337) (54,724) (66,111) (77,498) (88,885) (100,272)	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640) (180,382) 110% (105,157) (116,544) (123,091) (134,735) (146,379) (158,023) (158,023) (169,668) (181,312)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405) Build Costs 115% (186,308) (197,952) (209,596) (221,240) (231,678) (243,451) (266,996)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704) (431,632) 120% (272,047) (283,820) (295,593) (307,366) (319,139) (330,912) (342,736) (355,602)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249) (521,042) 125% (361,122) (373,989) (386,856) (399,722) (412,589) (425,456) (438,322) (451,189)	(149.7 (192.7 (234.6 (278.8 (321.8 (367.2 (414.7 (509.7 (557.2 (692.8 (652.2 (456.7 (469.8 (482.2 (495.3 (508.8) (508.
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 136,363 0 20 40 60 80 100 120 140 160	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560 53,427 100% 64,030 52,643 41,256 29,869 18,482 7,096 (4,291) (15,678) (27,065)	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313 (25,701) 105% (20,564) (31,950) (43,337) (54,724) (66,111) (77,498) (88,885) (100,272) (111,659)	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640) (180,382) 110% (105,157) (116,544) (123,091) (134,735) (146,379) (158,023) (169,668) (181,312) (192,956)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405) Build Costs 115% (186,308) (197,952) (209,596) (221,240) (231,678) (243,451) (255,224) (266,996) (278,769)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704) (431,632) 120% (272,047) (283,820) (295,593) (307,366) (319,139) (330,912) (342,736) (355,602) (368,469)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249) (521,042) 125% (361,122) (373,989) (386,856) (399,722) (412,549) (425,456) (438,322) (451,189) (464,055)	(149., (192., (234., (278., (321., (367., (414., (509., (657., (604., (652., (456., (489., (495., (508., (521., (533., (554., (559., (559.,
Build Costs Balance	100.0% 102.5% 105.5% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 126.0% 127.5% 120.0% 127.5% 130.0%	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560 53,427 100% 64,030 52,643 41,256 29,869 18,482 7,096 (4,291) (15,678) (27,065) (38,452)	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313 (25,701) 105% (20,564) (31,950) (43,337) (54,724) (66,111) (77,498) (88,885) (100,272) (111,659) (118,095)	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640) (180,382) 110% (105,157) (116,544) (123,091) (134,735) (146,379) (158,023) (169,668) (181,312) (192,956) (204,601)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405) Build Costs 115% (186,308) (197,952) (209,596) (221,240) (231,678) (243,451) (255,224) (266,996) (278,769) (290,542)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704) (431,632) 120% (272,047) (283,820) (295,593) (307,366) (319,139) (330,912) (342,736) (355,602) (368,469) (381,336)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249) (521,042) 125% (361,122) (373,989) (386,856) (399,722) (412,589) (425,456) (438,322) (451,189) (464,055) (476,922)	(149.7 (192.7 (234.6 (278.1 (367.2 (414.7 (462.2 (509.7 (557.2 (604.8 (652.3 (456.7 (468.8 (495.3 (503.3 (5
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 120.0% 127.5% 130.0%	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560 53,427 100% 64,030 52,643 41,256 29,869 18,482 7,096 (4,291) (15,678) (27,065) (38,452) (49,839)	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313 (25,701) 105% (20,564) (31,950) (43,337) (54,724) (66,111) (77,498) (88,885) (100,272) (111,659) (118,095) (129,739)	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640) (180,382) 110% (105,157) (116,544) (123,091) (134,735) (146,379) (158,023) (169,668) (181,312) (192,956) (204,601) (216,245)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405) Build Costs 115% (186,308) (197,952) (209,596) (221,240) (231,678) (243,451) (255,224) (266,996) (278,769) (290,542) (302,315)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704) (431,632) 120% (272,047) (283,820) (295,593) (307,366) (319,139) (330,912) (342,736) (355,602) (368,469) (381,336) (394,202)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249) (521,042) 125% (361,122) (373,989) (386,856) (399,722) (412,5456) (438,322) (451,189) (464,055) (476,922) (489,789)	(149.7 (192.7 (234.6 (278.1) (367.2 (414.7 (462.2 (509.7 (557.2 (604.8 (652.3 (699.8 (482.4 (495.3 (508.1 (521.0 (533.9 (564.7 (557.2 (559.8
Build Costs Balance	100.0% 102.5% 105.5% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 126.0% 127.5% 120.0% 127.5% 130.0%	550,395 518,067 475,421 432,774 390,128 347,481 304,835 262,189 219,542 176,896 134,250 96,560 53,427 100% 64,030 52,643 41,256 29,869 18,482 7,096 (4,291) (15,678) (27,065) (38,452)	481,061 438,533 396,005 353,477 310,949 268,420 225,892 183,364 140,836 98,308 60,327 17,313 (25,701) 105% (20,564) (31,950) (43,337) (54,724) (66,111) (77,498) (88,885) (100,272) (111,659) (118,095)	321,757 279,466 237,174 194,882 152,590 110,298 72,694 29,919 (12,856) (55,631) (98,407) (136,640) (180,382) 110% (105,157) (116,544) (123,091) (134,735) (146,379) (158,023) (169,668) (181,312) (192,956) (204,601)	242,105 199,932 157,758 115,585 78,160 35,504 (7,151) (49,807) (92,462) (130,439) (174,059) (217,678) (260,405) Build Costs 115% (186,308) (197,952) (209,596) (221,240) (231,678) (243,451) (255,224) (266,996) (278,769) (290,542)	87,658 45,241 2,825 (39,592) (82,008) (119,505) (162,880) (206,255) (248,608) (292,462) (336,316) (383,704) (431,632) 120% (272,047) (283,820) (295,593) (307,366) (319,139) (330,912) (342,736) (355,602) (368,469) (381,336)	7,096 (35,201) (77,498) (119,795) (158,023) (201,276) (243,451) (287,181) (330,912) (377,662) (425,456) (473,249) (521,042) 125% (361,122) (373,989) (386,856) (399,722) (412,589) (425,456) (438,322) (451,189) (464,055) (476,922)	(149.7 (192.7 (234.6 (278.1 (367.2 (441.7 (462.2 (509.7 (557.2 (604.8 (652.3 (699.8 (495.3 (495.3 (508.1 (521.0 (533.9 (565.7 (559.6 (572.5

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

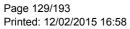


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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



Total number of units in scheme						15
AH Policy requirement %		50%	AH Target	50% on-s	site	
Unit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	0.0%	0	0%	0	0%	0
3 Bed houses	0%	0	0%	0	0%	C
4 Bed houses	0%	0	0%	0	0%	(
5 Bed houses	0.0%	0	0%	0	0%	(
1 Bed Apartment	33.3%	2.7	50.0%	3.5	41%	6
2 Bed Apartment	66.7%	5.3	50.0%	3.5	59%	9
Total number of units	100%	8.0	100%	7.0	100%	15
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per un	iit
Unit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft)
2 Bed houses	80.0	861		100.0%	80.0	861
3 Bed houses	95.0	1,023		100.0%	95.0	1,023
4 Bed houses	110.0	1,184		100.0%	110.0	1,184
5 Bed houses	130.0	1,399		100.0%	130.0	1,399
1 Bed Apartment	50.0	538		82.0%	61.0	656
2 Bed Apartment	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
2 Bed houses	0.0	0	0.0	0	0.0	(04.1
B Bed houses	0.0	0	0.0	0	0.0	(
Bed houses	0.0	0	0.0	0	0.0	
5 Bed houses	0.0	0	0.0	0	0.0	
1 Bed Apartment	162.6	1.750	213.4	2.297	376.0	4,047
2 Bed Apartment	422.7	4,550	277.4	2,986	700.2	7,536
2007, paramont	585.3	6,300	490.9	5,284	1,076.2	11,584
Open Market values (£) -	£ psm	£ psf		£	+	otal MV £ (no AH
2 Bed houses	3,750.0	348		300,000	·	((((((((((((((((((((
B Bed houses	4,105.3	381		390,000		
Bed houses	4.636.4	431		510,000		
5 Bed houses	5.076.9	472		660,000		(
1 Bed Apartment	4,800.0	446		240,000		1,479,936
2 Bed Apartment	4,615.4	429		300,000		2,649,840
Affordable Housing -						4,129,776
AH Tenure split	66% Affo	rdable Rent		34% Inte	rmediate	
RSL Transfer Values (£) -		of MV)			of MV)	
2 Bed houses	130,000 43%			135,000 45%		
3 Bed houses	145,000 37%			165,000 429		
4 Bed houses	185,000 36%			195,000 38%		
5 Bed houses	210,000 32%			225,000 34%		
J DOG HOUSES				110,000 46%		
1 Red Anartment	100 000 429					
1 Bed Apartment 2 Bed Apartment	100,000 42% 115,000 38%			125,000 429		









GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	300,000	=
B Bed houses	0	@	390,000	-
4 Bed houses	0	@	510,000	=
5 Bed houses	0	@	660,000	-
1 Bed Apartment	3	@	240,000	639,936
2 Bed Apartment	5	@	300,000	1,599,840
	8			2,239,776
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	=
3 Bed houses	0	@	145,000	=
4 Bed houses	0	@	185,000	=
5 Bed houses	0	@	210,000	=
1 Bed Apartment	2	@	100,000	231,000
2 Bed Apartment	2	@	115,000	265,650
	5			496,650
Intermediate GDV -				
2 Bed houses	0	@	135,000	-
3 Bed houses	0	@	165,000	=
4 Bed houses	0	@	195,000	=
5 Bed houses	0	@	225,000	=
1 Bed Apartment	1	@	110,000	130,900
2 Bed Apartment	1	@	125,000	148,750
	2			279,650
	15 tota	al		
Grant	7.0	AH units @	0	-
GDV				3,016,076

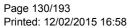
AH on-site cost (£MV - £GDV)

AH on-site cost analysis

74,247 £ per unit

1,035 £ psm

1,113,700 £







nitial Payments -							
Planning Application Professional Fees and reports							(25,000)
Statutory Planning Fees							(5,775)
CIL		585	sqm (exc. AH)	100	£ psm	1.94%	(58,531)
Site Specific S106/278		15	units @	1,500	per unit		(22,500)
AH Commuted Sum		1,076	sqm	0	£ psm	0.00%	=
Construction Costs -							
Demolition and Site Clearance		0.46	acres @	0	per acre		-
Bed houses		=	sqm @	1,271.00			-
Bed houses		-	sqm @	1,271.00	psm		-
Bed houses		-	sqm @	1,271.00			-
5 Bed houses		-	sqm @	1,271.00			-
Bed Apartment			sqm @	1,271.00			(477,896)
2 Bed Apartment	1,076.2	700.2	sqm @	1,271.00	psm		(889,905)
External works		1,367,801		15%			(205,170)
			£per unit				
Contingency		1,572,971	@	5%			(78,649)
Professional Fees		1,572,971	@	9%			(141,567)
Disposal Costs -							
Sale Agents Costs		2,239,776		1.00%			(22,398)
Sale Legal Costs		3,016,076		0.50%			(15,080)
Marketing and Promotion		2,239,776	GDV @	3.00%			(67,193)
Finance Costs -							
Finance Fees		2,009,664	@	1.00%			(20,097)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(66,436)
Developers Profit							
On private for sale		2,239,776		20.00%			(447,955)
On affordable housing pre-sale		776,300		6.00%			(46,578)
olended)				16.40%			

RESIDUAL LAND VALUE			
Residual Land Value (gross)			425,347
SDLT	425,347 @		(12,760)
Acquisition Agent fees	425,347 @	1%	(4,253)
Acquisition Legal fees	425,347 @	0.5%	(2,127)
Interest on Land	425,347 @	7.0%	(29,774)
Residual Land Value (net)	25,095 per plot		376,432

TRESHOLD LAND VALUE			
Residential Density	80 dph		
Site Area	0.19 ha	0.46 acres	
	5,740 sqm/ha	25,002 sqft/ac	
Threshold Land Value	555,975 £ per ha	225,000 £ per acre	
	6,950 £ per plot		104,245

BALANCE	
Surplus/(Deficit)	272,186



					AH - % on site			
Balance	272,186	0%	10%	20%	30%	40%	50%	60
	0	895,155	809,457	646,922	560,233	386,856	305,065	129,70
	20	874,287	789,980	630,034	544,753	374,191	293,678	121,16
	40 60	853,419	770,503	613,147	529,273	361,525	282,291	112,62
	80	832,551	751,027	596,259	513,793 498,312	348,859	270,904 259,517	104,08
CIL £psm	100	811,683 790,815	741,490 721,788	579,372 562,484	482,832	336,194 323,528	248,130	95,54 91,87
CIL Epsili	120	769,946	702,086	545,597	467,352	310,863	236,743	83,13
	140	749,078	682,384	528,709	451,872	303,071	225,356	74,40
	160	738,112	662,682	511,822	436,392	290,261	213,969	65,67
	180	717,003	642,980	494,934	420,912	277,451	202,582	56,93
	200	695,894	623,278	478,047	405,431	264,640	191,195	48,20
	220	674,784	603,576	461,159	389,951	251,830	179,808	39,47
	240	653,675	583,874	444,272	374,471	239,020	168,421	30,73
Balance	272,186	0	50	AH commu	ited sum - £ psm	200	250	3(
Balance	0	305,065	252,724	200,383	148,042	95,701	47,239	(6,28
	20	293,678	241,337	188,996	136,655	89,119	35,595	(16,70
	40	282,291	229,950	177,609	125,268	77,474	23,951	(28,48
	60	270,904	218,563	166,222	113,881	65,830	12,306	(40,25
	80	259,517	207,176	154,835	102,494	54,186	662	(52,02
CIL £psm	100	248,130	195,789	143,448	96,065	42,542	(10,982)	(63,80
	120	236,743	184,402	132,061	84,421	30,897	(21,459)	(75,57
	140	225,356	173,015	120,674	72,777	19,253	(33,232)	(87,34
	160	213,969	161,628	109,287	61,132	7,609	(45,005)	(99,12
	180	202,582	150,241	97,900	49,488	(4,036)	(56,778)	(110,89
	200	191,195	138,854	91,368	37,844	(14,436)	(68,551)	(122,66
	220	179,808	127,467	79,723	26,199	(26,209)	(80,324)	(135,00
I	240	168,421	116,080	68,079	14,555	(37,982)	(92,097)	(147,87
					AH - % on site			
Balance	272,186	0%	10%	20%	30%	40%	50%	60
Balance	100.0%	790,815	721,788	20% 562,484	30% 482,832	323,528	248,130	91,8
Balance	100.0% 102.5%	790,815 748,656	721,788 679,260	562,484 520,192	30% 482,832 440,659	323,528 286,276	248,130 205,833	91,8° 48,86
Balance	100.0% 102.5% 105.0%	790,815 748,656 716,147	721,788 679,260 636,732	562,484 520,192 477,901	30% 482,832 440,659 398,485	323,528 286,276 243,859	248,130 205,833 163,536	91,8 48,8 5,8
Balance	100.0% 102.5% 105.0% 107.5%	790,815 748,656 716,147 673,501	721,788 679,260 636,732 594,204	562,484 520,192 477,901 435,609	30% 482,832 440,659 398,485 356,311	323,528 286,276 243,859 201,443	248,130 205,833 163,536 121,239	91,8 48,8 5,8 (36,14
	100.0% 102.5% 105.0% 107.5% 110.0%	790,815 748,656 716,147 673,501 630,855	721,788 679,260 636,732 594,204 551,676	562,484 520,192 477,901 435,609 393,317	30% 482,832 440,659 398,485 356,311 314,138	323,528 286,276 243,859 201,443 159,026	248,130 205,833 163,536 121,239 83,625	91,8 48,8 5,8 (36,14 (79,63
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	790,815 748,656 716,147 673,501 630,855 588,208	721,788 679,260 636,732 594,204 551,676 509,147	562,484 520,192 477,901 435,609 393,317 351,025	30% 482,832 440,659 398,485 356,311 314,138 276,539	323,528 286,276 243,859 201,443 159,026 116,610	248,130 205,833 163,536 121,239 83,625 40,373	91,8 48,8 5,8 (36,14 (79,63 (123,11
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	790,815 748,656 716,147 673,501 630,855 588,208 545,562	721,788 679,260 636,732 594,204 551,676 509,147 466,619	562,484 520,192 477,901 435,609 393,317 351,025 313,728	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883	323,528 286,276 243,859 201,443 159,026 116,610 78,769	248,130 205,833 163,536 121,239 83,625 40,373 (2,880)	91,8° 48,80 5,80 (36,14 (79,63 (123,11 (170,15
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225)	91,8 48,8 5,8 (36,14 (79,63 (123,11 (170,15 (217,67
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956)	91,8 48,8 5,8 (36,14 (79,63 (123,11 (170,15 (217,67 (265,20
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563 339,035	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094)	91,8 48,8 5,8 (36,14 (79,63 (123,11 (170,15 (217,67 (265,20 (312,72
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887)	91,8 48,8 5,8 (36,14 (79,63 (123,11 (170,15 (217,67 (265,20 (312,72 (360,24
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563 339,035	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094)	91,8 48,8 5,8 (36,14 (79,63 (123,11) (170,15 (217,67 (265,20 (312,72 (360,24 (407,77
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347	562,484 520,192 477,901 435,609 939,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (228,680)	91,8' 48,8' 5,8' (36,14' (79,63' (123,11') (170,15' (217,67' (265,20' (312,72' (360,24' (407,77')
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970 (18,449) Build Costs	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (228,680) (276,473)	91,8 48,8 5,8 (36,14 (79,65 (123,11 (170,15 (217,67 (265,20 (312,72 (360,24 (407,77 (455,29
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461	721,788 679,260 636,732 554,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115%	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (226,680) (276,473)	91,8: 48,84 5,84 (36,141 (79,63 (123,11 (170,15 (217,67 (265,20 (312,72 (360,24 (440,77) (455,29
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 120.0% 127.5%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461	721,788 679,260 636,732 554,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115% 55,341	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (228,680) (276,473)	91,8 48,8 5,8 (36,14) (79,63 (123,11) (170,15) (217,67 (265,20) (312,72 (360,24) (407,77 (455,29)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333	562,484 520,192 477,901 455,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115% 55,341 43,697	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (228,680) (276,473)	91,8 48,8 5,8 (36,141 (79,63 (123,11 (170,15 (217,67 (265,20 (312,72 (360,24 (407,77 (455,29 130 (212,14 (225,00
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267 110% 135,877 124,490 113,103	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115% 55,341 43,697 32,053	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063) 120% (30,091) (41,864) (53,637)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (226,680) (276,473) 125% (117,552) (129,421) (142,287)	91,8' 48,8' 5,8' 6,8' 6,8' 6,8' 6,8' 6,8' 6,9' 6,9' 6,9' 6,9' 6,9' 6,9' 6,9' 6,9
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461 100% 305,065 293,678 282,291 270,904	721,788 679,260 636,732 554,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 1391,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115% 55,341 43,697 32,053 20,408	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063) 120% (30,091) (41,864) (53,637) (65,410)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (226,680) (276,473) 125% (117,552) (129,421) (142,287) (155,154)	91,8' 48,8' 5,8' (36,14' (79,63' (123,11' (170,15' (217,67' (265,20' (312,72' (360,24' (4407,77' (455,29' 130' (212,14' (225,00' (237,87' (250,74'
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 127.5% 127.5% 127.5% 127.5%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461 100% 305,065 293,678 282,291 270,904 259,517	721,788 679,260 636,732 554,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267 110% 135,877 124,490 113,103 101,716 95,270	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115% 55,341 43,697 32,053 20,408 8,764	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063) 120% (30,091) (41,864) (53,637) (65,410) (77,183)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (226,680) (276,473) 125% (117,552) (129,421) (142,287) (155,154) (168,020)	91,8 48,8 5,8 (36,141 (79,63 (123,11 (170,15 (217,67 (265,20 (312,72 (380,24 (407,77) (455,29 (212,14 (225,00 (237,87 (250,74 (263,60
Build Costs	100.0% 102.5% 105.5% 107.5% 110.0% 112.5% 117.5% 120.0% 122.5% 125.0% 127.5% 120.0% 127.5% 120.0% 120.0% 120.0%	790,815 748,656 716,147 633,655 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461 100% 305,065 293,678 282,291 270,904 259,517 248,130	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267 110% 135,877 124,490 113,103 101,716 95,270 83,625	30% 482,832 440,659 398,485 396,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115% 55,341 43,697 32,053 20,408 8,764 (2,880)	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063) 120% (30,091) (41,864) (53,637) (65,410) (77,183) (88,956)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (228,680) (276,473) 125% (117,552) (129,421) (142,287) (155,154) (168,020) (180,887)	91,8 48,8 5,8 (36,14) (79,63 (123,11) (170,15) (265,20) (312,72) (360,24) (407,77) (455,29) 130 (212,14) (225,00) (237,87) (250,74) (263,60) (276,47)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 272,186 0 20 40 60 80 100 120	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461 100% 305,065 293,678 282,291 270,904 259,517 248,130 236,743	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333 105% 220,471 209,084 197,697 186,310 174,923 163,536 152,149	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267 110% 135,877 124,490 113,103 101,716 95,270 83,625 71,981	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115% 55,341 43,697 32,053 20,408 8,764 (2,880) (14,525)	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063) 120% (30,091) (41,864) (53,637) (65,410) (77,183) (88,956) (100,729)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (228,680) (276,473) 125% (117,552) (129,421) (142,287) (155,154) (168,020) (180,887) (193,754)	91,8 48,8 5,8 (36,14 (79,63 (123,11 (170,15 (265,20 (312,72 (360,24 (407,77 (455,29 130 (212,14 (225,00 (237,87 (250,74 (263,60 (276,47 (289,34
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 125.0% 122.5% 127.5% 130.0% 127.5% 130.0%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461 100% 305,065 293,678 282,291 270,904 259,517 248,130 236,743 225,356	721,788 679,260 636,732 554,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333 105% 220,471 209,084 197,697 186,310 174,923 163,536 152,149 140,762	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267 110% 135,877 124,490 113,103 101,716 95,270 83,625 71,981 60,337	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 131,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115% 55,341 43,697 32,053 20,408 8,764 (2,880) (14,525) (25,040)	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063) 120% (30,091) (41,864) (53,637) (65,410) (77,183) (88,956) (100,729) (112,502)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (226,680) (276,473) 125% (117,552) (129,421) (142,287) (155,154) (168,020) (180,887) (193,754) (206,620)	91,8 48,8 5,8 (36,141 (79,63 (123,11 (170,18 (217,67 (265,20 (312,77 (455,28 130 (212,14 (225,00 (237,87 (263,60 (276,47 (283,34 (302,20
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 122.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5% 127.5%	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461 100% 305,065 293,678 282,291 270,904 259,517 248,130 236,743 225,356 213,969	721,788 679,260 636,732 554,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333 105% 220,471 209,084 197,697 186,310 174,923 163,536 152,149 140,762 129,375	562,484 520,192 477,901 435,609 393,317 351,025 313,728 228,178 185,403 142,628 99,853 61,267 110% 135,877 124,490 113,103 101,716 95,270 83,625 71,981 60,337 48,692	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115% 55,341 43,697 32,053 20,408 8,764 (2,880) (14,525) (25,040) (36,813)	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063) 120% (30,091) (41,864) (53,637) (65,410) (77,183) (88,956) (100,729) (112,502) (124,275)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (226,680) (276,473) 125% (117,552) (129,421) (142,287) (155,154) (168,020) (180,887) (193,754) (206,620) (219,487)	91,8 48,8 5,8 (36,14) (79,63 (123,11) (170,16) (217,67 (265,20 (312,72 (380,24 (407,77) (455,26 130 (212,14 (225,00 (237,87 (263,60 (276,47 (289,34 (302,22 (315,07
Build Costs Balance	100.0% 102.5% 105.5% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 120.0% 127.5% 120.0% 12	790,815 748,656 716,147 633,651 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461 100% 305,065 293,678 282,291 270,904 259,617 248,130 236,743 225,356 213,969 202,582	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333 105% 220,471 209,084 197,697 186,310 174,923 163,536 152,149 140,762 129,375 117,988	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267 110% 135,877 124,490 113,103 101,716 95,270 83,625 71,981 60,337 48,692 37,048	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115% 55,341 43,697 32,053 20,408 8,764 (2,880) (14,525) (25,040) (36,813) (48,586)	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063) 120% (30,091) (41,864) (53,637) (65,410) (77,183) (88,956) (100,729) (112,502) (124,275) (136,767)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (228,680) (276,473) 125% (117,552) (129,421) (142,287) (155,154) (168,020) (180,887) (193,754) (206,620) (219,487) (232,354)	91,8 48,8 5,8 (36,14) (79,63 (123,11) (170,16) (205,22 (312,72 (380,24 (407,77 (455,26) 137 (212,14 (225,07 (237,87 (250,74 (289,34 (302,20 (315,07) (327,94
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 120.0% 127.5% 120.0% 127.5% 130.0% 1272.186 0 20 40 60 80 100 120 140 160 180 200	790,815 748,656 716,147 673,501 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461 100% 305,065 293,678 282,291 270,904 259,517 248,130 236,743 225,356 213,969 202,582 191,195	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333 105% 220,471 209,084 197,697 186,310 174,923 163,536 152,149 140,762 129,375 117,988 106,601	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267 110% 135,877 124,490 113,103 101,716 95,270 83,625 71,981 60,337 48,692 37,048 25,404	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115% 55,341 43,697 32,053 20,408 8,764 (2,880) (14,525) (25,040) (36,813) (48,586) (60,359)	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063) 120% (30,091) (41,864) (53,637) (65,410) (77,183) (88,956) (100,729) (112,502) (124,275) (136,767) (149,634)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (228,680) (276,473) 125% (117,552) (129,421) (142,287) (155,154) (168,020) (180,887) (193,754) (206,620) (219,487) (232,354) (245,220)	91,8 48,8 5,8 (36,14 (79,63 (123,11 (170,15 (265,20 (312,72 (360,24 (407,77 (455,29 130 (212,14 (225,00 (237,87 (250,74 (263,64 (276,47 (289,34 (302,20 (315,79 (340,80
Build Costs Balance	100.0% 102.5% 105.5% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 120.0% 127.5% 120.0% 12	790,815 748,656 716,147 633,651 630,855 588,208 545,562 502,916 460,269 417,623 374,977 332,330 294,461 100% 305,065 293,678 282,291 270,904 259,617 248,130 236,743 225,356 213,969 202,582	721,788 679,260 636,732 594,204 551,676 509,147 466,619 424,091 381,563 339,035 301,361 258,347 215,333 105% 220,471 209,084 197,697 186,310 174,923 163,536 152,149 140,762 129,375 117,988	562,484 520,192 477,901 435,609 393,317 351,025 313,728 270,953 228,178 185,403 142,628 99,853 61,267 110% 135,877 124,490 113,103 101,716 95,270 83,625 71,981 60,337 48,692 37,048	30% 482,832 440,659 398,485 356,311 314,138 276,539 233,883 191,228 148,572 105,916 67,590 23,970 (18,449) Build Costs 115% 55,341 43,697 32,053 20,408 8,764 (2,880) (14,525) (25,040) (36,813) (48,586)	323,528 286,276 243,859 201,443 159,026 116,610 78,769 35,394 (7,981) (50,506) (94,360) (139,135) (187,063) 120% (30,091) (41,864) (53,637) (65,410) (77,183) (88,956) (100,729) (112,502) (124,275) (136,767)	248,130 205,833 163,536 121,239 83,625 40,373 (2,880) (45,225) (88,956) (133,094) (180,887) (228,680) (276,473) 125% (117,552) (129,421) (142,287) (155,154) (168,020) (180,887) (193,754) (206,620) (219,487) (232,354)	91,8 48,8 5,8 (36,141 (79,63 (123,11 (170,15 (216,67 (265,20 (312,72 (360,24 (407,77) (455,29 130 (212,14 (225,00 (237,87 (250,74

NOTES

Cells highlighted in yellow are input cells
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Figures in brackets, thus (00,000.00), are negative values / costs

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SCHEME DETAILS - ASSUMPTIONS						
Total number of units in scheme						15
AH Policy requirement %		60%	AH Target	40% on-site		
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	0.0%	0	0%	0	0%	C
B Bed houses	0%	0	0%	0	0%	(
Bed houses	0%	0	0%	0	0%	(
Bed houses	0.0%	0	0%	0	0%	(
1 Bed Apartment	33.3%	3.0	50.0%	3.0	40%	6
2 Bed Apartment	66.7%	6.0	50.0%	3.0	60%	9
Total number of units	100%	9.0	100%	6.0	100%	15
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per uni	t
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft)
2 Bed houses	80.0	861		100.0%	80.0	861
B Bed houses	95.0	1,023		100.0%	95.0	1,023
Bed houses	110.0	1,184		100.0%	110.0	1,184
5 Bed houses	130.0	1,399		100.0%	130.0	1,399
Bed Apartment	50.0	538		82.0%	61.0	656
Bed Apartment	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	C
Bed houses	0.0	0	0.0	0	0.0	C
5 Bed houses	0.0	0	0.0	0	0.0	C
1 Bed Apartment	182.9	1,969	182.9	1,969	365.8	3,938
2 Bed Apartment	475.6	5,119	237.8	2,560	713.4	7,679
	658.5	7,088	420.7	4,529	1,079.2	11,616
Open Market values (£) -	£ psm	£ psf		£	to	tal MV £ (no AH)
2 Bed houses	2,875.0	267		230,000		C
Bed houses	3,368.4	313		320,000		C
Bed houses	3,818.2	355		420,000		C
Bed houses	4,230.8	393		550,000		C
Bed Apartment	4,200.0	390		210,000		1,259,937
Bed Apartment	4,000.0	372		260,000		2,339,844
Affordable Housing -						3,599,781
AH Tenure split	66% Affo	ordable Rent		34% Intermed	diate	
RSL Transfer Values (£) -	(%	of MV)		(% of M)	V)	
Bed houses	130,000 57%	6		135,000 59%		
B Bed houses	145,000 45%	6		165,000 52%		
Bed houses	185,000 44%			195,000 46%		
Bed houses	210,000 38%			225,000 41%		
Bed Apartment	100,000 48%	6		110,000 52%		
2 Bed Apartment	115,000 44%			125,000 48%		



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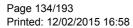
Private for Sale GDV -				
2 Bed houses	0	@	230,000	-
B Bed houses	0	@	320,000	-
Bed houses	0	@	420,000	-
5 Bed houses	0	@	550,000	-
Bed Apartment	3	@	210,000	629,937
2 Bed Apartment	6	@	260,000	1,559,844
	9			2,189,781
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	=
Bed houses	0	@	145,000	=
Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
Bed Apartment	2	@	100,000	198,000
2 Bed Apartment	2	@	115,000	227,700
	4			425,700
ntermediate GDV -				
2 Bed houses	0	@	135,000	=
B Bed houses	0	@	165,000	-
Bed houses	0	@	195,000	=
5 Bed houses	0	@	225,000	=
Bed Apartment	1	@	110,000	112,200
Ped Apartment	1	@	125,000	127,500
	2			239,700
	15 tota	al		
Grant	6.0	AH units @	0	-
GDV				2,855,181

AH on-site cost (£MV - £GDV) AH on-site cost analysis

49,640 £ per unit

690 £ psm

744,600 £



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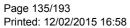


nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(5,775)
CIL		658	sqm (exc. AH)	100 £ psm	2.31%	(65,847)
Site Specific S106/278			units @	1,500 per unit		(22,500)
AH Commuted Sum) sqm	0 £ psm	0.00%	-
Construction Costs -						
Demolition and Site Clearance		0.37	acres @	50,000 per acre		(18,533)
2 Bed houses		-	sqm @	1,271.00 psm		-
Bed houses		-	sqm @	1,271.00 psm		-
Bed houses		-	sqm @	1,271.00 psm		-
5 Bed houses		-	sqm @	1,271.00 psm		-
1 Bed Apartment			sqm @	1,271.00 psm		(464,977)
2 Bed Apartment	1,079.2	713.4	sqm @	1,271.00 psm		(906,690)
External works		1,371,666		15%		(205,750)
			£per unit			
Contingency		1,577,416	@	5%		(78,871)
Professional Fees		1,577,416	@	9%		(141,967)
Disposal Costs -						
Sale Agents Costs		2,189,781		1.00%		(21,898)
Sale Legal Costs		2,855,181		0.50%		(14,276)
Marketing and Promotion		2,189,781	GDV @	3.00%		(65,693)
Finance Costs -		0.007.770	_			
Finance Fees		2,037,776	@	1.00%		(20,378)
nterest on Development Costs		7.00%	APR	0.565% pcm		(73,516)
Developers Profit						
On private for sale		2,189,781		20.00%		(437,956)
On affordable housing pre-sale		665,400)	6.00%		(39,924)
blended)				16.74%		
TOTAL COSTS						(2,609,551)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			245,630
SDLT	245,630 @		(2,456)
Acquisition Agent fees	245,630 @	1%	(2,456)
Acquisition Legal fees	245,630 @	0.5%	(1,228)
Interest on Land	245,630 @	7.0%	(17,194)
Residual Land Value (net)	14,820 per plot		222,295

TRESHOLD LAND VALUE			
Residential Density	100 dph		
Site Area	0.15 ha	0.37 acres	
	7,195 sqm/ha	31,341 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	14,826 £ per plot		222,390

BALANCE	
Surplus/(Deficit)	(95)



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	_				AH - % on site			
Balance	(95)	0%	10%	20%	30%	40%	50%	6
	0	300,552	238,244	113,628	55,817	(70,223)	(128,522)	(256,4
	20	279,442	218,542	96,741	40,160	(83,033)	(140,167)	(265,3
	40 60	258,333 237,224	198,840 179,138	84,676 67,595	24,503	(95,844)	(151,811)	(274,1 (282,9
	80	216,114	159,436	50,515	8,846 (6,812)	(108,654) (116,478)	(163,455) (175,099)	(202,
CIL £psm	100	195,005	139,734	33,434	(22,469)	(129,577)	(186,744)	(300,6
	120	173,896	120,032	16,354	(38,126)	(142,677)	(198,388)	(309,4
	140	152,786	100,329	(726)	(53,783)	(155,777)	(210,032)	(318,
	160	131,677	85,459	(17,807)	(69,440)	(168,877)	(221,677)	(327,
	180	110,568	65,532	(34,887)	(85,097)	(181,977)	(232,119)	(335,
	200	94,391	45,605	(51,968)	(100,754)	(195,077)	(243,892)	(345,
	220	73,040	25,677	(69,048)	(116,411)	(208,176)	(255,665)	(354,
	240	51,690	5,750	(86,129)	(127,321)	(221,276)	(267,438)	(364,
				AH commi	ited sum - £ psm			
Balance	(95)	0	50	100	150	200	250	
	0	(70,223)	(117,753)	(171,428)	(225,103)	(278,078)	(332,346)	(390,7
	20	(83,033)	(130,853)	(184,528)	(237,055)	(291,323)	(345,912)	(405,2
	40	(95,844)	(143,953)	(197,628)	(250,299)	(304,567)	(360,387)	(419,6
	60	(108,654)	(157,053)	(210,728)	(263,544)	(317,812)	(374,862)	(434,
	80	(116,478)	(170,153)	(223,828)	(276,789)	(331,057)	(389,337)	(448,6
CIL £psm	100	(129,577)	(183,252)	(235,765)	(290,033)	(344,502)	(403,812)	(463,1
	120	(142,677)	(196,352)	(249,010)	(303,278)	(358,977)	(418,287)	(477,5
	140	(155,777)	(209,452)	(262,254)	(316,522)	(373,452)	(432,762)	(492,0
	160	(168,877)	(222,552)	(275,499)	(329,767)	(387,927)	(447,237)	(506,
	180	(181,977)	(234,475)	(288,743)	(343,093)	(402,402)	(461,712)	(521,0
	200	(195,077)	(247,720)	(301,988)	(357,568)	(416,877)	(476,186)	(535,4
	220 240	(208,176) (221,276)	(260,964) (274,209)	(315,233) (328,477)	(372,043) (386,517)	(431,352) (445,827)	(490,661) (505,136)	(549,9 (564,4
ı		(== 1,= 1 0)	(=: 1,=00)	(===,)	(555,511)	(110,021)	(555,155)	(55.1)
Ralance	(05)	0%	10%	20%	AH - % on site	40%	50%	-
Balance	(95)	0%	10%	20%	30%	40%	50%	
Balance	100.0%	195,005	139,734	33,434	30% (22,469)	(129,577)	(186,744)	(300,6
Balance	100.0% 102.5%	195,005 152,359	139,734 97,205	33,434 (9,341)	30% (22,469) (65,124)	(129,577) (172,952)	(186,744) (228,757)	(300,0
Balance	100.0% 102.5% 105.0%	195,005 152,359 109,712	139,734 97,205 59,212	33,434 (9,341) (52,116)	30% (22,469) (65,124) (107,780)	(129,577) (172,952) (216,327)	(186,744) (228,757) (272,488)	(300,1 (344,2 (391,1
Balance	100.0% 102.5%	195,005 152,359 109,712 71,743	139,734 97,205 59,212 16,198	33,434 (9,341) (52,116) (94,891)	30% (22,469) (65,124) (107,780) (146,103)	(129,577) (172,952) (216,327) (258,792)	(186,744) (228,757) (272,488) (316,219)	(300, (344,; (391,; (439,;
Balance Build Costs	100.0% 102.5% 105.0% 107.5%	195,005 152,359 109,712	139,734 97,205 59,212	33,434 (9,341) (52,116)	30% (22,469) (65,124) (107,780)	(129,577) (172,952) (216,327)	(186,744) (228,757) (272,488)	(300,1 (344,1 (391,1 (439,1 (486,1
	100.0% 102.5% 105.0% 107.5% 110.0%	195,005 152,359 109,712 71,743 28,609	139,734 97,205 59,212 16,198 (26,816)	33,434 (9,341) (52,116) (94,891) (133,045)	30% (22,469) (65,124) (107,780) (146,103) (189,723)	(129,577) (172,952) (216,327) (258,792) (302,646)	(186,744) (228,757) (272,488) (316,219) (361,604)	(300,1 (344,1 (391,1 (439,1 (486,1 (534,1
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	195,005 152,359 109,712 71,743 28,609 (14,525)	139,734 97,205 59,212 16,198 (26,816) (69,830)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398)	(300, (344, (391, (439, (486, (534, (581,
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191)	(300,6 (344,2 (391,6 (439,3 (486,6 (534,3 (581,6 (629,4
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984)	(300, (344, (391, (439, (486, (534, (581, (629, (676,
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363)	(300, (344, (391, (439, (486, (534, (581, (629, (676, (724, (771, (771, (391, (3)))))))))))))))))))))
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547) (634,475)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157)	(300,6 (344,2 (391,6 (439,6 (486,6 (534,6 (581,6 (629,6 (676,6 (7724,6 (819,6
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363)	(300.6 (344.2 (391.8 (439.3 (486.6 (534.3 (629.4 (676.9 (724.4 (771.8 (819.8
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547) (634,475)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157)	(300,6 (344,2 (391,6 (439,3 (486,6 (534,3 (581,6 (629,4 (676,6 (724,4 (771,6 (819,5
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112) (559,310)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547) (634,475)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157)	(300,6 (344,2 (391,6 (439,3 (486,6 (534,3 (581,6 (629,4 (676,6 (724,4 (771,6 (819,5
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995) (315,591)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433) (374,671)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430) (497,764)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112) (559,310)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547) (634,475) (682,403)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157) (743,950)	(300,6 (344,2 (391,6 (439,3 (486,6 (534,3 (581,3 (629,4 (676,6 (724,4 (771,5 (819,6 (867,0
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995) (315,591)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433) (374,671)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430) (497,764)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (551,112) (559,310) Build Costs	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547) (634,475) (682,403)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157) (743,950)	(300,6 (344,2 (391,6 (496,6 (534,3 (581,6 (629,4 (771,6 (771,6 (819,6 (867,0
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995) (315,591)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433) (374,671)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430) (497,764)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112) (559,310) Build Costs 115% (324,132)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (348,434) (442,762) (490,690) (538,619) (586,547) (634,475) (682,403)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157) (743,950)	(300,6 (344,2 (391,6 (439,5 (486,6 (534,5 (581,9 (676,5 (724,4 (771,9 (819,9 (867,0
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.00% 127.5% 130.0%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995) (315,591)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433) (374,671)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430) (497,764)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112) (559,310) Build Costs 115% (324,132) (337,376)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547) (634,475) (682,403)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157) (743,950)	(300,6 (344,2 (391,6 (439,3) (486,6 (534,3) (676,6 (774,4 (771,1 (819,6 (867,1)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995) (315,591) 100% (70,223) (83,033) (95,844)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433) (374,671) 105% (150,828) (150,828) (177,028)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430) (497,764) 110% (236,423) (249,668) (262,912)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112) (559,310) Build Costs 115% (324,132) (337,376) (351,409)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547) (634,475) (682,403)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157) (743,950) 125% (514,172) (528,647) (543,122)	(300, (344, (391, (489, (486, (534, (581, (629, (724, (771, (886, (667,
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995) (315,591) 100% (70,223) (83,033) (95,844) (108,654)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433) (374,671) 105% (150,828) (163,928) (177,028) (190,128)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430) (497,764) 110% (236,423) (249,668) (262,912) (276,157)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112) (559,310) Build Costs 115% (324,132) (337,376) (351,409) (365,884)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547) (634,475) (682,403) 120% (418,315) (432,790) (447,265) (461,740)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157) (743,950) 125% (514,172) (528,647) (543,122) (557,597)	(300, (344, (391, 449, 449, 449, 449, 449, 449, 449, 4
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995) (315,591) 100% (70,223) (83,033) (95,844) (108,654) (116,478)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433) (374,671) 105% (150,828) (163,928) (177,028) (190,128) (203,228)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430) (497,764) 110% (236,423) (249,668) (262,912) (276,157) (289,401)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112) (559,310) Build Costs 115% (324,132) (337,376) (351,409) (365,884) (380,359)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547) (634,475) (682,403) 120% (418,315) (432,790) (447,265) (461,740) (476,215)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157) (743,950) 125% (514,172) (528,647) (543,122) (557,597) (572,072)	(300, (344, (391, 448, 648, 6534, 658, 667, 682, 666, 682, 666, 682, 6668, 6682, 668
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995) (315,591) 100% (70,223) (83,033) (95,844) (108,654) (116,478) (129,577)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433) (374,671) 105% (150,828) (163,928) (177,028) (190,128) (203,228) (216,327)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430) (497,764) 110% (236,423) (249,668) (262,912) (276,157) (289,401) (302,646)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (452,914) (511,112) (559,310) Build Costs 115% (324,132) (337,376) (351,409) (365,884) (394,834)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547) (634,475) (682,403) 120% (418,315) (432,790) (447,265) (461,740) (476,215) (490,690)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157) (743,950) 125% (514,172) (528,647) (543,122) (557,597) (572,072) (586,547)	(300, (344, (391, (439, (486, (534, (581, (672, (771, (819, (867, (610, (624, (638, (653, (667, (682, (696,
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 122.5% 127.5% 130.0% (95) 0 20 40 60 80 100 120 140 160	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995) (315,591) 100% (70,223) (83,033) (95,844) (116,478) (129,577) (142,677) (145,777) (168,877)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433) (374,671) 105% (150,828) (163,928) (177,028) (190,128) (203,228) (216,327) (228,182) (241,426) (254,671)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430) (497,764) 110% (236,423) (249,668) (262,912) (276,157) (289,401) (302,646) (315,891) (329,135) (342,402)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112) (559,310) Build Costs 115% (324,132) (337,376) (351,409) (365,884) (380,359) (394,834) (409,309) (423,784) (438,259)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547) (634,475) (682,403) 120% (418,315) (432,790) (447,265) (461,740) (476,215) (490,690) (505,165) (519,640) (534,115)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157) (743,950) 125% (514,172) (528,647) (543,122) (557,597) (572,072) (586,547) (601,022) (615,497) (629,972)	(300, (344, (391, 448, (439, 448, (534, 448, (581, 489, 489, 489, 489, 489, 489, 489, 489
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 127.5% 130.0% 127.5% 130.0% 100 100 120 40 60 80 100 120 140 160 180	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995) (315,591) 100% (70,223) (83,033) (95,844) (118,644) (118,648) (129,577) (142,677) (142,677) (168,877) (181,977)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433) (374,671) 105% (150,828) (163,928) (177,028) (190,128) (203,228) (216,327) (228,182) (241,426)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430) (497,764) 110% (236,423) (249,668) (262,912) (276,157) (289,401) (302,646) (315,891) (329,135)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112) (559,310) Build Costs 115% (324,132) (337,376) (351,409) (365,884) (380,359) (394,834) (409,309) (423,784) (438,259) (452,734)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (348,434) (442,762) (490,690) (538,619) (586,547) (634,475) (682,403) 120% (418,315) (432,790) (447,265) (451,740) (476,215) (490,690) (505,165) (519,640) (505,165) (519,640) (534,115) (548,590)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157) (743,950) 125% (514,172) (528,647) (543,122) (557,597) (572,072) (586,547) (601,022) (615,497)	(300, (344, (391, 448, (439, 448, (534, 448, 448, 448, 448, 448, 448, 448, 4
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.00% 127.5% 130.0% 120 40 60 80 100 120 140 160 180 200	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995) (315,591) 100% (70,223) (83,033) (95,844) (116,478) (129,577) (142,677) (142,677) (168,877) (181,977) (195,077)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433) (374,671) 105% (150,828) (163,928) (177,028) (190,128) (203,228) (216,327) (228,182) (241,426) (254,671) (267,916) (281,160)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430) (497,764) 110% (236,423) (249,668) (262,912) (276,157) (289,401) (302,646) (315,891) (329,135) (342,402) (356,877) (371,352)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112) (559,310) Build Costs 115% (324,132) (337,376) (351,409) (365,884) (380,359) (394,834) (409,309) (423,784) (438,259) (452,734) (467,209)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (394,834) (442,762) (490,690) (538,619) (586,547) (634,475) (682,403) 120% (418,315) (432,790) (447,265) (461,740) (476,215) (490,690) (505,165) (519,640) (534,115) (548,590) (563,065)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157) (743,950) 125% (514,172) (528,647) (543,122) (557,597) (572,072) (586,547) (601,022) (615,497) (629,972) (644,4447) (658,922)	(300,6 (344,2 (391,6 (439,3) (486,6 (534,3) (676,6) (774,4 (771,1 (819,6 (667,6) (638,6 (667,6) (667,6) (674,6 (67,6) (674,7 (674,7 (674,7) (674,7 (674,7) (674,7 (674,7) (674,7 (674,7) (674,7 (674,7) (774,7) (774,7
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 127.5% 130.0% 127.5% 130.0% 100 100 120 40 60 80 100 120 140 160 180	195,005 152,359 109,712 71,743 28,609 (14,525) (57,659) (100,792) (139,447) (183,555) (227,664) (270,995) (315,591) 100% (70,223) (83,033) (95,844) (118,644) (118,648) (129,577) (142,677) (142,677) (168,877) (181,977)	139,734 97,205 59,212 16,198 (26,816) (69,830) (112,845) (151,649) (195,635) (238,489) (282,961) (327,433) (374,671) 105% (150,828) (163,928) (177,028) (190,128) (203,228) (216,327) (228,182) (241,426) (254,671) (267,916)	33,434 (9,341) (52,116) (94,891) (133,045) (176,787) (220,529) (263,410) (307,635) (352,763) (401,097) (449,430) (497,764) 110% (236,423) (249,668) (262,912) (276,157) (289,401) (302,646) (315,891) (329,135) (342,402) (356,877)	30% (22,469) (65,124) (107,780) (146,103) (189,723) (232,140) (276,242) (320,343) (366,517) (414,715) (462,914) (511,112) (559,310) Build Costs 115% (324,132) (337,376) (351,409) (365,884) (380,359) (394,834) (409,309) (423,784) (438,259) (452,734)	(129,577) (172,952) (216,327) (258,792) (302,646) (346,906) (348,434) (442,762) (490,690) (538,619) (586,547) (634,475) (682,403) 120% (418,315) (432,790) (447,265) (451,740) (476,215) (490,690) (505,165) (519,640) (505,165) (519,640) (534,115) (548,590)	(186,744) (228,757) (272,488) (316,219) (361,604) (409,398) (457,191) (504,984) (552,777) (600,570) (648,363) (696,157) (743,950) 125% (514,172) (528,647) (543,122) (557,597) (572,072) (586,547) (601,022) (615,497) (629,972) (644,447)	(300, (344, (391, 448, (439, 448, (534, 448, 448, 448, 448, 448, 448, 448, 4

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

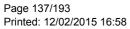


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SCHEME DETAILS - ASSUMPTIONS						
Total number of units in scheme						15
AH Policy requirement %		60%	AH Target	40%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	0.0%	0	0%	0	0%	(
Bed houses	0%	0	0%	0	0%	
1 Bed houses	0%	0	0%	0	0%	
5 Bed houses	0.0%	0	0%	0	0%	
1 Bed Apartment	33.3%	3.0	50.0%	3.0	40%	
2 Bed Apartment	66.7%	6.0	50.0%	3.0	60%	
Total number of units	100%	9.0	100%	6.0	100%	1
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	nit
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqf
2 Bed houses	80.0	861		100.0%	80.0	86
B Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
5 Bed houses	130.0	1,399		100.0%	130.0	1,39
I Bed Apartment	50.0	538		82.0%	61.0	65
Bed Apartment	65.0	700		82.0%	79.3	85
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
Bed houses	0.0	0	0.0	0	0.0	(-1
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
5 Bed houses	0.0	0	0.0	0	0.0	
I Bed Apartment	182.9	1,969	182.9	1,969	365.8	3,93
2 Bed Apartment	475.6	5,119	237.8	2,560	713.4	7,67
	658.5	7,088	420.7	4,529	1,079.2	11,61
Open Market values (£) -	£ psm	£ psf		£		total MV £ (no AH
Bed houses	2,875.0	267		230,000		
Bed houses	3,368.4	313		320,000		
Bed houses	3.818.2	355		420,000		
Bed houses	4.230.8	393		550,000		
Bed Apartment	4,200.0	390		210,000		1,259,93
Ped Apartment	4,000.0	372		260,000		2,339,84
Affordable Housing -						3,599,78
AH Tenure split	66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -		of MV)			(% of MV)	
Bed houses	130,000 57%			135,000	,	
B Bed houses	145,000 45%			165,000		
Bed houses	185,000 44%			195,000		
Bed houses	210,000 38%			225,000		
1 Bed Apartment	100,000 48%			110,000		
	100,000 407	U		110,000	UL /U	









GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	230,000	=
B Bed houses	0	@	320,000	=
Bed houses	0	@	420,000	=
5 Bed houses	0	@	550,000	=
1 Bed Apartment	3	@	210,000	629,937
2 Bed Apartment	6	@	260,000	1,559,844
	9			2,189,781
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	=
B Bed houses	0	@	145,000	=
Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
1 Bed Apartment	2	@	100,000	198,000
2 Bed Apartment	2	@	115,000	227,700
	4			425,700
ntermediate GDV -				
2 Bed houses	0	@	135,000	=
B Bed houses	0	@	165,000	=
Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	=
Bed Apartment	1	@	110,000	112,200
2 Bed Apartment	1	@	125,000	127,500
	2			239,700
	15 tot	al		
Grant	6.0	AH units @	0	-
GDV				2,855,181

AH on-site cost (£MV - £GDV)

AH on-site cost analysis

49,640 £ per unit

690 £ psm

744,600 £



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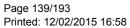


nitial Payments -							
Planning Application Professional Fees and reports							(25,000)
Statutory Planning Fees							(5,775)
CIL		658	sqm (exc. AH)	100	£ psm	2.31%	(65,847)
Site Specific S106/278		15	units @	1,500	per unit		(22,500)
AH Commuted Sum		1,079	sqm	0	£ psm	0.00%	=
Construction Costs -							
Demolition and Site Clearance		0.46	acres @	0	per acre		-
Bed houses		-	sqm @	1,271.00	psm		-
Bed houses		-	sqm @	1,271.00	psm		-
Bed houses		=	sqm @	1,271.00	psm		-
Bed houses		-	sqm @	1,271.00	psm		-
Bed Apartment			sqm @	1,271.00	psm		(464,977)
Bed Apartment	1,079.2	713.4	sqm @	1,271.00	psm		(906,690)
External works		1,371,666		15%			(205,750)
			£per unit				
Contingency		1,577,416	@	5%			(78,871)
Professional Fees		1,577,416	@	9%			(141,967)
Disposal Costs -							
Sale Agents Costs		2,189,781		1.00%			(21,898)
Sale Legal Costs		2,855,181		0.50%			(14,276)
Marketing and Promotion		2,189,781	GDV @	3.00%			(65,693)
Finance Costs -		0.040.044	_				
Finance Fees		2,019,244	@	1.00%			(20,192)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(72,259)
Developers Profit							
On private for sale		2,189,781		20.00%			(437,956)
n affordable housing pre-sale		665,400		6.00%			(39,924)
olended)				16.74%			

RESIDUAL LAND VALUE			
Residual Land Value (gross)			265,606
SDLT	265,606 @		(7,968)
Acquisition Agent fees	265,606 @	1%	(2,656)
Acquisition Legal fees	265,606 @	0.5%	(1,328)
Interest on Land	265,606 @	7.0%	(18,592)
Residual Land Value (net)	15,671 per plot		235,061

TRESHOLD LAND VALUE			
Residential Density	80 dph		
Site Area	0.19 ha	0.46 acres	
	5,756 sqm/ha	25,073 sqft/ac	
Threshold Land Value	555,975 £ per ha	225,000 £ per acre	
	6,950 £ per plot		104,245

BALANCE	
Surplus/(Deficit)	130,816



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					AH - % on site			
Balance	130,816	0%	10%	20%	30%	40%	50%	60
	0	541,279	478,971	354,355	296,851	170,811	107,791	(14,51
	20	520,169	459,269	337,467	281,194	158,001	96,404	(23,34
	40	499,060	439,567	320,580	265,537	145,190	89,838	(32,17
	60	477,951	419,865	308,630	249,880	132,380	78,194	
								(41,00
011.0	80	456,841	400,163	291,549	234,223	119,570	66,549	(49,83
CIL £psm	100	435,732	380,460	274,469	218,566	106,759	54,905	(58,66
	120	414,623	360,758	257,388	202,909	93,949	43,261	(67,49
	140	393,513	341,056	240,308	187,251	85,872	31,616	(76,32
	160	372,404	321,354	223,227	171,594	72,772	19,972	(85,1
	180	351,295	306,566	206,147	155,937	59,672	8,328	(93,98
	200	330,185	286,639	189,066	140,280	46,572	(3,316)	(102,8
	220	314,075	266,712	171,986	124,623	33,472	(14,961)	(111,64
	240	292,724	246,784	154,905	108,966	20,373	(25,481)	(120,4
Balance	130,816	0	50	AH commut 100	ed sum - £ psm 150	200	250	3
Balance	0	170,811	118,322	70,221	16,546	(36,122)	(90,390)	(146,17
	20	158,001	105,512	57,121	3,446	(49,367)	(103,635)	(160,6
	40	145,190	97,696	44,021	(9,654)	(62,611)	(116,879)	(175,12
	60	132,380	84,596	30,921				(175,12
					(21,588)	(75,856)	(130,293)	
011.0	80	119,570	71,496	17,821	(34,832)	(89,100)	(144,768)	(204,07
CIL £psm	100	106,759	58,396	4,721	(48,077)	(102,345)	(159,243)	(218,5
	120	93,949	45,297	(8,378)	(61,321)	(115,590)	(173,718)	(233,0
	140	85,872	32,197	(20,298)	(74,566)	(128,884)	(188,193)	(247,5)
	160	72,772	19,097	(33,543)	(87,811)	(143,359)	(202,668)	(261,97
	180	59,672	5,997	(46,787)	(101,055)	(157,834)	(217,143)	(276,4
	200	46,572	(7,103)	(60,032)	(114,300)	(172,309)	(231,618)	(290,92
	220	33,472	(19,008)	(73,276)	(127,544)	(186,784)	(246,093)	(305,40
	240	20,373	(32,253)	(86,521)	(141,949)	(201,259)	(260,568)	(319,8
					AH - % on site			
Balance	130,816	0%	10%	20%	AH - % on site 30%	40%	50%	60
Balance	130,816 100.0%	0% 435,732	10% 380,460	20% 274,469		40% 106,759	50% 54,905	
Balance					30%			(58,6
Balance	100.0%	435,732	380,460	274,469	30% 218,566	106,759	54,905	(58,66 (102,15
Balance	100.0% 102.5%	435,732 393,086 350,439	380,460 337,932 300,247	274,469 231,694	30% 218,566 175,910 133,254	106,759 68,696 25,321	54,905 11,652 (30,532)	(58,6) (102,1) (147,2)
Balance	100.0% 102.5% 105.0% 107.5%	435,732 393,086 350,439 312,777	380,460 337,932 300,247 257,232	274,469 231,694 188,918 146,143	30% 218,566 175,910 133,254 95,546	106,759 68,696 25,321 (16,835)	54,905 11,652 (30,532) (74,263)	(58,6) (102,1) (147,2) (194,7)
	100.0% 102.5% 105.0% 107.5% 110.0%	435,732 393,086 350,439 312,777 269,643	380,460 337,932 300,247 257,232 214,218	274,469 231,694 188,918 146,143 103,368	30% 218,566 175,910 133,254 95,546 51,926	106,759 68,696 25,321 (16,835) (60,690)	54,905 11,652 (30,532) (74,263) (117,994)	(58,6) (102,1) (147,2) (194,7) (242,2)
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0%	435,732 393,086 350,439 312,777 269,643 226,509	380,460 337,932 300,247 257,232 214,218 171,204	274,469 231,694 188,918 146,143 103,368 64,862	30% 218,566 175,910 133,254 95,546 51,926 8,307	106,759 68,696 25,321 (16,835) (60,690) (104,544)	54,905 11,652 (30,532) (74,263) (117,994) (164,829)	(58,6) (102,1) (147,2) (194,7) (242,2) (289,8)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376	380,460 337,932 300,247 257,232 214,218 171,204 128,190	274,469 231,694 188,918 146,143 103,368 64,862 21,120	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622)	(58,66 (102,18 (147,24 (194,76 (242,28 (289,8) (337,33
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415)	(58,6) (102,1) (147,2) (194,7) (242,2) (289,8) (337,3) (384,8)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209)	(58,64 (102,1) (147,24 (194,76 (242,2) (289,8) (337,3) (384,8) (432,3)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002)	(58,64 (102,1) (147,24 (194,76 (242,25) (289,8) (337,33 (384,8) (432,34 (479,96)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005)	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795)	(58,6) (102,1) (147,2) (194,7) (242,2) (289,8) (337,3) (384,8) (432,3) (479,9) (527,4)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 125.5% 125.0% 127.5%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039)	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477)	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588)	(58,6i (102,1i (147,2i (194,7i (242,2i (289,8i (337,3i (384,8i (432,3i (479,9i (527,4i
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005)	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795)	(58,64 (102,18 (147,24 (194,74 (242,28 (289,8* (337,3; (384,88 (432,34 (479,94 (527,42)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 125.5% 125.0% 127.5%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039)	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477)	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588)	(58,64 (102,18 (147,24 (194,74 (242,28 (289,8* (337,3; (384,88 (432,34 (479,94 (527,42)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 125.5% 125.0% 127.5%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039)	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477)	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588)	(58,66 (102,15) (147,24) (194,76) (242,22) (289,81) (337,33) (348,81) (437,93) (527,42) (527,42) (622,41)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634)	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103)	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862) (253,195)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907) (437,835)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588) (499,381)	(58,66 (102,15) (147,24) (194,75) (242,25) (289,8) (337,33) (347,9) (527,42) (527,42) (527,42) (522,41)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634)	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103)	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862) (253,195)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742) Build Costs 115% (82,176)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907) (437,835)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,568) (499,381)	(58,66 (102,16 (147,24 (194,74 (242,25 (289,8) (337,3) (384,86 (422,36 (422,36 (527,47 (527,47 (622,47 (365,46
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 125.0% 127.5% 130.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634)	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103) 105% 90,821 77,721	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862) (253,195) 110% 4,070 (9,029)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742) Build Costs 115% (82,176) (95,420)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907) (437,835)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588) (499,381)	600 (58, 66 (102, 15 (147, 24 (194, 76 (242, 25 (289, 81 (337, 33 (384, 85 (479, 90 (527, 42 (574, 95) (622, 47 (379, 95) (365, 46 (379, 93) (365, 46 (379, 93) (365, 46 (379, 93) (369, 44)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634) 100% 170,811 158,001 145,190	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103) 105% 90,821 77,721 64,621	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862) (253,195) 110% 4,070 (9,029) (20,956)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742) Build Costs 115% (82,176) (95,420) (108,665)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907) (437,835)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588) (499,381) 125% (269,604) (284,078) (298,553)	(58,66 (102,15 (147,24 (194,76 (242,22 (289,81 (337,33 (384,85 (432,96 (527,42 (574,95 (622,47) (365,46 (379,93 (364,47) (394,47)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634) 100% 170,811 158,001 145,190 132,380	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103) 105% 90,821 77,721 64,621 51,521	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862) (253,195) 110% 4,070 (9,029) (20,956) (34,201)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742) Build Costs 115% (82,176) (95,420) (108,665) (121,909)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (388,907) (437,835)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588) (499,381) 125% (269,604) (284,078) (296,553) (313,028)	(58,66 (102,15) (147,24) (194,77) (242,25) (289,87) (337,33) (334,85) (479,91) (527,42) (527,42) (622,41) (366,44) (379,93) (394,47) (408,86)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634) 100% 170,811 158,001 145,190 132,380 119,570	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103) 105% 90,821 77,721 64,621 51,521 38,421	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (155,529) (204,862) (253,195) 110% 4,070 (9,029) (20,956) (34,201) (47,445)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742) Build Costs 115% (82,176) (95,420) (108,665) (121,909) (135,790)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907) (437,835) 120% (173,747) (188,222) (202,697) (217,172) (231,647)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588) (499,381) 125% (269,604) (284,078) (298,553) (313,028) (327,503)	(58,66 (102,11 (147,24 (194,74 (242,25 (289,8* (337,33 (384,84 (479,90 (527,4; (574,91 (527,4; (574,91 (365,46 (379,9) (394,4* (408,88 (423,36 (423,36)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0% 130.816 0 20 40 60 80 100	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634) 100% 170,811 158,001 145,190 132,380 119,570 106,759	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103) 105% 90,821 77,721 64,621 51,521 38,421 25,321	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862) (253,195) 110% 4,070 (9,029) (20,956) (34,201) (47,445) (60,690)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742) Build Costs 115% (82,176) (95,420) (108,665) (121,909) (135,790) (150,265)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907) (437,835) 120% (173,747) (188,222) (202,697) (217,172) (231,647) (246,122)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588) (499,381) 125% (269,604) (284,078) (296,553) (313,028) (327,503) (341,978)	(58,6i (102,1i (147,2i (194,7i (242,2i (289,8i (337,3i (479,9i (527,4i (574,9i (622,4i) (365,4i (379,9i (394,4i (408,8i (423,3i (437,8i
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0% 130.816 0 20 40 60 80 100 120	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634) 100% 170,811 158,001 145,190 132,380 119,570 106,759 93,949	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103) 105% 90,821 77,721 64,621 51,521 38,421 25,321 12,222	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862) (253,195) 110% 4,070 (9,029) (20,956) (34,201) (47,445) (60,690) (73,934)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742) Build Costs 115% (82,176) (95,420) (108,665) (121,909) (135,790) (150,265) (164,740)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907) (437,835) 120% (173,747) (188,222) (202,697) (217,172) (231,647) (246,122) (260,597)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588) (499,381) 125% (269,604) (284,078) (298,553) (313,028) (327,503) (341,978) (356,453)	(58,64 (102,11,12,12,12,12,12,12,12,12,12,12,12,12
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0% 130.816 0 20 40 60 80 100 120 140	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634) 100% 170,811 158,001 145,190 132,380 119,570 106,759 93,949 85,872	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103) 105% 90,821 77,721 64,621 51,521 38,421 25,321 12,222 (878)	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862) (253,195) 110% 4,070 (9,029) (20,956) (34,201) (47,445) (60,690) (73,934) (87,179)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742) Build Costs 115% (82,176) (95,420) (108,665) (121,909) (135,790) (150,265) (164,740) (179,215)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (388,907) (437,835) 120% (173,747) (188,222) (202,697) (217,172) (231,647) (246,122) (260,597) (275,072)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588) (499,381) 125% (269,604) (284,078) (298,553) (313,028) (327,503) (341,978) (356,453) (370,928)	(58,6) (102,1) (147,2) (144,7) (242,2) (289,8) (337,3) (479,9) (527,4) (622,4) 13) (365,4) (379,9) (394,4) (408,8) (423,3) (437,8) (456,7)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0% 127.5% 130.0% 127.5% 130.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634) 100% 170,811 158,001 145,190 132,380 119,570 106,759 93,949 85,872 72,772	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103) 105% 90,821 77,721 64,621 51,521 38,421 12,5321 12,222 (878) (13,978)	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,662) (253,195) 110% 4,070 (9,029) (20,956) (34,201) (47,445) (60,690) (73,934) (87,179) (100,424)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742) Build Costs 115% (82,176) (95,420) (108,665) (121,909) (135,790) (150,265) (164,740) (179,215) (193,690)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907) (437,835) 120% (173,747) (188,222) (202,697) (217,172) (231,647) (246,122) (266,597) (275,072) (289,547)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588) (499,381) 125% (269,604) (284,078) (298,553) (313,028) (327,503) (341,978) (356,453) (370,928) (385,403)	(58,6i (102,1i (147,2i (194,7i (242,2i (289,8i (337,3i (384,8i (432,3i (479,9i (527,4i (574,9i (622,4i (379,9i (394,4i (408,8i (423,3i (437,8i (423,3i (437,8i (448,12i (446,8i
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0% 130.816 0 20 40 60 80 100 120 140	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634) 100% 170,811 158,001 145,190 132,380 119,570 106,759 93,949 85,872	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103) 105% 90,821 77,721 64,621 51,521 38,421 25,321 12,222 (878)	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862) (253,195) 110% 4,070 (9,029) (20,956) (34,201) (47,445) (60,690) (73,934) (87,179)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742) Build Costs 115% (82,176) (95,420) (108,665) (121,909) (135,790) (150,265) (164,740) (179,215)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (388,907) (437,835) 120% (173,747) (188,222) (202,697) (217,172) (231,647) (246,122) (260,597) (275,072)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588) (499,381) 125% (269,604) (284,078) (298,553) (313,028) (327,503) (341,978) (356,453) (370,928)	(58,6) (102,1) (147,2) (194,7) (242,2) (289,8) (337,3) (384,8) (479,9) (527,4) (574,9) (622,4) 131 (365,4) (379,9) (394,4) (408,8) (423,3) (437,8) (452,3)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0% 127.5% 130.0% 127.5% 130.0%	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634) 100% 170,811 158,001 145,190 132,380 119,570 106,759 93,949 85,872 72,772	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103) 105% 90,821 77,721 64,621 51,521 38,421 12,5321 12,222 (878) (13,978)	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,662) (253,195) 110% 4,070 (9,029) (20,956) (34,201) (47,445) (60,690) (73,934) (87,179) (100,424)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742) Build Costs 115% (82,176) (95,420) (108,665) (121,909) (135,790) (150,265) (164,740) (179,215) (193,690)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907) (437,835) 120% (173,747) (188,222) (202,697) (217,172) (231,647) (246,122) (266,597) (275,072) (289,547)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (308,209) (356,002) (403,795) (451,588) (499,381) 125% (269,604) (284,078) (298,553) (313,028) (327,503) (341,978) (356,453) (370,928) (385,403)	(58,66 (102,15) (147,24) (194,77) (242,25) (289,87) (337,33) (334,85) (479,91) (527,42) (527,42) (622,41) (366,44) (379,93) (394,47) (408,86)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 120.0% 127.5% 130.0% 127.5% 130.0% 130.816 0 20 40 60 80 100 120 140 160 180	435,732 393,086 350,439 312,777 269,643 226,509 183,376 140,242 97,108 58,094 13,985 (29,039) (73,634) 100% 170,811 158,001 145,190 132,380 119,570 106,759 93,949 85,872 72,772 59,672	380,460 337,932 300,247 257,232 214,218 171,204 128,190 90,000 46,014 2,027 (41,005) (85,477) (130,103) 105% 90,821 77,721 64,621 51,521 38,421 25,321 12,222 (878) (13,978) (25,959)	274,469 231,694 188,918 146,143 103,368 64,862 21,120 (21,454) (65,679) (109,904) (156,529) (204,862) (253,195) 110% 4,070 (9,029) (20,956) (34,201) (47,445) (60,690) (73,934) (87,179) (100,424) (113,668)	30% 218,566 175,910 133,254 95,546 51,926 8,307 (34,285) (78,387) (122,488) (170,147) (218,345) (266,544) (314,742) Build Costs 115% (82,176) (95,420) (108,665) (121,909) (135,790) (150,265) (164,740) (179,215) (193,690) (208,165)	106,759 68,696 25,321 (16,835) (60,690) (104,544) (150,265) (198,194) (246,122) (294,050) (341,978) (389,907) (437,835) 120% (173,747) (188,222) (202,697) (217,172) (213,647) (246,122) (260,597) (275,072) (289,547) (304,022)	54,905 11,652 (30,532) (74,263) (117,994) (164,829) (212,622) (260,415) (306,209) (356,002) (403,795) (451,568) (499,381) 125% (269,604) (284,078) (298,553) (313,028) (327,503) (341,978) (356,453) (370,928) (385,403) (399,878)	(58,66 (102,11 (147,24 (194,74) (242,25 (289,8*) (337,3; (384,8) (479,90 (527,4; (574,9) (622,4) (365,4) (365,4) (408,8) (423,3) (437,8) (452,3*) (465,2) (466,7) (461,2)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



SCHEME DETAILS - ASSUMPTIONS						
otal number of units in scheme						15
AH Policy requirement %		65%	AH Target	35% on-site		
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	0.0%	0	0%	0	0%	(
B Bed houses	0%	0	0%	0	0%	(
Bed houses	0%	0	0%	0	0%	(
Bed houses	0.0%	0	0%	0	0%	(
1 Bed Apartment	33.3%	3.3	50.0%	2.5	39%	6
2 Bed Apartment	66.7%	6.7	50.0%	2.5	61%	g
Total number of units	100%	10.0	100%	5.0	100%	15
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per uni	t
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft)
Bed houses	80.0	861		100.0%	80.0	861
Bed houses	95.0	1,023		100.0%	95.0	1,023
Bed houses	110.0	1,184		100.0%	110.0	1,184
5 Bed houses	130.0	1,399		100.0%	130.0	1,399
Bed Apartment	50.0	538		82.0%	61.0	656
Bed Apartment	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sgm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses	0.0	0	0.0	0	0.0	(-1-
Bed houses	0.0	0	0.0	0	0.0	(
Bed houses	0.0	0	0.0	0	0.0	(
5 Bed houses	0.0	0	0.0	0	0.0	(
Bed Apartment	203.2	2,188	152.4	1,641	355.7	3,828
2 Bed Apartment	528.4	5,688	198.2	2,133	726.6	7,821
	731.6	7,875	350.6	3,774	1,082.2	11,649
Open Market values (£) -	£ psm	£ psf		£	to	otal MV £ (no AH
Bed houses	2,687.5	250		215,000		
Bed houses	2,947.4	274		280,000		C
Bed houses	3.545.5	329		390,000		C
Bed houses	3,846.2	357		500,000		C
Bed Apartment	3,000.0	279		150,000		874,950
Bed Apartment	3,230.8	300		210,000		1,924,860
Affordable Housing -						2,799,810
AH Tenure split	66% Affo	ordable Rent		34% Interme	diate	
RSL Transfer Values (£) -	(%	of MV)		(% of M	V)	
Bed houses	130,000 60%	6		135,000 63%		
B Bed houses	145,000 52%	6		165,000 59%		
Bed houses	185,000 47%			195,000 50%		
Bed houses	210,000 429			225,000 45%		
Bed Apartment	100,000 67%			110,000 73%		
2 Bed Apartment	115,000 55%			125,000 60%		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
Bed houses	0	@	215,000	-
Bed houses	0	@	280,000	=
Bed houses	0	@	390,000	=
Bed houses	0	@	500,000	=
Bed Apartment	3	@	150,000	499,950
Bed Apartment	7	@	210,000	1,399,860
	10			1,899,810
ffordable Rented GDV -				
Bed houses	0	@	130,000	=
Bed houses	0	@	145,000	=
Bed houses	0	@	185,000	=
Bed houses	0	@	210,000	=
Bed Apartment	2	@	100,000	165,000
Bed Apartment	2	@	115,000	189,750
	3			354,750
termediate GDV -				
Bed houses	0	@	135,000	=
Bed houses	0	@	165,000	=
Bed houses	0	@	195,000	=
Bed houses	0	@	225,000	=
Bed Apartment	1	@	110,000	93,500
Bed Apartment	1	@	125,000	106,250
	2			199,750
	15 tota	al		
Frant	5.0	AH units @	0	-
GDV				2,454,310

AH on-site cost (£MV - £GDV)

AH on-site cost analysis

23,033 £ per unit

319 £ psm

345,500 £



nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(5,775)
CIL		732	sqm (exc. AH)	100 £ psm	2.98%	(73,163)
Site Specific S106/278			units @	1,500 per unit		(22,500)
AH Commuted Sum			sqm	0 £ psm	0.00%	-
Construction Costs -						
Demolition and Site Clearance		0.37	acres @	50,000 per acre		(18,533)
2 Bed houses		=	sqm @	1,271.00 psm		-
Bed houses		-	sqm @	1,271.00 psm		-
Bed houses		-	sqm @	1,271.00 psm		-
5 Bed houses		-	sqm @	1,271.00 psm		-
1 Bed Apartment			sqm @	1,271.00 psm		(452,058)
2 Bed Apartment	1,082.2	726.6	sqm @	1,271.00 psm		(923,475)
External works		1,375,532		15%		(206,330)
			£per unit			
Contingency		1,581,862	@	5%		(79,093)
Professional Fees		1,581,862	@	9%		(142,368)
Disposal Costs -						
Sale Agents Costs		1,899,810		1.00%		(18,998)
Sale Legal Costs		2,454,310		0.50%		(12,272)
Marketing and Promotion		1,899,810	GDV @	3.00%		(56,994)
Finance Costs -		0.000.557	_			
Finance Fees		2,036,557	@	1.00%		(20,366)
nterest on Development Costs		7.00%	APR	0.565% pcm		(80,644)
Developers Profit						
On private for sale		1,899,810	1	20.00%		(379,962)
On affordable housing pre-sale		554,500	1	6.00%		(33,270)
blended)				16.84%		
TOTAL COSTS						(2,550,799)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(96,489)
SDLT	- @		=
Acquisition Agent fees	- @	1%	=
Acquisition Legal fees	- @	0.5%	=
Interest on Land	- @	7.0%	=
Residual Land Value (net)	(6,433) per plot		(96,489)

TRESHOLD LAND VALUE			
Residential Density	100 dph		
Site Area	0.15 ha	0.37 acres	
	7,215 sqm/ha	31,429 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	14,826 £ per plot		222,390

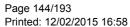
BALANCE	
Surplus/(Deficit)	(318,879)



	(046.070)	201	1001		AH - % on site		=00/	
Balance	(318,879)	0%	10%	20%	30%	40%	50%	(401.6
	0 20	(227,590) (248,399)	(254,397) (275,000)	(310,542) (328,202)	(338,615) (355,979)	(399,648) (414,123)	(430,328) (443,195)	(491,6 (501,3
	40	(270,473)	(295,603)	(346,207)	(373,670)	(428,598)	(456,061)	(510,9
	60	(292,548)	(316,205)	(365,507)	(391,362)	(443,073)	(468,928)	(520,6
	80	(314,622)	(336,808)	(384,807)	(409,054)	(457,548)	(481,795)	(530,2
CIL £psm	100	(336,696)	(358,829)	(404,107)	(426,745)	(472,023)	(494,661)	(539,9
·	120	(360,316)	(381,346)	(423,407)	(444,437)	(486,498)	(507,528)	(549,5
	140	(384,441)	(403,863)	(442,707)	(462,129)	(500,973)	(520,395)	(559,2
	160	(408,566)	(426,379)	(462,007)	(479,820)	(515,448)	(533,261)	(568,8
	180	(432,691)	(448,896)	(481,307)	(497,512)	(529,923)	(546,128)	(578,5
	200	(456,815)	(471,412)	(500,606)	(515,203)	(544,397)	(558,994)	(588,1
	220	(480,940)	(493,929)	(519,906)	(532,895)	(558,872)	(571,861)	(597,8
	240	(505,065)	(516,446)	(539,206)	(550,587)	(573,347)	(584,728)	(607,4
				AH commu	ted sum - £ psm			
Balance	(318,879)	0	50	100	150	200	250	
	0	(368,968)	(428,444)	(487,921)	(547,397)	(606,874)	(666,351)	(725,8
	20	(385,051)	(444,527)	(504,004)	(563,481)	(622,957)	(682,434)	(741,9
	40	(401,134)	(460,611)	(520,087)	(579,564)	(639,041)	(698,517)	(757,9
	60	(417,217)	(476,694)	(536,171)	(595,647)	(655,124)	(714,600)	(774,0
	80	(433,301)	(492,777)	(552,254)	(611,731)	(671,207)	(730,684)	(790,1
CIL £psm	100	(449,384)	(508,861)	(568,337)	(627,814)	(687,290)	(746,767)	(806,2
	120	(465,467)	(524,944)	(584,421)	(643,897)	(703,374)	(762,850)	(822,3
	140	(481,551)	(541,027)	(600,504)	(659,980)	(719,457)	(778,934)	(838,4
	160	(497,634)	(557,110)	(616,587)	(676,064)	(735,540)	(795,017)	(854,4
	180	(513,717)	(573,194)	(632,670)	(692,147)	(751,624)	(811,100)	(870,5
	200	(529,800)	(589,277)	(648,754)	(708,230)	(767,707)	(827,184)	(886,6
	220 240	(545,884) (561,967)	(605,360) (621,444)	(664,837) (680,920)	(724,314) (740,397)	(783,790) (799,874)	(843,267) (859,350)	(902,7 (918,8
					AH - % on site			
Balance	(318,879)	0%	10%	20%	AH - % on site 30%	40%	50%	6
Balance	(318,879) 100.0%	0% (336,696)	10% (358,829)	20% (404,107)		40% (472,023)	50% (494,661)	
Balance	100.0% 102.5%	(336,696) (384,929)	(358,829) (407,433)	(404,107) (452,440)	30% (426,745) (474,944)	(472,023) (519,951)	(494,661) (542,454)	(539,9 (587,4
Balance	100.0% 102.5% 105.0%	(336,696) (384,929) (433,668)	(358,829) (407,433) (456,037)	(404,107) (452,440) (500,774)	30% (426,745) (474,944) (523,142)	(472,023) (519,951) (567,879)	(494,661) (542,454) (590,248)	(539,9 (587,4 (634,9
Balance	100.0% 102.5% 105.0% 107.5%	(336,696) (384,929) (433,668) (482,407)	(358,829) (407,433) (456,037) (504,640)	(404,107) (452,440) (500,774) (549,107)	30% (426,745) (474,944) (523,142) (571,341)	(472,023) (519,951) (567,879) (615,807)	(494,661) (542,454) (590,248) (638,041)	(539,9 (587,4 (634,9 (682,5
	100.0% 102.5% 105.0% 107.5% 110.0%	(336,696) (384,929) (433,668) (482,407) (531,146)	(358,829) (407,433) (456,037) (504,640) (553,244)	(404,107) (452,440) (500,774) (549,107) (597,441)	30% (426,745) (474,944) (523,142) (571,341) (619,539)	(472,023) (519,951) (567,879) (615,807) (663,736)	(494,661) (542,454) (590,248) (638,041) (685,834)	(539,9 (587,4 (634,9 (682,5 (730,0
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847)	(404,107) (452,440) (500,774) (549,107) (597,441) (645,774)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627)	(539,5 (587,4 (634,5 (682,5 (730,0 (777,5
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451)	(404,107) (452,440) (500,774) (549,107) (597,441) (645,774) (694,108)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420)	(539,5 (587,4 (634,5 (682,5 (730,0 (777,5 (825,0
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055)	(404,107) (452,440) (500,774) (549,107) (597,441) (645,774) (694,108) (742,441)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213)	(539,9 (587,4) (634,9 (682,5) (730,0 (777,5) (825,0 (872,6)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658)	(404,107) (452,440) (500,774) (549,107) (597,441) (645,774) (694,108) (742,441) (790,774)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007)	(539,5 (587,4) (634,5) (682,5) (730,0) (777,5) (825,0) (872,6) (920,1)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262)	(404,107) (452,440) (500,774) (549,107) (597,441) (694,708) (742,441) (790,774) (839,108)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800)	(539,6 (587,4) (634,6) (682,6) (730,6) (777,6) (825,6) (872,6) (920,1) (967,6)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262) (844,866)	(404,107) (452,440) (500,774) (549,107) (597,441) (645,774) (694,108) (742,441) (790,774) (839,108) (887,441)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531) (908,729)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377) (951,305)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (827,007) (924,800) (972,593)	(539,5 (587,4) (634,5) (682,5) (730,6) (777,5) (825,6) (872,6) (920,1) (967,6) (1,015,1)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262)	(404,107) (452,440) (500,774) (549,107) (597,441) (694,708) (742,441) (790,774) (839,108)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800)	6 (539,9 (587,4 (634,9 (634,9 (634,9 (634,9 (634,9 (634,9 (634,6)))))))))))))
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578) (872,316)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262) (844,866) (893,469)	(404,107) (452,440) (500,774) (549,107) (597,441) (645,774) (694,108) (742,441) (790,774) (339,108) (387,441) (935,775)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531) (908,729) (956,928) (1,005,126)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377) (951,305) (999,233)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386)	(539,9 (587,4 (634,9 (682,5 (730,0 (777,5 (825,0 (872,6 (920,1 (967,6 (1,015,1 (1,062,6
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578) (872,316)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262) (844,866) (893,469)	(404,107) (452,440) (500,774) (549,107) (597,441) (645,774) (694,108) (742,441) (790,774) (339,108) (387,441) (935,775)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531) (908,729) (956,928)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377) (951,305) (999,233)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386)	(539,9 (587,4 (634,9 (682,5 (730,0 (777,5 (825,0 (872,6 (920,1 (967,6 (1,015,1 (1,062,6
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578) (872,316) (921,055)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262) (844,866) (893,469) (942,073)	(404,107) (452,440) (500,774) (549,107) (597,441) (645,774) (694,108) (742,441) (790,774) (839,108) (887,441) (935,775) (984,108)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,377) (715,936) (764,134) (812,332) (806,531) (908,729) (956,928) (1,005,126)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377) (951,305) (999,233) (1,047,162)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386) (1,068,179)	(539.5 (587.4 (634.5 (730.0 (777.5 (825.0 (920.1 (967.6 (1.015.1 (1.102.2
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,576) (921,055)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262) (844,866) (893,469) (942,073)	(404,107) (452,440) (500,774) (549,107) (597,441) (645,774) (694,108) (742,441) (790,774) (839,108) (887,441) (935,775) (984,108)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531) (906,928) (1,005,126) Build Costs	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377) (951,305) (999,233) (1,047,162)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (1,020,366) (1,020,366) (1,068,179)	(539.5 (587.4 (634.5 (682.5 (730.0 (777.5 (825.0 (872.6 (920.1 (1.015.1 (1.062.6 (1.110.2
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578) (872,316) (921,055)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262) (844,866) (893,469) (942,073)	(404,107) (452,440) (500,774) (597,441) (645,774) (694,108) (742,441) (790,774) (839,108) (887,441) (935,775) (984,108)	30% (426,745) (474,944) (523,142) (5271,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531) (908,729) (956,928) (1,005,126) Build Costs 115% (657,347)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377) (951,305) (999,233) (1,047,162)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386) (1,068,179)	(539.6 (687.4 (634.6 (682.6 (730.0 (777.5 (825.6 (920.1 (967.6 (1.015.1 (1.062.6 (1.110.2
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	(336,696) (384,929) (433,668) (482,407) (531,146) (529,884) (628,623) (677,362) (726,100) (774,839) (823,578) (872,316) (921,055)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (660,451) (699,055) (747,658) (796,262) (844,866) (893,469) (942,073)	(404,107) (452,440) (500,774) (597,441) (645,774) (694,108) (742,441) (790,774) (839,108) (887,441) (935,775) (984,108)	30% (426,745) (474,944) (523,144) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531) (908,729) (956,928) (1,005,126) Build Costs 115% (657,347) (673,431)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (807,520) (993,377) (951,305) (999,233) (1,047,162)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386) (1,068,179)	(539.5 (587.4 (634.5 (682.5 (730.0) (777.5 (825.0) (967.6 (1.015.1 (1.062.6 (1.110.2
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578) (872,316) (921,055)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262) (844,866) (893,469) (942,073)	(404,107) (452,440) (500,774) (597,441) (645,774) (694,108) (742,441) (790,774) (839,108) (887,441) (935,775) (984,108) 110% (561,221) (577,304) (593,387)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531) (908,729) (956,928) (1,005,126) Build Costs 115% (657,347) (673,431) (689,514)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (805,5449) (903,377) (951,305) (999,233) (1,047,162)	(494,661) (542,454) (590,248) (638,041) (685,634) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386) (1,068,179) 125% (649,601) (865,684) (881,767)	(539.5 (587.4) (684.5) (682.6) (777.5) (825.6) (920.1) (967.6) (1,015.1) (1,026.6) (1,110.2)
Build Costs	100.0% 102.5% 105.0% 110.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (318.879) 0 20 40 60	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578) (872,376) (921,055) 100% (368,968) (385,051) (401,134) (417,217)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262) (844,866) (893,469) (942,073) 105% (465,094) (481,177) (497,261) (513,344)	(404,107) (452,440) (500,774) (549,107) (597,441) (645,774) (694,108) (742,441) (790,774) (839,108) (887,441) (935,775) (984,108) 110% (561,221) (577,304) (593,387) (609,471)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (800,531) (908,729) (1,005,126) Build Costs 115% (657,347) (673,431) (689,514)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377) (951,305) (999,233) (1,047,162)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386) (1,068,179) 125% (849,601) (865,684) (881,767) (897,851)	(539.5 (587.4) (634.5) (632.6) (777.5) (825.0) (972.6) (920.1) (1.015.1) (1.062.6) (1.110.2) (945.7) (961.6) (977.6) (993.6)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (318.879) 0 20 40 80	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578) (872,316) (921,055) 100% (368,968) (385,051) (401,134) (417,217) (433,301)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262) (844,866) (893,469) (942,073) 105% (465,094) (481,177) (497,261) (513,3444) (529,427)	(404,107) (452,440) (500,774) (597,441) (645,774) (694,108) (742,441) (790,774) (839,108) (887,441) (935,775) (984,108) 110% (561,221) (577,304) (593,387) (609,471) (625,554)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531) (908,729) (956,928) (1,005,126) Build Costs 115% (657,347) (673,431) (689,514) (705,597) (721,681)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377) (951,305) (999,233) (1,047,162) 120% (753,474) (769,557) (785,641) (801,724) (817,807)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386) (1,068,179) 125% (849,601) (865,684) (881,767) (897,851) (913,934)	(539.5 (687.4 (634.5 (682.6 (730.0 (777.5 (825.6 (920.1 (967.6 (1.015.1 (1.062.6 (945.7 (945.7 (961.8 (977.6 (977.6 (1.010.0 (1.0
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (318.879) 0 20 40 60 80 100	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578) (822,316) (921,055) 100% (368,968) (385,051) (401,134) (417,217) (433,301) (449,384)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (660,451) (699,055) (747,658) (796,262) (844,866) (893,469) (942,073) 105% (465,094) (481,177) (497,261) (513,344) (529,427) (545,511)	(404,107) (452,440) (500,774) (597,441) (694,108) (742,441) (790,774) (839,108) (887,441) (935,775) (984,108) (961,221) (577,304) (593,387) (609,471) (625,554) (641,637)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531) (908,729) (956,928) (1,005,126) Build Costs 115% (657,347) (673,431) (689,514) (705,597) (721,681) (737,764)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377) (951,305) (999,233) (1,047,162) 120% (753,474) (769,557) (785,641) (801,724) (817,807) (833,891)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386) (1,088,179) 125% (849,601) (865,684) (881,767) (897,851) (913,934) (930,017)	(539.1 (587.4 (634.4 (682.6 (730.0) (777.5 (825.1 (920.1 (967.6 (1.015.1 (1.062.6 (1.110.2
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (318.879) 0 20 40 60 80 100 120	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578) (872,316) (921,055) 100% (368,968) (385,051) (401,134) (417,217) (433,301) (449,384) (465,467)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262) (844,866) (893,469) (942,073) 105% (465,094) (481,177) (497,261) (513,344) (529,427) (545,511) (561,594)	(404,107) (452,440) (500,774) (597,441) (694,108) (742,441) (790,774) (839,108) (887,441) (935,775) (984,108) (935,775) (984,108) (935,775) (984,108)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531) (908,729) (956,928) (1,005,126) Build Costs 115% (657,347) (673,431) (689,514) (705,597) (721,681) (737,764) (753,847)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (805,5449) (903,377) (951,305) (999,233) (1,047,162) 120% (753,474) (769,557) (785,641) (801,724) (817,807) (833,881) (849,974)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386) (1,068,179) 125% (849,601) (865,684) (881,767) (897,851) (913,934) (930,017) (946,100)	(539.5 (587.4 (684.5 (730.6 (777.5 (825.6 (920.7 (967.7 (1.052.6 (1.110.2 (945.7 (997.7 (993.6 (1.010.7 (1.026.7 (1.026.7 (1.046.
Build Costs Balance	100.0% 102.5% 105.0% 110.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0% (318.879) 0 20 40 60 80 100 120 140	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578) (872,376) (921,055) 100% (368,968) (385,051) (401,134) (417,217) (433,301) (449,384) (465,467) (481,551)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262) (844,866) (893,469) (942,073) 105% (465,094) (481,177) (497,261) (513,344) (529,427) (545,511) (561,594) (577,677)	(404,107) (452,440) (500,774) (597,441) (645,774) (694,108) (742,441) (790,774) (839,108) (887,441) (935,775) (984,108) 110% (561,221) (577,304) (593,387) (609,471) (625,554) (641,637) (657,721) (673,804)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,336) (764,134) (812,332) (806,531) (908,729) (956,928) (1,005,126) Build Costs 115% (657,347) (673,431) (689,514) (705,597) (721,681) (737,847) (769,930)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377) (951,305) (999,233) (1,047,162) 120% (753,474) (769,557) (785,641) (801,724) (817,807) (833,891) (849,974) (866,057)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386) (1,068,179) 125% (849,601) (865,684) (881,767) (897,851) (913,934) (930,017) (946,100) (962,184)	(539.5 (587.4 (634.5 (682.6 (682.6 (825.6 (920.1 (967.6 (1.015.7 (945.7 (945.7 (961.1 (977.6 (993.6 (1.010.6 (1.026.6 (1.026.6 (1.042.6 (1.074.6 (1
Build Costs Balance	100.0% 102.5% 105.0% 110.0% 112.5% 1115.0% 122.5% 125.0% 127.5% 120.0% 127.5% 130.0% (318.879) 0 20 40 60 80 100 120 140 160 180 200	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578) (872,316) (921,055) 100% (368,968) (385,051) (401,134) (417,217) (433,301) (449,384) (465,467) (481,551) (497,634)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (650,451) (699,055) (747,658) (796,262) (844,866) (893,469) (942,073) 105% (465,094) (481,177) (497,261) (513,344) (529,427) (545,511) (561,594) (577,677) (593,761)	(404,107) (452,440) (500,774) (597,441) (645,774) (694,108) (742,441) (790,774) (839,108) (887,441) (935,775) (984,108) 110% (561,221) (577,304) (593,387) (609,471) (625,554) (641,637) (657,721) (673,804) (689,887)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531) (908,729) (956,928) (1,005,126) Build Costs 115% (687,347) (673,431) (689,514) (737,431) (737,764) (737,764) (753,847) (758,9490) (786,014)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377) (951,305) (999,233) (1,047,162) 120% (753,474) (769,557) (785,641) (801,724) (817,807) (833,891) (849,974) (866,057) (882,140)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386) (1,068,179) 125% (849,601) (865,684) (881,767) (897,851) (913,934) (930,017) (946,100) (962,184) (978,267)	(539.5 (587.4 (634.5 (682.5 (730.0) (777.5 (825.0) (967.6 (1.015.1 (1.062.6 (1.110.2 (945.7 (961.6 (977.6 (1.010.1 (1.026.1 (1.010.1 (1.026.1 (1.010.1 (1.01
Build Costs Balance	100.0% 102.5% 105.0% 110.0% 112.5% 111.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0% (318.879) 0 20 40 60 80 100 120 140 160 180	(336,696) (384,929) (433,668) (482,407) (531,146) (579,884) (628,623) (677,362) (726,100) (774,839) (823,578) (872,316) (921,055) 100% (368,968) (385,051) (401,134) (417,217) (433,301) (449,384) (465,467) (481,551) (497,634) (513,717)	(358,829) (407,433) (456,037) (504,640) (553,244) (601,847) (660,451) (699,652) (747,658) (796,262) (844,866) (893,469) (942,073) 105% (465,094) (481,177) (497,261) (513,344) (529,427) (545,511) (561,594) (577,677) (593,761) (609,844)	(404,107) (452,440) (500,774) (597,441) (645,774) (694,108) (742,441) (790,774) (839,108) (887,441) (935,775) (984,108) 110% (561,221) (577,304) (593,387) (609,471) (625,554) (641,637) (657,721) (673,804) (689,887) (705,970)	30% (426,745) (474,944) (523,142) (571,341) (619,539) (667,737) (715,936) (764,134) (812,332) (860,531) (908,729) (956,928) (1,005,126) Build Costs 115% (657,347) (673,431) (689,514) (702,1681) (702,1681) (737,764) (753,847) (763,041) (766,014) (802,097)	(472,023) (519,951) (567,879) (615,807) (663,736) (711,664) (759,592) (807,520) (855,449) (903,377) (951,305) (999,233) (1,047,162) 120% (753,474) (769,557) (785,641) (801,724) (817,807) (833,881) (849,974) (866,057) (882,140) (898,224)	(494,661) (542,454) (590,248) (638,041) (685,834) (733,627) (781,420) (829,213) (877,007) (924,800) (972,593) (1,020,386) (1,068,179) 125% (849,601) (865,684) (881,767) (897,851) (913,934) (930,017) (946,100) (962,184) (978,267) (994,350)	(539,9 (587,4 (634,9 (682,5 (730,0) (777,5 (825,0 (872,6 (920,1 (1,015,1 (1,062,6 (1,110,2

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs







SCHEME DETAILS - ASSUMPTIONS						
Total number of units in scheme						15
AH Policy requirement %		65%	AH Target	35% or	n-site	
Unit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	0.0%	0	0%	0	0%	0
3 Bed houses	0%	0	0%	0	0%	0
4 Bed houses	0%	0	0%	0	0%	(
5 Bed houses	0.0%	0	0%	0	0%	(
1 Bed Apartment	33.3%	3.3	50.0%	2.5	39%	6
2 Bed Apartment	66.7%	6.7	50.0%	2.5	61%	g
Total number of units	100%	10.0	100%	5.0	100%	15
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	nit
Unit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft)
2 Bed houses	80.0	861		100.0%	80.0	861
3 Bed houses	95.0	1,023		100.0%	95.0	1,023
4 Bed houses	110.0	1,184		100.0%	110.0	1,184
5 Bed houses	130.0	1,399		100.0%	130.0	1,399
1 Bed Apartment	50.0	538		82.0%	61.0	656
2 Bed Apartment	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
2 Bed houses	0.0	0	0.0	0	0.0	(041.
3 Bed houses	0.0	0	0.0	0	0.0	
4 Bed houses	0.0	0	0.0	0	0.0	
5 Bed houses	0.0	0	0.0	0	0.0	
1 Bed Apartment	203.2	2.188	152.4	1,641	355.7	3,828
2 Bed Apartment	528.4	5,688	198.2	2,133	726.6	7,821
2 300 / paramoni	731.6	7,875	350.6	3,774	1,082.2	11,649
Open Market values (£) -	£ psm	£ psf		£		total MV £ (no AH)
2 Bed houses	2,687.5	250		215,000		0
B Bed houses	2,947.4	274		280,000		0
4 Bed houses	3.545.5	329		390,000		(
5 Bed houses	3,846.2	357		500,000		0
1 Bed Apartment	3,000.0	279		150,000		874,950
2 Bed Apartment	3,230.8	300		210,000		1,924,860
Affordable Housing -						2,799,810
AH Tenure split	66% Affo	ordable Rent		34% In	termediate	
RSL Transfer Values (£) -		of MV)			% of MV)	
2 Bed houses	130,000 60%			135,000 63		
B Bed houses	145,000 52%			165,000 59		
4 Bed houses	185,000 47%			195,000 50		
5 Bed houses	210,000 477			225,000 45		
1 Bed Apartment	100,000 67%			110,000 73		
•	115,000 55%			125,000 60		
2 Bed Apartment						



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
Bed houses	0	@	215,000	-
Bed houses	0	@	280,000	=
Bed houses	0	@	390,000	=
Bed houses	0	@	500,000	=
Bed Apartment	3	@	150,000	499,950
Bed Apartment	7	@	210,000	1,399,860
	10			1,899,810
ffordable Rented GDV -				
Bed houses	0	@	130,000	=
Bed houses	0	@	145,000	=
Bed houses	0	@	185,000	=
Bed houses	0	@	210,000	=
Bed Apartment	2	@	100,000	165,000
Bed Apartment	2	@	115,000	189,750
	3			354,750
termediate GDV -				
Bed houses	0	@	135,000	=
Bed houses	0	@	165,000	=
Bed houses	0	@	195,000	=
Bed houses	0	@	225,000	=
Bed Apartment	1	@	110,000	93,500
Bed Apartment	1	@	125,000	106,250
	2			199,750
	15 tota	al		
Frant	5.0	AH units @	0	-
GDV				2,454,310

AH on-site cost (£MV - £GDV)

AH on-site cost analysis

23,033 £ per unit

319 £ psm

345,500 £



DEVELOPMENT COSTS						
nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(5,775)
CIL		732	g sqm (exc. AH)	100 £ psm	2.98%	(73,163)
Site Specific S106/278			units @	1,500 per unit		(22,500)
AH Commuted Sum		1,082	? sqm	0 £ psm	0.00%	-
Construction Costs -						
Demolition and Site Clearance		0.46	acres @	0 per acre		-
2 Bed houses		-	sqm @	1,271.00 psm		-
Bed houses		-	sqm @	1,271.00 psm		=
Bed houses		-	sqm @	1,271.00 psm		=
5 Bed houses		-	sqm @	1,271.00 psm		=
1 Bed Apartment			sqm @	1,271.00 psm		(452,058)
2 Bed Apartment	1,082.2	726.6	sqm @	1,271.00 psm		(923,475)
External works		1,375,532		15%		(206,330)
			£per unit			
Contingency		1,581,862	@	5%		(79,093)
Professional Fees		1,581,862	@	9%		(142,368)
Disposal Costs -						
Sale Agents Costs		1,899,810		1.00%		(18,998)
Sale Legal Costs		2,454,310		0.50%		(12,272)
Marketing and Promotion		1,899,810	GDV @	3.00%		(56,994)
Finance Costs -						
Finance Fees		2,018,025	@	1.00%		(20,180)
Interest on Development Costs		7.00%	APR	0.565% pcm		(79,387)
Developers Profit						
On private for sale		1,899,810)	20.00%		(379,962)
On affordable housing pre-sale		554,500)	6.00%		(33,270
blended)				16.84%		
FOTAL COSTS						(2,530,824)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(76,514)
SDLT	- @		=
Acquisition Agent fees	- @	1%	=
Acquisition Legal fees	- @	0.5%	=
Interest on Land	- @	7.0%	=
Residual Land Value (net)	(5,101) per plot		(76,514)

TRESHOLD LAND VALUE			
Residential Density	80 dph		
Site Area	0.19 ha	0.46 acres	
	5,772 sqm/ha	25,143 sqft/ac	
Threshold Land Value	555,975 £ per ha	225,000 £ per acre	
	6,950 £ per plot		104,245

BALANCE	
Surplus/(Deficit)	(180,759)



					AH - % on site			
Balance	(180,759)	0%	10%	20%	30%	40%	50%	60
	0	14,058	(13,707)	(68,586)	(96,658)	(155,079)	(185,760)	(247,12
	20	(7,775)	(33,044)	(86,245)	(112,846)	(169,554)	(198,626)	(256,77
	40	(28,517)	(53,646)	(103,905)	(129,102)	(184,029)	(211,493)	(266,42
	60	(50,591)	(74,249)	(121,564)	(146,794)	(198,504)	(224,360)	(276,07
	80	(72,666)	(94,852)	(140,238)	(164,485)	(212,979)	(237,226)	(285,72
CIL £psm	100	(94,740)	(115,454)	(159,538)	(182,177)	(227,454)	(250,093)	(295,37
·	120	(116,814)	(136,778)	(178,838)	(199,869)	(241,929)	(262,960)	(305,02
	140	(139,872)	(159,294)	(198,138)	(217,560)	(256,404)	(275,826)	(314,67
	160	(163,997)	(181,811)	(217,438)	(235,252)	(270,879)	(288,693)	(324,32
	180	(188,122)	(204,327)	(236,738)	(252,943)	(285,354)	(301,559)	(333,97
	200	(212,247)	(226,844)	(256,038)	(270,635)	(299,829)	(314,426)	(343,62
	220	(236,372)	(249,361)	(275,338)	(288,327)	(314,304)	(327,293)	(353,27
	240	(260,497)	(271,877)	(294,638)	(306,018)	(328,779)	(340,159)	(362,92
								•
	_				ted sum - £ psm			
Balance	(180,759)	0	50	100	150	200	250	3
	0	(124,731)	(183,876)	(243,352)	(302,829)	(362,306)	(421,782)	(481,25
	20	(140,482)	(199,959)	(259,436)	(318,912)	(378,389)	(437,865)	(497,34
	40	(156,566)	(216,042)	(275,519)	(334,996)	(394,472)	(453,949)	(513,42
	60	(172,649)	(232,126)	(291,602)	(351,079)	(410,555)	(470,032)	(529,50
	80	(188,732)	(248,209)	(307,686)	(367,162)	(426,639)	(486,115)	(545,59
CIL £psm	100	(204,816)	(264,292)	(323,769)	(383,245)	(442,722)	(502,199)	(561,67
	120	(220,899)	(280,376)	(339,852)	(399,329)	(458,805)	(518,282)	(577,75
	140	(236,982)	(296,459)	(355,935)	(415,412)	(474,889)	(534,365)	(593,84
	160	(253,065)	(312,542)	(372,019)	(431,495)	(490,972)	(550,449)	(609,92
	180	(269,149)	(328,625)	(388,102)	(447,579)	(507,055)	(566,532)	(626,00
	200	(285,232)	(344,709)	(404,185)	(463,662)	(523, 139)	(582,615)	(642,09
	220	(301,315)	(360,792)	(420,269)	(479,745)	(539,222)	(598,698)	(658,1
	240	(317,399)	(376,875)	(436,352)	(495,829)	(555,305)	(614,782)	(674,25
Balance	(180,759)	0%	10%	20%	AH - % on site 30%	40%	50%	60
Balance	(180,759) 100.0%	0% (94,740)	10% (115,454)	20% (159,538)		40% (227,454)	50% (250,093)	
Balance					30%			(295,3
Balance	100.0%	(94,740)	(115,454)	(159,538)	30% (182,177)	(227,454)	(250,093)	(295,3° (342,8
Balance	100.0% 102.5%	(94,740) (140,361)	(115,454) (162,865)	(159,538) (207,872)	30% (182,177) (230,375)	(227,454) (275,382)	(250,093) (297,886)	(295,3° (342,8° (390,4°
Balance	100.0% 102.5% 105.0%	(94,740) (140,361) (189,100)	(115,454) (162,865) (211,468)	(159,538) (207,872) (256,205)	30% (182,177) (230,375) (278,574)	(227,454) (275,382) (323,311)	(250,093) (297,886) (345,679)	(295,3 (342,8) (390,4 (437,9)
Balance Build Costs	100.0% 102.5% 105.0% 107.5%	(94,740) (140,361) (189,100) (237,838)	(115,454) (162,865) (211,468) (260,072)	(159,538) (207,872) (256,205) (304,539)	30% (182,177) (230,375) (278,574) (326,772)	(227,454) (275,382) (323,311) (371,239)	(250,093) (297,886) (345,679) (393,472)	(295,3 (342,8) (390,4) (437,9) (485,4)
	100.0% 102.5% 105.0% 107.5% 110.0%	(94,740) (140,361) (189,100) (237,838) (286,577)	(115,454) (162,865) (211,468) (260,072) (308,675)	(159,538) (207,872) (256,205) (304,539) (352,872)	30% (182,177) (230,375) (278,574) (326,772) (374,971)	(227,454) (275,382) (323,311) (371,239) (419,167)	(250,093) (297,886) (345,679) (393,472) (441,266)	(295,3' (342,8' (390,4' (437,9) (485,4) (532,9)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059)	(295,3' (342,8' (390,4' (437,9' (485,4' (532,9' (580,5)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852)	(295,3' (342,8' (390,4' (437,9' (485,4' (532,9' (580,5) (628,0.5')
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645)	(295,3 (342,8) (390,4 (437,9) (485,4) (532,9) (580,5) (628,0) (675,5)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438)	(295,3 (342,8) (390,4 (437,9) (485,4) (532,9) (580,5) (628,0) (675,5)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231)	(295,3 (342,8) (390,4) (437,9) (485,4) (532,9) (580,5) (628,0) (675,5) (723,0) (770,6)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025)	(295,37 (342,88 (390,4*) (437,93 (485,46 (532,98 (580,50 (678,58 (723,07 (770,60 (818,12
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (662,952) (610,880) (706,737) (754,665)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818)	(295,3: (342,8: (390,4: (437,9: (485,4: (532,9: (580,5: (628,0: (675,5: (723,0: (770,6: (818,1:
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	(94,740) (140,361) (189,100) (237,838) (286,677) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359) (760,558)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611)	(295.3) (342.8) (390.4) (437.9) (485.4) (532.9) (580.5) (628.0) (675.5) (773.0) (770.6) (818.1)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359) (760,558) Build Costs	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611)	(295,3) (342,8) (390,4) (487,9) (485,4) (532,9) (580,5) (678,5) (723,0) (770,6) (818,1) (865,64)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359) (760,558) Build Costs 115% (412,779)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611)	60 (295,37 (342,86 (390,41 (437,93 (485,46 (532,96 (580,56 (628,03 (675,56 (723,07 (770,66 (818,12 (865,64
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (667,764) (615,962) (664,161) (712,359) (760,558) Build Costs 115% (412,779) (428,862)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611)	(295,37 (342,88 (390,41 (437,92) (485,44 (532,98 (580,51 (723,07 (770,61 (818,12 (865,64
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	(94,740) (140,361) (189,100) (237,838) (286,677) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540) 110% (316,652) (332,736) (348,819)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359) (760,558) Build Costs 115% (412,779) (428,862) (444,946)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611)	(295,37 (342,85 (390,41 (437,32) (485,45 (532,95 (580,5) (675,55 (772,3,07 (770,60 (818,12 (865,64
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0% (180,759) 0 20 40 60	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487) 100% (124,731) (140,482) (156,566) (172,649)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504) 105% (220,526) (236,609) (252,692) (268,776)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359) (760,558) Build Costs 115% (412,779) (428,862) (444,946) (461,029)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593) 120% (508,906) (524,989) (541,072) (557,156)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611) 125% (605,032) (621,116) (637,199) (653,282)	(295,3) (342,8) (390,4) (487,9) (485,4) (532,9) (580,5) (723,0) (770,6) (881,1) (865,6)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (180.759) 0 20 40 60 80	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487) 100% (124,731) (140,482) (156,566) (172,649) (188,732)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504) 105% (220,526) (236,609) (252,692) (268,776) (284,859)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540) 110% (316,652) (332,736) (348,819) (364,902) (380,986)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (477,112)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593) 120% (508,906) (524,989) (541,072) (557,156) (573,239)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (726,025) (775,818) (823,611) 125% (605,032) (621,116) (637,199) (653,282) (669,365)	(295,3) (342,8) (390,4) (437,9) (485,4) (532,9) (580,5) (770,6) (818,1) (865,6)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% (180.759) 0 20 40 60 80 100	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487) 100% (124,731) (140,482) (156,556) (172,649) (188,732) (204,816)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504) 105% (220,526) (236,609) (252,692) (268,776) (284,859) (300,942)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540) 110% (316,652) (332,736) (348,819) (364,902) (380,986) (397,069)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359) (760,558) Build Costs 115% (412,779) (428,862) (444,946) (461,029) (477,112) (493,196)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593) 120% (508,906) (524,989) (541,072) (557,156) (573,239) (589,322)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611) 125% (605,032) (621,116) (637,199) (653,282) (669,365) (685,449)	(295.3: (342.8i (390.4' (437.9: (485.4i (532.9i (580.5i (723.0: (770.6i (818.1: (865.6i) (701.1: (717.2- (733.3: (749.4i (765.4; (781.5i)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (180.759) 0 20 40 60 80 100 120	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487) 100% (124,731) (140,482) (156,566) (172,649) (188,732) (204,816) (220,899)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504) 105% (220,526) (236,609) (252,692) (268,776) (288,776) (288,776) (284,859) (300,942) (317,026)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540) 110% (316,652) (332,736) (348,819) (364,902) (380,986) (397,069) (413,152)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359) (760,558) Build Costs 115% (412,779) (428,862) (444,946) (461,029) (477,112) (493,196) (509,279)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593) 120% (508,906) (524,989) (541,072) (557,156) (573,239) (589,322) (605,405)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611) 125% (605,032) (621,116) (637,199) (653,282) (669,365) (685,444) (701,532)	(295,3) (342,8) (390,4) (437,9) (485,4) (532,9) (580,5) (675,5) (773,0) (770,6) (818,1) (701,1) (701,1) (701,2) (733,3) (749,4) (761,5) (797,6)
Build Costs Balance	100.0% 102.5% 105.0% 110.0% 1112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (180,759) 0 20 40 60 80 100 120 140	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487) 100% (124,731) (140,482) (156,566) (172,649) (188,732) (204,816) (220,889) (236,982)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504) 105% (220,526) (236,609) (252,692) (268,776) (284,859) (300,942) (317,026) (333,109)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540) 110% (316,652) (332,736) (348,819) (364,902) (380,986) (397,069) (413,152) (429,235)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359) (760,558) Build Costs 115% (412,779) (428,862) (444,946) (461,029) (477,112) (493,196) (509,279) (525,362)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593) 120% (508,906) (524,989) (541,072) (557,156) (573,239) (593,322) (605,405) (621,489)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611) 125% (605,032) (621,116) (637,199) (653,282) (669,365) (685,449) (701,532) (717,615)	(295,3' (342,8' (390,4' (437,9') (485,4' (532,9' (580,5) (723,0' (770,6) (818,1,1' (717,2' (733,3' (749,4' (785,4') (781,5' (776,6' (813,7'
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 120.0% 120.0% 120.0% 120.0% 120.0%	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487) 100% (124,731) (140,482) (156,566) (172,649) (188,732) (204,816) (220,899) (236,982) (236,982) (253,065)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504) 105% (220,526) (236,609) (252,692) (268,776) (284,859) (300,942) (317,026) (333,109) (349,192)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540) 110% (316,652) (332,736) (348,819) (364,902) (380,986) (397,089) (413,152) (429,235) (445,319)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359) (760,558) Build Costs 115% (412,779) (428,862) (444,946) (446,029) (477,112) (493,196) (509,279) (525,362) (541,445)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593) 120% (508,906) (524,989) (541,072) (557,156) (573,239) (589,322) (605,405) (621,489) (637,572)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611) 125% (605,032) (621,116) (637,199) (653,282) (669,365) (685,449) (701,532) (717,615) (733,699)	(295,3' (342,8' (390,4' (437,9' (485,4' (532,9) (580,5) (723,0' (770,6) (818,1'; (741,1' (741,2' (733,3') (749,4') (765,4' (781,5' (797,6' (813,7' (829,8')
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 126.0% 127.5% 130.0% (180.759) 0 20 40 60 80 100 120 140 140 160 180	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487) 100% (124,731) (140,482) (156,566) (172,649) (188,732) (204,816) (220,889) (236,982)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504) 105% (220,526) (236,609) (252,692) (268,776) (284,859) (300,942) (317,026) (333,109)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540) 110% (316,652) (332,736) (348,819) (364,902) (380,986) (397,069) (413,152) (429,235)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359) (760,558) Build Costs 115% (412,779) (428,862) (444,946) (461,029) (477,112) (493,196) (509,279) (525,362)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593) 120% (508,906) (524,989) (541,072) (557,156) (573,239) (593,322) (605,405) (621,489)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611) 125% (605,032) (621,116) (637,199) (653,282) (669,365) (685,449) (701,532) (717,615)	(295,3' (342,8' (390,4' (437,9' (485,4' (532,9) (580,5) (723,0' (770,6) (818,1'; (741,1' (741,2' (733,3') (749,4') (765,4' (781,5' (797,6' (813,7' (829,8')
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 120.0% 120.0% 120.0% 120.0% 120.0%	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (676,487) 100% (124,731) (140,482) (156,566) (172,649) (188,732) (204,816) (220,899) (236,982) (236,982) (253,065)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504) 105% (220,526) (236,609) (252,692) (268,776) (284,859) (300,942) (317,026) (333,109) (349,192)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540) 110% (316,652) (332,736) (348,819) (364,902) (380,986) (397,089) (413,152) (429,235) (445,319)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359) (760,558) Build Costs 115% (412,779) (428,862) (444,946) (446,029) (477,112) (493,196) (509,279) (525,362) (541,445)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593) 120% (508,906) (524,989) (541,072) (557,156) (573,239) (589,322) (605,405) (621,489) (637,572)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611) 125% (605,032) (621,116) (637,199) (653,282) (669,365) (685,449) (701,532) (717,615) (733,699)	(295.3: (342.8i (390.4' (437.9i (485.4i (532.9i (580.5i (723.0) (770.6i (818.1: (865.6i (717.2i (733.3: (749.4i (797.6i (813.7- (797.6i (813.7- (829.8i (845.9i
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 126.0% 127.5% 130.0% (180.759) 0 20 40 60 80 100 120 140 140 160 180	(94,740) (140,361) (189,100) (237,838) (286,577) (335,316) (384,055) (432,793) (481,532) (530,271) (579,009) (627,748) (627,748) (676,487) 100% (124,731) (140,482) (156,566) (172,649) (188,732) (204,816) (220,899) (236,982) (253,065) (269,149)	(115,454) (162,865) (211,468) (260,072) (308,675) (357,279) (405,883) (454,486) (503,090) (551,694) (600,297) (648,901) (697,504) 105% (220,526) (236,609) (252,692) (268,776) (224,859) (300,942) (317,026) (331,109) (349,192) (365,275)	(159,538) (207,872) (256,205) (304,539) (352,872) (401,206) (449,539) (497,873) (546,206) (594,540) (642,873) (691,206) (739,540) 110% (316,652) (332,736) (348,819) (364,902) (380,986) (397,069) (413,152) (429,235) (445,319) (461,402)	30% (182,177) (230,375) (278,574) (326,772) (374,971) (423,169) (471,367) (519,566) (567,764) (615,962) (664,161) (712,359) (760,558) Build Costs 115% (412,779) (428,862) (444,946) (461,029) (477,112) (493,196) (509,279) (525,362) (541,445) (557,529)	(227,454) (275,382) (323,311) (371,239) (419,167) (467,095) (515,024) (562,952) (610,880) (658,808) (706,737) (754,665) (802,593) 120% (508,906) (524,989) (541,072) (557,156) (573,239) (589,322) (605,405) (621,489) (637,572) (653,655)	(250,093) (297,886) (345,679) (393,472) (441,266) (489,059) (536,852) (584,645) (632,438) (680,231) (728,025) (775,818) (823,611) 125% (605,032) (621,116) (637,199) (653,282) (669,365) (685,449) (701,532) (717,615) (733,699) (749,782)	(295.3: (342.8: (390.4: (437.9: (485.4: (532.9: (580.5: (628.0: (770.6: (818.1: (865.6: (711.1: (717.2: (733.3: (749.4: (765.4:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



Total number of units in scheme		50%	All Taract	50% on-site		40
AH Policy requirement %		50%	AH Target	50% on-site		
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	15%	3.0	65%	13.0	40%	16
B Bed houses	50%	10.0	20%	4.0	35%	14
Bed houses	25%	5.0	15%	3.0	20%	8
5 Bed houses	10%	2.0	0%	0.0	5%	2
Bed Apartment	0%	0.0	0%	0.0	0%	0
2 Bed Apartment	0%	0.0	0%	0.0	0%	0
Total number of units	100%	20.0	100%	20.0	100%	40
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per uni	it
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft)
2 Bed houses	80.0	861		100.0%	80.0	861
B Bed houses	95.0	1,023		100.0%	95.0	1,023
Bed houses	110.0	1,184		100.0%	110.0	1,184
5 Bed houses	130.0	1,399		100.0%	130.0	1.399
Bed Apartment	50.0	538		82.0%	61.0	656
Bed Apartment	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sgm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
Bed houses	240.0	2,583	1,040.0	11,194	1,280.0	13,778
B Bed houses	950.0	10,226	380.0	4,090	1,330.0	14,316
Bed houses	550.0	5,920	330.0	3,552	880.0	9,472
5 Bed houses	260.0	2,799	0.0	0	260.0	2,799
Bed Apartment	0.0	0	0.0	0	0.0	0
2 Bed Apartment	0.0	0	0.0	0	0.0	0
	2,000.0	21,528	1,750.0	18,837	3,750.0	40,365
Open Market values (£) -	£ psm	£ psf		£	to	otal MV £ (no AH)
Bed houses	3,750.0	348		300,000		4,800,000
Bed houses	4,105.3	381		390,000		5,460,000
Bed houses	4,636.4	431		510,000		4,080,000
5 Bed houses	5,076.9	472		660,000		1,320,000
I Bed Apartment	4,800.0	446		240,000		0
2 Bed Apartment	4,615.4	429		300,000		0
Affordable Housing -						15,660,000
AH Tenure split	66% Aff	rdable Rent		34% Interme	ediate	
RSL Transfer Values (£) -		of MV)		(% of N		
2 Bed houses	130,000 43%	,		135,000 45%	***	
B Bed houses	145,000 37%			165,000 42%		
Bed houses	185,000 36%			195,000 38%		
Bed houses	210,000 32%			225.000 34%		
Bed Apartment	100,000 42%			110,000 46%		
2 Bed Apartment	115,000 38%			125,000 40%		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
Bed houses	3	@	300,000	900,000
Bed houses	10	@	390,000	3,900,000
Bed houses	5	@	510,000	2,550,000
Bed houses	2	@	660,000	1,320,000
Bed Apartment	0	@	240,000	-
Bed Apartment	0	@	300,000	-
	20			8,670,000
ffordable Rented GDV -				
Bed houses	9	@	130,000	1,115,400
Bed houses	3	@	145,000	382,800
Bed houses	2	@	185,000	366,300
Bed houses	0	@	210,000	-
Bed Apartment	0	@	100,000	-
Bed Apartment	0	@	115,000	=
	13			1,864,500
ntermediate GDV -				
Bed houses	4	@	135,000	596,700
Bed houses	1	@	165,000	224,400
Bed houses	1	@	195,000	198,900
Bed houses	0	@	225,000	-
Bed Apartment	0	@	110,000	-
Bed Apartment	0	@	125,000	<u> </u>
	7			1,020,000
	40 tota	al		
Grant	20.0	AH units @	0	-
BDV				11,554,500

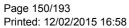
AH on-site cost (£MV - £GDV)

AH on-site cost analysis

102,638 £ per unit

1,095 £ psm

4,105,500 £







DEVELOPMENT COSTS						
nitial Payments -						
Planning Application Professional Fees and reports						(50,000)
Statutory Planning Fees						(15,400)
CIL			sqm (exc. AH)	100 £ psm	1.73%	(200,000)
Site Specific S106/278		40	units @	10,000 per unit		(400,000)
AH Commuted Sum		3,750	sqm	0 £ psm	0.00%	-
Construction Costs -						
Demolition and Site Clearance		2.82	acres @	0 per acre		-
Ped houses		1,280.0		1,084.00 psm		(1,387,520)
B Bed houses		1,330.0		1,084.00 psm		(1,441,720)
Bed houses			sqm @	1,084.00 psm		(953,920)
5 Bed houses		260.0	sqm @	1,084.00 psm		(281,840)
1 Bed Apartment		=	sqm @	1,084.00 psm		-
2 Bed Apartment	3,750.0	=	sqm @	1,084.00 psm		-
External works		4,065,000		15%		(609,750)
			£per unit			
Contingency		4,674,750	@	5%		(233,738)
Professional Fees		4,674,750	@	9%		(420,728)
Disposal Costs -						
Sale Agents Costs		8,670,000		1.00%		(86,700)
Sale Legal Costs		11,554,500		0.50%		(57,773)
Marketing and Promotion		8,670,000	GDV @	3.00%		(260,100)
Finance Costs -						
Finance Fees		6,399,188	@	1.00%		(63,992)
Interest on Development Costs		7.00%	APR	0.565% pcm		(47,550)
Developers Profit						
On private for sale		8,670,000		20.00%		(1,734,000)
On affordable housing pre-sale		2,884,500		6.00%		(173,070)
blended)				16.50%		
TOTAL COSTS						(8,417,800)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			3,136,700
SDLT	3,136,700 @		(219,569)
Acquisition Agent fees	3,136,700 @	1%	(31,367)
Acquisition Legal fees	3,136,700 @	0.5%	(15,684)
Interest on Land	3,136,700 @	7.0%	(219,569)
Residual Land Value (net)	66,263 per plot		2,650,512

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	1.14 ha	2.82 acres	
	3,281 sqm/ha	14,293 sqft/ac	
Threshold Land Value	1,297,275 £ per ha	525,000 £ per acre	
	37,065 £ per plot		1,482,600

BALANCE	
Surplus/(Deficit)	1,167,912



					AH - % on site			
Balance	1,167,912	0%	10%	20%	30%	40%	50%	60'
54.4.100	0	4,296,285	3,706,123	3,115,961	2,525,798	1,935,636	1,345,473	755,31
	20	4,225,261	3,642,201	3,059,141	2,476,081	1,893,021	1,309,961	726,90
	40	4,154,236	3,578,279	3,002,321	2,426,364	1,850,406	1,274,449	698,49
	60							670,08
		4,083,212	3,514,357	2,945,502	2,376,646	1,807,791	1,238,936	
011 0	80	4,012,187	3,450,435	2,888,682	2,326,929	1,765,177	1,203,424	641,67
CIL £psm	100	3,941,163	3,386,512	2,831,862	2,277,212	1,722,562	1,167,912	613,26
	120	3,870,138	3,322,590	2,775,043	2,227,495	1,679,947	1,132,399	584,85
	140	3,799,113	3,258,668	2,718,223	2,177,778	1,637,332	1,096,887	556,44
	160	3,728,089	3,194,746	2,661,403	2,128,060	1,594,718	1,061,375	528,03
	180	3,657,064	3,130,824	2,604,584	2,078,343	1,552,103	1,025,863	499,62
	200	3,586,040	3,066,902	2,547,764	2,028,626	1,509,488	990,350	471,21
	220	3,515,015	3,002,980	2,490,944	1,978,909	1,466,873	954,838	442,80
	240	3,443,991	2,939,058	2,434,125	1,929,192	1,424,259	919,326	414,39
Į.		., .,	,,,,,,,,	, , , ,	7		,.	
				AH commut	ed sum - £ psm			
Balance	1,167,912	0	50	100	150	200	250	30
	0							
	20							
	40							
	60							
	80							
CIL £psm	100							
OIL LPOIN	120							
	140							
	160							
	180							
	200							
	220							
	220 240							
Dilana	240	00/	400/	000/	AH - % on site	4007	F00/	000
Balance	1,167,912	0%	10%	20%	30%	40%	50%	60
Balance	1,167,912 100.0%	3,941,163	3,386,512	2,831,862	30% 2,277,212	1,722,562	1,167,912	613,26
Balance	1,167,912 100.0% 102.5%	3,941,163 3,818,226	3,386,512 3,265,113	2,831,862 2,711,999	30% 2,277,212 2,158,886	1,722,562 1,605,772	1,167,912 1,052,659	613,26 499,54
Balance	1,167,912 100.0%	3,941,163	3,386,512	2,831,862	30% 2,277,212	1,722,562	1,167,912	613,20 499,5
Balance	1,167,912 100.0% 102.5%	3,941,163 3,818,226	3,386,512 3,265,113	2,831,862 2,711,999	30% 2,277,212 2,158,886	1,722,562 1,605,772	1,167,912 1,052,659	613,20 499,54 385,83
Balance	1,167,912 100.0% 102.5% 105.0%	3,941,163 3,818,226 3,695,290	3,386,512 3,265,113 3,143,713	2,831,862 2,711,999 2,592,136	30% 2,277,212 2,158,886 2,040,559	1,722,562 1,605,772 1,488,983	1,167,912 1,052,659 937,406	613,20 499,54 385,8 272,1
Balance Build Costs	1,167,912 100.0% 102.5% 105.0% 107.5%	3,941,163 3,818,226 3,695,290 3,572,353	3,386,512 3,265,113 3,143,713 3,022,313	2,831,862 2,711,999 2,592,136 2,472,273	30% 2,277,212 2,158,886 2,040,559 1,922,233	1,722,562 1,605,772 1,488,983 1,372,193	1,167,912 1,052,659 937,406 822,153	613,20 499,54 385,83 272,1 197,23
	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403	1,167,912 1,052,659 937,406 822,153 706,900 591,647	613,20 499,56 385,83 272,1 197,23 80,83
	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394	613,20 499,54 385,83 272,1 197,23 80,83 (35,57
	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141	613,24 499,5- 385,8; 272,1 197,2; 80,8; (35,57 (151,98
	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888	613,21 499,5- 385,8: 272,1- 197,2: 80,8: (35,57 (151,98 (268,39
	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818	613,21 499,5- 385,8: 272,1- 197,2: 80,8: (35,57 (151,98 (268,39 (384,80
	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837	613,2i 499,5i 385,8i 272,1i 197,2i 80,8i (35,57 (151,98 (268,39 (384,80 (501,21
	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144)	613,2l 499,5- 385,8: 272,1- 197,2: 80,8: (35,57 (151,98 (268,39 (384,80 (501,21 (607,61
	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837	613,26 499,54 385,82 272,11 197,23 80,83 (35,57 (151,98 (268,39 (384,80 (501,21 (607,61
	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144)	613,26 499,54 385,82 272,11 197,23 80,83 (35,57 (151,98 (268,39 (384,80 (501,21 (607,61
Build Costs	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 125.0% 125.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124)	613,26 499,5 385,82 272,11 197,22 80,82 (35,57 (151,98 (268,39) (384,89) (501,21 (607,61 (725,37
	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 111.5% 120.0% 122.5% 125.0% 127.5% 130.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115%	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124)	613,26 499,54 385,82 272,11 197,23 80,82 (35,57 (151,98) (268,39 (384,80 (501,21) (607,61) (725,37
Build Costs	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 121.5% 122.5% 125.0% 127.5% 130.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124)	613.24 499.5 385.8; 2721,1 197.2; 80,8; (35,57 (151,98) (268,39 (384,80 (501,21 (607,61 (725,37
Build Costs	1,167,912 100.0% 102.5% 105.0% 110.0% 112.5% 1115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955 618,443	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124)	613.24 499.5 385.6: 2721,1 197.2: 80.8: (35.57 (151.98 (268.39) (384.80 (501.21 (607.61 (725.37
Build Costs	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955 618,443 582,931	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124) 125% 232,601 196,249 159,896	613,24 499,5 385,8; 272,1,1 197,2; 80,8; (35,57 (151,98 (268,39) (384,80) (501,21 (607,61 (725,37
Build Costs	1,167,912 100.0% 102.5% 105.0% 110.0% 112.5% 1115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955 618,443	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124)	613,24 499,5 385,8; 272,1,1 197,2; 80,8; (35,57 (151,98 (268,39) (384,80) (501,21 (607,61 (725,37
Build Costs	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955 618,443 582,931	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124) 125% 232,601 196,249 159,896	613,24 499,5 385,8; 385,8; 272,1; 197,2; 80,8; (35,57 (151,98) (268,39 (384,80 (501,21 (607,61) (725,37
Build Costs	1,167,912 100.0% 102.5% 105.0% 110.0% 1112.5% 115.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,465,925 100% 1,345,473 1,309,961 1,274,449 1,238,936	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955 618,443 582,931 547,418	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124) 125% 232,601 196,249 159,896 123,543	613,2 499,5 385,8 272,1 197,2 80,8 (35,57 (151,98 (268,38 (384,80 (501,21 (607,61 (725,37 130 (3,3,6 (39,71 (76,0,6 (112,41 (144,77
Build Costs Balance	1,167,912 100.0% 102.5% 105.0% 110.0% 112.5% 1115.0% 127.5% 120.0% 127.5% 120.0% 127.5% 130.0% 1,167,912 0 20 40 60 80 100	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925 100% 1,345,473 1,309,961 1,274,449 1,238,936 1,203,424 1,167,912	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715 105% 1,114,967 1,079,455 1,043,943 1,008,430 972,918 937,406	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955 618,443 562,931 547,418 511,906 476,394	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124) 125% 232,601 196,249 159,896 123,543 87,190 50,837	613,24 499,5, 385,8; 272,1,1 197,2; 80,8; (35,57 (151,98) (268,39) (384,80) (501,21) (607,61) (725,37
Build Costs Balance	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 121.5% 120.0% 122.5% 125.0% 127.5% 130.0%	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925 100% 1,345,473 1,309,961 1,274,449 1,238,936 1,203,424 1,167,912 1,132,399	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715 105% 1,114,967 1,079,455 1,043,943 1,008,430 972,918 937,406 901,893	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505 110% 884,461 848,949 813,437 777,924 742,412 706,900 671,388	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955 618,443 582,931 547,418 511,906 476,394 440,882	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086 120% 423,449 387,937 352,425 316,913 281,400 245,888 210,376	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124) 125% 232,601 196,249 159,896 123,543 87,190 50,837 14,484	613,2 499,5 385,8 272,1 197,2 80,8 (35,57 (151,98 (268,33 (384,80 (501,21 (607,61 (725,37 130 (3,3,6 (39,71 (76,06 (112,41 (144,77 (185,12) (122,47 (182,12)
Build Costs Balance	1,167,912 100.0% 102.5% 105.0% 107.5% 110.0% 111.5% 120.0% 122.5% 125.0% 127.5% 130.0% 1,167,912 0 20 40 60 80 100 120 140	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,465,925 100% 1,345,473 1,309,961 1,274,449 1,238,936 1,203,424 1,167,912 1,132,399 1,096,887	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715 105% 1,114,967 1,079,455 1,043,943 1,008,430 972,918 937,406 901,893 866,381	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505 110% 884,461 848,949 813,437 777,924 742,412 706,900 671,388 635,875	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955 618,443 582,931 547,418 511,906 476,394 440,882 405,369	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124) 125% 232,601 196,249 159,896 123,543 87,190 50,837 14,484 (21,868)	613,2 499,5 385,8 272,1 197,2 80,8 (35,57 (151,9g) (268,3g) (384,80 (501,21) (607,61) (725,37 130 (39,71) (76,00 (112,41) (148,77 (185,12) (221,47)
Build Costs Balance	1,167,912 100.0% 102.5% 105.0% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 120.0% 127.5% 130.0% 1,167,912 0 20 40 60 80 100 120 140 160	3,941,163 3,818,226 3,695,290 3,572,363 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715 105% 1,114,967 1,079,455 1,043,943 1,008,430 972,918 937,406 901,893 866,381 830,869	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505 110% 884,461 848,949 813,437 777,924 742,412 706,900 671,388 635,875 600,363	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955 618,443 582,931 547,418 511,906 476,394 440,882 405,369 369,857	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124) 125% 232,601 196,249 159,896 123,543 87,190 50,837 14,484 (21,868) (58,221)	613,2 499,5 385,8 272,1 197,2 80,8 (35,57 (151,98 (268,39 (384,86 (501,21 (607,61 (725,37 130 (3),71 (76,68 (112,44 (148,77 (185,12 (221,47 (257,83 (294,18
Build Costs Balance	1,167,912 100.0% 102.5% 105.0% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 1,167,912 0 20 40 60 80 100 120 140 160 180	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925 100% 1,345,473 1,309,961 1,274,449 1,238,936 1,247,449 1,238,936 1,247,449 1	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715 105% 1,114,967 1,079,455 1,043,943 1,008,430 972,918 937,406 901,893 866,381 830,869 795,357	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505 110% 884,461 848,949 813,437 777,924 742,412 706,900 671,388 635,875 600,363 564,851	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955 618,443 582,931 547,418 511,906 476,394 440,882 405,369 369,857 334,345	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,624 905,034 788,245 671,455 554,665 437,876 321,086 120% 423,449 387,937 352,425 316,913 281,400 245,888 210,376 214,093 177,741 141,388	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124) 125% 232,601 196,249 159,896 123,543 87,190 50,837 14,484 (21,868) (58,221) (94,574)	613,21 499,5 385,8: 499,5 385,8: 272,1: 197,2: 80,8: (35,57 (151,98 (268,39 (384,80) (501,21 (607,61 (725,37 130 (3,36 (39,71 (76,06 (112,41 (148,77 (185,12 (221,47 (257,83 (224,18) (330,53)
Build Costs	1,167,912 100.0% 102.5% 105.0% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 1,167,912 0 20 40 60 80 80 100 120 140 160 180 200	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925 100% 1,345,473 1,309,961 1,274,449 1,238,936 1,274,449 1,238,936 1,274,449 1,238,936 1,203,424 1,167,912 1,132,399 1,096,887 1,061,375 1,025,863 990,350	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715 105% 1,114,967 1,079,455 1,043,943 1,008,430 972,918 937,406 901,893 866,381 830,869 795,357 759,844	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505 110% 884,461 848,949 813,437 777,924 742,412 706,900 671,388 635,875 600,363 564,851 529,338	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955 618,443 582,931 547,418 511,906 476,394 440,882 405,369 369,857 334,345 298,832	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,824 905,034 788,245 671,455 554,665 437,876 321,086 120% 423,449 387,937 352,425 316,913 281,400 245,888 210,376 214,093 177,741 141,388 105,035	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124) 125% 232,601 196,249 159,896 123,543 87,190 50,837 14,484 (21,868) (58,221) (94,574) (130,927)	613,24 499,5 385,8: 489,5 385,8: 480,8: 481,6 48
Build Costs Balance	1,167,912 100.0% 102.5% 105.0% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 1,167,912 0 20 40 60 80 100 120 140 160 180	3,941,163 3,818,226 3,695,290 3,572,353 3,449,417 3,326,480 3,203,544 3,080,607 2,957,671 2,834,734 2,711,798 2,588,861 2,465,925 100% 1,345,473 1,309,961 1,274,449 1,238,936 1,247,449 1,238,936 1,247,449 1	3,386,512 3,265,113 3,143,713 3,022,313 2,900,913 2,779,513 2,658,114 2,536,714 2,415,314 2,293,914 2,172,515 2,051,115 1,929,715 105% 1,114,967 1,079,455 1,043,943 1,008,430 972,918 937,406 901,893 866,381 830,869 795,357	2,831,862 2,711,999 2,592,136 2,472,273 2,352,410 2,232,547 2,112,684 1,992,821 1,872,958 1,753,094 1,633,231 1,513,368 1,393,505 110% 884,461 848,949 813,437 777,924 742,412 706,900 671,388 635,875 600,363 564,851	30% 2,277,212 2,158,886 2,040,559 1,922,233 1,803,907 1,685,580 1,567,254 1,448,927 1,330,601 1,212,275 1,093,948 975,622 857,296 Build Costs 115% 653,955 618,443 582,931 547,418 511,906 476,394 440,882 405,369 369,857 334,345	1,722,562 1,605,772 1,488,983 1,372,193 1,255,403 1,138,614 1,021,624 905,034 788,245 671,455 554,665 437,876 321,086 120% 423,449 387,937 352,425 316,913 281,400 245,888 210,376 214,093 177,741 141,388	1,167,912 1,052,659 937,406 822,153 706,900 591,647 476,394 361,141 245,888 168,818 50,837 (67,144) (185,124) 125% 232,601 196,249 159,896 123,543 87,190 50,837 14,484 (21,868) (58,221) (94,574)	613.24 499.5 385.8; 2721,1 197.2; 80,8; (35,57 (151,98) (268,39 (384,80 (501,21 (607,61 (725,37

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

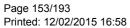
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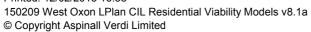
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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



otal number of units in scheme						40
AH Policy requirement %		60%	AH Target	40%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # unit
Ped houses	15%	3.6	65%	10.4	35%	14
Bed houses	50%	12.0	20%	3.2	38%	1
Bed houses	25%	6.0	15%	2.4	21%	
Bed houses	10%	2.4	0%	0.0	6%	
Bed Apartment	0%	0.0	0%	0.0	0%	(
2 Bed Apartment	0%	0.0	0%	0.0	0%	
Total number of units	100%	24.0	100%	16.0	100%	4
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per i	unit
Init Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqf
Bed houses	80.0	861		100.0%	80.0	86
Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
5 Bed houses	130.0	1,399		100.0%	130.0	1,39
Bed Apartment	50.0	538		82.0%	61.0	65
Bed Apartment	65.0	700		82.0%	79.3	85
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
Bed houses	288.0	3,100	832.0	8,956	1,120.0	12,05
Bed houses	1,140.0	12,271	304.0	3,272	1,444.0	15,54
Bed houses	660.0	7,104	264.0	2,842	924.0	9,94
5 Bed houses	312.0	3,358	0.0	0	312.0	3,35
Bed Apartment	0.0	0	0.0	0	0.0	
2 Bed Apartment	0.0	0	0.0	0	0.0	
	2,400.0	25,833	1,400.0	15,069	3,800.0	40,90
Open Market values (£) -	£ psm	£ psf		£		total MV £ (no AH
Bed houses	2,875.0	267		230,000		3,220,00
Bed houses	3,368.4	313		320,000		4,864,00
Bed houses	3.818.2	355		420,000		3,528,00
Bed houses	4,230.8	393		550,000		1,320,00
Bed Apartment	4,200.0	390		210,000		, ,
2 Bed Apartment	3,538.5	329		230,000		
Affordable Housing -						12,932,00
AH Tenure split	66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -		of MV)			(% of MV)	
2 Bed houses	130,000 57%	,		135,000	,	
B Bed houses	145,000 45%			165,000		
Bed houses	185,000 44%			195,000		
5 Bed houses	210,000 38%			225,000		
Bed Apartment	100,000 48%			110,000		
2 Bed Apartment	115,000 50%			125,000		







GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
Bed houses	4	@	230,000	828,000
Bed houses	12	@	320,000	3,840,000
Bed houses	6	@	420,000	2,520,000
Bed houses	2	@	550,000	1,320,000
Bed Apartment	0	@	210,000	-
Bed Apartment	0	@	230,000	=
	24			8,508,000
Affordable Rented GDV -				
? Bed houses	7	@	130,000	892,320
Bed houses	2	@	145,000	306,240
Bed houses	2	@	185,000	293,040
Bed houses	0	@	210,000	=
Bed Apartment	0	@	100,000	=
Bed Apartment	0	@	115,000	=
	11			1,491,600
ntermediate GDV -				
Bed houses	4	@	135,000	477,360
Bed houses	1	@	165,000	179,520
Bed houses	1	@	195,000	159,120
Bed houses	0	@	225,000	-
Bed Apartment	0	@	110,000	=
Bed Apartment	0	@	125,000	=
	5			816,000
	40 tota	al		
Grant	16.0	AH units @	0	-
BDV				10,815,600

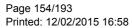
AH on-site cost (£MV - £GDV)

AH on-site cost analysis

52,910 £ per unit

557 £ psm

2,116,400 £







mitial Daymanta							
nitial Payments - Planning Application Professional Fees and reports							(50,000)
Statutory Planning Fees							(15,400)
CIL		2 400	sqm (exc. AH)	100	£ psm	2.22%	(240,000)
Site Specific S106/278			units @		per unit	2.22/0	(400,000)
AH Commuted Sum		3,800	•		£ psm	0.00%	(400,000)
Construction Costs -							
Demolition and Site Clearance		2.82	acres @	0	per acre		-
2 Bed houses		1,120.0		1,084.00			(1,214,080)
Bed houses		1,444.0		1,084.00			(1,565,296)
Bed houses			sqm @	1,084.00			(1,001,616)
Bed houses			sqm @	1,084.00	psm		(338,208)
1 Bed Apartment		-	sqm @	1,084.00	psm		-
2 Bed Apartment	3,800.0	-	sqm @	1,084.00	psm		-
External works		4,119,200	_	15%			(617,880)
			£per unit				
Contingency		4,737,080	@	5%			(236,854)
Professional Fees		4,737,080	@	9%			(426,337)
Disposal Costs -							
Sale Agents Costs		8,508,000		1.00%			(85,080)
Sale Legal Costs		10,815,600		0.50%			(54,078)
Marketing and Promotion		8,508,000	GDV @	3.00%			(255,240)
Finance Costs -		6 500 060	_				(0= 00.1)
Finance Fees		6,500,069	@	1.00%			(65,001)
Interest on Development Costs		7.00%	APR	0.565%	pcm		(55,025)
Developers Profit							
On private for sale		8,508,000		20.00%			(1,701,600)
On affordable housing pre-sale		2,307,600		6.00%			(138,456)
blended)				17.01%			
TOTAL COSTS							(8,460,151)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			2,355,449
SDLT	2,355,449 @		(164,881)
Acquisition Agent fees	2,355,449 @	1%	(23,554)
Acquisition Legal fees	2,355,449 @	0.5%	(11,777)
Interest on Land	2,355,449 @	7.0%	(164,881)
Residual Land Value (net)	49,759 per plot		1,990,354

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	1.14 ha	2.82 acres	
	3,325 sqm/ha	14,484 sqft/ac	
Threshold Land Value	1,297,275 £ per ha	525,000 £ per acre	
	37,065 £ per plot		1,482,600

BALANCE	
Surplus/(Deficit)	507,754



					AH - % on site			
Balance	507,754	0%	10%	20%	30%	40%	50%	60'
	0	2,271,606	1,883,912	1,496,217	1,108,523	720,828	333,134	(20,76
	20	2,200,582	1,819,990	1,439,398	1,058,805	678,213	297,621	(49,84
	40	2,129,557	1,756,068	1,382,578	1,009,088	635,599	262,109	(78,92
	60	2,058,533	1,692,145	1,325,758	959,371	592,984	226,597	(108,008
	80	1,987,508	1,628,223	1,268,939	909,654	550,369	230,698	(137,09)
CIL £psm	100	1,916,484	1,564,301	1,212,119	859,937	507,754	194,345	(166,17
,	120	1,845,459	1,500,379	1,155,299	810,220	465,140	157,993	(195,25
	140	1,774,434	1,436,457	1,098,480	760,502	422,525	121,640	(224,33
	160	1,703,410	1,372,535	1,041,660	710,785	379,910	85,287	(253,419
	180	1,632,385	1,308,613	984,840	661,068	337,295	48,934	(282,50
	200	1,561,361	1,244,691	928,021	611,351	294,681	12,581	(311,584
	220	1,490,336	1,180,769	871,201	561,634	252,066	(23,771)	(340,66)
	240	1,419,312	1,116,846	814,381	511,916	209,451	(60,124)	(369,74
	_							
				AH commute	ed sum - £ psm			
Balance	507,754	0	50	100	150	200	250	30
	0							
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
	240							
Rajance	507.754	0%	10%	20%	AH - % on site	40%	50%	601
Balance	507,754	0%	10%	20%	30%	40%	50%	
Balance	100.0%	1,916,484	1,564,301	1,212,119	30% 859,937	507,754	194,345	60 (166,17:
Balance	100.0% 102.5%	1,916,484 1,793,547	1,564,301 1,442,901	1,212,119 1,092,256	30% 859,937 741,610	507,754 390,965	194,345 76,365	(166,17 (282,58
Balance	100.0% 102.5% 105.0%	1,916,484 1,793,547 1,670,611	1,564,301 1,442,901 1,321,502	1,212,119 1,092,256 972,393	30% 859,937 741,610 623,284	507,754 390,965 274,175	194,345 76,365 (41,616)	(166,17 (282,58 (398,98
Balance	100.0% 102.5% 105.0% 107.5%	1,916,484 1,793,547 1,670,611 1,547,674	1,564,301 1,442,901 1,321,502 1,200,102	1,212,119 1,092,256 972,393 852,530	30% 859,937 741,610 623,284 504,958	507,754 390,965 274,175 196,202	194,345 76,365 (41,616) (159,597)	(166,17 (282,58 (398,98 (515,39
	100.0% 102.5% 105.0% 107.5% 110.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702	1,212,119 1,092,256 972,393 852,530 732,667	30% 859,937 741,610 623,284 504,958 386,631	507,754 390,965 274,175 196,202 76,648	194,345 76,365 (41,616) (159,597) (277,578)	(166,17 (282,58 (398,98 (515,39 (621,96
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302	1,212,119 1,092,256 972,393 852,530 732,667 612,804	30% 859,937 741,610 623,284 504,958 386,631 268,305	507,754 390,965 274,175 196,202 76,648 (42,906)	194,345 76,365 (41,616) (159,597) (277,578) (395,559)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52 (1,207,62
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (880,371) (979,716)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52 (1,207,62 (1,323,20
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802)	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677)	(166,17. (282,58) (398,98) (515,39) (621,96) (739,72) (857,47. (975,22) (1,088,52) (1,207,62) (1,323,20) (1,444,58)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (880,371) (979,716)	
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502)	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (880,371) (979,716) (1,094,677) (1,215,386)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52 (1,207,62 (1,323,20 (1,444,58 (1,575,62
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502)	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52 (1,207,62 (1,323,20 (1,444,58 (1,575,62
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502)	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52 (1,207,62 (1,323,20 (1,444,58 (1,575,62
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502) 110% 253,669 211,055	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs 115% 55,657	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386)	(166,17. (282,58 (398,98. (515,39) (621,96) (739,72) (857,47) (975,22) (1,088,52) (1,207,62) (1,323,20) (1,444,58) (1,575,62)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 554,182 441,246	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502) 110% 253,669 211,055 207,518	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs 115% 55,657 12,033 (31,590)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386) 125% (422,559) (466,182) (509,806)	(166,17. (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52 (1,207,62 (1,323,20 (1,444,58 (1,575,62)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246 100% 720,828 678,213 635,599 592,984	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502) 110% 253,669 211,055 207,518 163,894	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs 115% 55,657 12,033 (31,590) (75,213)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815) 120% (183,451) (270,704) (270,698) (314,321)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386) 125% (422,559) (466,182) (509,806) (553,429)	(166,17, (282,58) (398,98) (515,39) (621,96) (739,72) (857,47) (975,22) (1,088,52) (1,207,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,57
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246 100% 720,828 678,213 635,599 592,984 550,369	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139 105% 487,249 444,634 402,019 359,405 316,790	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502) 110% 253,669 211,055 207,518 163,894 120,271	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs 115% 55,657 12,033 (31,590) (75,213) (118,837)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815) 120% (183,451) (227,074) (270,698) (314,321) (357,945)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386) 125% (422,559) (466,182) (509,806) (553,429) (597,052)	(166,17. (282,58 (398,98. (515,39) (621,96. (739,72) (857,47. (975,22) (1,088,52) (1,207,62) (1,323,20) (1,444,58) (1,575,62)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 100.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246 100% 720,828 678,213 635,599 592,984 550,369 507,754	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139 105% 487,249 444,634 402,019 359,405 316,790 274,175	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502) 110% 253,669 211,055 207,518 163,894 120,271 76,648	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs 115% 55,657 12,033 (31,590) (75,213) (118,837) (162,460)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815) 120% (183,451) (227,074) (270,698) (341,321) (357,945) (401,568)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386) 125% (422,559) (466,182) (509,806) (553,429) (597,052) (630,943)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52 (1,207,62 (1,323,20 (1,444,58 (1,575,62) 130 (652,17 (696,30 (740,43 (744,55 (828,68 (872,81
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 507,754 0 0 0 40 60 80 100 120	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246 100% 720,828 678,213 635,599 592,984 550,369 507,754 465,140	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139 105% 487,249 444,634 402,019 359,405 316,790 274,175 231,560	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502) 110% 253,669 211,055 207,518 163,894 120,271 76,648 33,024	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs 115% 55,657 12,033 (31,590) (75,213) (118,837) (162,460) (206,083)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815) 120% (183,451) (227,074) (270,698) (314,321) (357,945) (401,568) (445,191)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (613,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386) 125% (422,559) (466,182) (509,806) (553,429) (597,052) (630,943) (675,070)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52 (1,207,62 (1,323,20 (1,444,58 (1,575,62) 130 (652,17 (696,30 (740,43 (784,55 (828,68 (872,81 (916,94
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0% 127.5% 130.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246 100% 720,828 678,213 635,599 592,984 550,389 507,754 465,140 422,525	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139 105% 487,249 444,634 402,019 359,405 316,790 274,175 231,560 228,509	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502) 110% 253,669 211,055 207,518 163,894 120,271 76,648 33,024 (10,599)	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs 115% 55,667 12,033 (31,590) (75,213) (118,837) (162,460) (206,083) (249,707)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815) 120% (183,451) (270,704) (270,698) (314,321) (357,945) (401,568) (445,191) (488,815)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386) 125% (422,559) (466,182) (509,806) (553,429) (597,052) (630,943) (675,070) (719,198)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52 (1,207,62 (1,323,20 (1,444,58 (1,575,62 (1
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 122.5% 127.5% 130.0% 127.5% 0 20 40 60 80 100 120 140 160	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246 100% 720,828 678,213 635,599 502,984 550,369 507,754 465,140 422,525 379,910	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139 105% 487,249 444,634 402,019 359,405 316,790 274,175 231,560 228,509 184,885	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502) 110% 253,669 211,055 207,518 163,894 120,271 76,648 33,024 (10,599) (54,222)	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs 115% 55,667 12,033 (31,590) (75,213) (118,837) (162,460) (206,083) (249,707) (293,330)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815) 120% (183,451) (227,074) (270,698) (314,321) (357,945) (401,568) (445,191) (488,815) (532,438)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386) 125% (422,559) (466,182) (509,806) (553,429) (597,052) (630,943) (675,070) (719,198) (763,326)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52 (1,207,62 (1,323,20 (1,444,58 (1,575,62 (1,575,62 (1,696,30 (740,43 (784,55 (828,68 (872,81 (961,07 (1,005,19
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 127.5% 130.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246 100% 720,828 678,213 635,599 592,984 550,389 507,754 465,140 422,525	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139 105% 487,249 444,634 402,019 359,405 316,790 274,175 231,560 228,509 184,885 141,262	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502) 110% 253,669 211,055 207,518 163,894 120,271 76,648 33,024 (10,599)	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs 115% 55,667 12,033 (31,590) (75,213) (118,837) (162,460) (206,083) (249,707)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815) 120% (183,451) (270,704) (270,698) (314,321) (357,945) (401,568) (445,191) (488,815)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386) 125% (422,559) (466,182) (509,806) (553,429) (597,052) (630,943) (675,070) (719,198)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52 (1,207,62 (1,323,20 (1,444,58 (1,575,62 (1,575,62 (1,696,30 (740,43 (784,55 (828,68 (872,81 (961,07 (1,005,19
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 122.5% 127.5% 130.0% 127.5% 0 20 40 60 80 100 120 140 160	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246 100% 720,828 678,213 635,599 502,984 550,369 507,754 465,140 422,525 379,910	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139 105% 487,249 444,634 402,019 359,405 316,790 274,175 231,560 228,509 184,885	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502) 110% 253,669 211,055 207,518 163,894 120,271 76,648 33,024 (10,599) (54,222)	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs 115% 55,667 12,033 (31,590) (75,213) (118,837) (162,460) (206,083) (249,707) (293,330)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815) 120% (183,451) (227,074) (270,698) (314,321) (357,945) (401,568) (445,191) (488,815) (532,438)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386) 125% (422,559) (466,182) (509,806) (553,429) (597,052) (630,943) (675,070) (719,198) (763,326)	(166,17 (282,58 (398,98 (515,39 (621,96 (739,72 (857,47 (975,22 (1,088,52 (1,207,62 (1,323,20 (1,444,58 (1,575,62) (740,43 (784,55 (828,68 (872,81 (961,07 (1,005,19 (1,004,37
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 127.5% 130.0%	1,916,484 1,793,547 1,670,611 1,547,674 1,424,738 1,301,801 1,178,865 1,055,928 932,992 810,055 687,119 564,182 441,246 100% 720,828 678,213 635,599 592,984 555,989 507,754 465,140 422,525 379,910 337,295	1,564,301 1,442,901 1,321,502 1,200,102 1,078,702 957,302 835,903 714,503 593,103 471,703 350,303 228,904 145,139 105% 487,249 444,634 402,019 359,405 316,790 274,175 231,560 228,509 184,885 141,262	1,212,119 1,092,256 972,393 852,530 732,667 612,804 492,940 373,077 253,214 171,599 48,899 (73,802) (196,502) 110% 253,669 211,055 207,518 163,894 120,271 76,648 33,024 (10,599) (54,222) (97,846)	30% 859,937 741,610 623,284 504,958 386,631 268,305 188,619 67,492 (53,635) (174,762) (295,889) (417,016) (538,143) Build Costs 115% 55,657 12,033 (31,590) (75,213) (118,837) (162,460) (206,083) (249,707) (293,330) (336,954)	507,754 390,965 274,175 196,202 76,648 (42,906) (162,460) (282,014) (401,568) (521,122) (630,943) (751,879) (872,815) 120% (183,451) (227,074) (270,698) (314,321) (357,945) (401,568) (445,191) (488,815) (552,438) (576,061)	194,345 76,365 (41,616) (159,597) (277,578) (395,559) (513,540) (621,681) (741,026) (860,371) (979,716) (1,094,677) (1,215,386) 125% (422,559) (466,182) (509,806) (553,429) (597,052) (630,943) (675,070) (719,198) (763,326) (807,453)	(166,17, (282,58) (398,98) (515,39) (621,96) (739,72) (857,47) (975,22) (1,088,52) (1,207,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,444,58) (1,575,62) (1,57

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



Total number of units in scheme						40
AH Policy requirement %		65%	AH Target	35%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # unit
Ped houses	15%	3.9	65%	9.1	33%	10
Bed houses	50%	13.0	20%	2.8	40%	10
Bed houses	25%	6.5	15%	2.1	22%	
Bed houses	10%	2.6	0%	0.0	7%	
Bed Apartment	0%	0.0	0%	0.0	0%	
2 Bed Apartment	0%	0.0	0%	0.0	0%	
Total number of units	100%	26.0	100%	14.0	100%	4
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	unit
Init Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqf
Bed houses	80.0	861		100.0%	80.0	86
Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
5 Bed houses	130.0	1,399		100.0%	130.0	1,39
Bed Apartment	50.0	538		82.0%	61.0	65
Bed Apartment	65.0	700		82.0%	79.3	85
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
Bed houses	312.0	3,358	728.0	7,836	1,040.0	11,19
Bed houses	1,235.0	13,293	266.0	2,863	1,501.0	16,15
Bed houses	715.0	7,696	231.0	2,486	946.0	10,18
5 Bed houses	338.0	3,638	0.0	0	338.0	3,63
Bed Apartment	0.0	0	0.0	0	0.0	
2 Bed Apartment	0.0	0	0.0	0	0.0	
	2,600.0	27,986	1,225.0	13,186	3,825.0	41,17
Open Market values (£) -	£ psm	£ psf		£		total MV £ (no AH
Bed houses	2,687.5	250		215,000		2,795,00
Bed houses	2,947.4	274		280,000		4,424,00
Bed houses	3,545,5	329		390,000		3,354,00
5 Bed houses	3.846.2	357		500,000		1,300,00
Bed Apartment	3,000.0	279		150,000		,,
2 Bed Apartment	3,230.8	300		210,000		
Affordable Housing -						11,873,00
AH Tenure split	66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -		of MV)			(% of MV)	
Bed houses	130,000 60%			135,000	,	
B Bed houses	145,000 52%			165,000		
Bed houses	185,000 47%			195,000		
5 Bed houses	210,000 42%			225,000		
Bed Apartment	100,000 67%			110,000		
2 Bed Apartment	115,000 55%			125,000		





GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	4	@	215,000	838,500
3 Bed houses	13	@	280,000	3,640,000
4 Bed houses	7	@	390,000	2,535,000
5 Bed houses	3	@	500,000	1,300,000
1 Bed Apartment	0	@	150,000	=
2 Bed Apartment	0	@	210,000	=
	26			8,313,500
Affordable Rented GDV -				
2 Bed houses	6	@	130,000	780,780
3 Bed houses	2	@	145,000	267,960
4 Bed houses	1	@	185,000	256,410
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	-
	9			1,305,150
ntermediate GDV -				
2 Bed houses	3	@	135,000	417,690
3 Bed houses	1	@	165,000	157,080
4 Bed houses	1	@	195,000	139,230
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	5			714,000
	40 tot	al		
Grant	14.0	AH units @	0	-
GDV				10,332,650

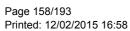
AH on-site cost (£MV - £GDV)

AH on-site cost analysis

38,509 £ per unit

403 £ psm

1,540,350 £



150209 West Oxon LPlan CIL Residential Viability Models v8.1a



mittel Decements							
nitial Payments - Planning Application Professional Fees and reports							(50,000)
Statutory Planning Fees							(15,400)
CIL		2 600	sqm (exc. AH)	100	£ psm	2.52%	(260,000)
Site Specific S106/278			units @	10,000		2.5270	(400,000)
AH Commuted Sum		3,825	_		£ psm	0.00%	(400,000)
Construction Costs -							
Demolition and Site Clearance		2.82	acres @	0	per acre		-
2 Bed houses		1,040.0		1,084.00	•		(1,127,360)
Bed houses		1,501.0		1,084.00	•		(1,627,084)
Bed houses			sqm @	1,084.00			(1,025,464)
Bed houses			sqm @	1,084.00	psm		(366,392)
Bed Apartment		-	sqm @	1,084.00	psm		-
Bed Apartment	3,825.0	-	sqm @	1,084.00	psm		-
External works		4,146,300	_	15%			(621,945)
			£per unit				
Contingency		4,768,245	@	5%			(238,412)
Professional Fees		4,768,245	@	9%			(429,142)
Disposal Costs -							
Sale Agents Costs		8,313,500		1.00%			(83,135)
Sale Legal Costs		10,332,650		0.50%			(51,663)
Marketing and Promotion		8,313,500	GDV @	3.00%			(249,405)
inance Costs -		0.545.400	_				
Finance Fees		6,545,403	@	1.00%			(65,454)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(59,182)
Developers Profit							
On private for sale		8,313,500		20.00%			(1,662,700)
On affordable housing pre-sale		2,019,150		6.00%			(121,149)
blended)				17.26%			
TOTAL COSTS							(8,453,888)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,878,762
SDLT	1,878,762 @		(93,938)
Acquisition Agent fees	1,878,762 @	1%	(18,788)
Acquisition Legal fees	1,878,762 @	0.5%	(9,394)
Interest on Land	1,878,762 @	7.0%	(131,513)
Residual Land Value (net)	40,628 per plot		1,625,129

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	1.14 ha	2.82 acres	
	3,347 sqm/ha	14,579 sqft/ac	
Threshold Land Value	1,297,275 £ per ha	525,000 £ per acre	
	37,065 £ per plot		1,482,600

BALANCE	
Surplus/(Deficit)	142,529



					AH - % on site			
Balance	142,529	0%	10%	20%	30%	40%	50%	(205.42
	0	1,381,004	1,082,370	783,735	485,101	225,971	(79,731)	(385,43
	20	1,309,979	1,018,447	726,916	435,384	182,348	(116,084)	(414,51
	40 60	1,238,955	954,525	670,096	385,667 335,949	138,724	(152,437)	(443,59
	80	1,167,930	890,603	613,276	286,232	95,101 51,478	(188,790)	(472,68
CIL £psm	100	1,096,906	826,681	556,457	236,515		(225,143)	(501,76
CIL Epsili	120	1,025,881	762,759	499,637		7,854	(261,495)	(530,84
	140	954,856 883,832	698,837 634,915	442,817 385,998	226,310 175,416	(35,769) (79,392)	(297,848) (334,201)	(559,92 (589,01
	160							
		812,807	570,993 507,071	329,178 272,358	124,522	(123,016)	(370,554)	(608,09
	180 200	741,783			73,628	(166,639) (210,263)	(406,907)	(637,51
		670,758	443,148	215,539	22,734		(443,260)	(666,93
	220	599,734	379,226 315,304	197,567	(28,160)	(253,886)	(479,612)	(696,35
ļ	240	528,709	315,304	139,402	(79,053)	(297,509)	(515,965)	(725,77
				AH commu	ited sum - £ psm			
Balance	142,529	0	50	100	150	200	250	3
	0							
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
	240							
Balance	142,529	0%	10%	20%	AH - % on site 30%	40%	50%	60
Balance	100.0%	1,025,881	762,759	499,637	236,515	7,854	(261,495)	(530,84
	102.5%	902,945	641,359	379,774	156,077	(111,700)	(379,476)	(637,59
					100,011	(111,700)		(755,34
					34 950	(231 254)		
	105.0%	780,008	519,959	259,911	34,950	(231,254)	(497,457)	
	105.0% 107.5%	780,008 657,072	519,959 398,560	259,911 178,454	(86,177)	(350,807)	(615,438)	(873,10
Puild Costo	105.0% 107.5% 110.0%	780,008 657,072 534,135	519,959 398,560 277,160	259,911 178,454 55,754	(86,177) (207,304)	(350,807) (470,361)	(615,438) (724,758)	(873,10 (990,8
Build Costs	105.0% 107.5% 110.0% 112.5%	780,008 657,072 534,135 411,199	519,959 398,560 277,160 194,538	259,911 178,454 55,754 (66,947)	(86,177) (207,304) (328,431)	(350,807) (470,361) (589,915)	(615,438) (724,758) (844,103)	(873,10 (990,85 (1,104,33
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0%	780,008 657,072 534,135 411,199 288,262	519,959 398,560 277,160 194,538 70,265	259,911 178,454 55,754 (66,947) (189,647)	(86,177) (207,304) (328,431) (449,558)	(350,807) (470,361) (589,915) (700,531)	(615,438) (724,758) (844,103) (963,447)	(873,10 (990,85 (1,104,33 (1,223,43
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	780,008 657,072 534,135 411,199 288,262 204,330	519,959 398,560 277,160 194,538 70,265 (54,009)	259,911 178,454 55,754 (66,947) (189,647) (312,347)	(86,177) (207,304) (328,431) (449,558) (570,685)	(350,807) (470,361) (589,915) (700,531) (821,467)	(615,438) (724,758) (844,103) (963,447) (1,078,223)	(873,10 (990,85 (1,104,33 (1,223,43 (1,339,36
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	780,008 657,072 534,135 411,199 288,262 204,330 78,483	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932)	(873,10 (990,88 (1,104,33 (1,223,43 (1,339,36 (1,460,93
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363)	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958)	(873,10 (990,89 (1,104,33 (1,223,43 (1,339,36 (1,460,92 (1,593,48
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209)	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917)	(873,10 (990,88 (1,104,33 (1,223,43 (1,339,36 (1,460,92 (1,593,44 (1,728,06
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055)	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174) (795,292)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725) (1,045,311)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866) (1,299,130)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253)	(873,10 (990,85 (1,104,33 (1,223,43 (1,339,36 (1,460,92 (1,593,46 (1,728,06 (1,862,63
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209)	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917)	(133,936 (1,104,33 (1,223,43 (1,339,36 (1,460,92 (1,593,48 (1,728,06 (1,862,63 (1,997,21
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055)	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174) (795,292)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725) (1,045,311)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866) (1,299,130)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253)	(873,11 (990,81 (1,104,33 (1,223,43 (1,339,32 (1,460,93 (1,593,44 (1,728,04 (1,862,63
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	780,008 667,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901)	519,959 398,660 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (577,747) (671,174) (795,292) (919,411)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866) (1,299,130) (1,423,567)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647)	(873,10 (990,85 (1,104,33 (1,223,43 (1,339,36 (1,460,92 (1,593,46 (1,728,06 (1,862,63 (1,997,21
	105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	780,008 667,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901)	519,959 398,660 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (577,174) (671,174) (795,292) (919,411)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866) (1,299,130) (1,423,567)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647)	(873,10 (990,8 (1,104,3) (1,223,4; (1,339,36 (1,460,9) (1,593,46 (1,728,06 (1,862,6) (1,997,2)
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901)	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042) 105% 138,142 90,883	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174) (795,292) (919,411)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220) (390,479)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866) (1,299,130) (1,423,567)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647) 125% (816,975) (864,780)	(873.10 (990.81 (1,104.33 (1,223.43 (1,460.92 (1,593.41 (1,728.01 (1,862.63 (1,997.23 (1,055.63 (1,103.96)
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901) 100% 335,784 289,618 243,452	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042) 105% 138,142 90,883 43,624	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174) (795,292) (919,411) 110% (102,539) (149,798) (197,057)	(86,177) (207,304) (328,431) (444,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220) (390,479) (437,738)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866) (1,299,130) (1,423,567) 120% (583,901) (621,317) (669,122)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647) 125% (816,975) (864,780) (912,585)	(873.10 (990.8t (1,104.3) (1,223.4t (1,339.3t (1,460.9t (1,593.4t (1,728.0t (1,862.6t (1,997.2t (1,103.8t) (1,105.6t) (1,1103.9t) (1,1103.9t) (1,152.3t)
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901)	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042) 105% 138,142 90,883	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174) (795,292) (919,411)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220) (390,479)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866) (1,299,130) (1,423,567)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647)	(873.10 (990.81 (1,104.33 (1,223.43 (1,460.92 (1,593.41 (1,728.01 (1,862.63 (1,997.23 (1,055.63 (1,103.96)
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901) 100% 335,784 289,618 243,452	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042) 105% 138,142 90,883 43,624	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174) (795,292) (919,411) 110% (102,539) (149,798) (197,057)	(86,177) (207,304) (328,431) (444,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220) (390,479) (437,738)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866) (1,299,130) (1,423,567) 120% (583,901) (621,317) (669,122)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647) 125% (816,975) (864,780) (912,585)	(873.10 (990.81 (1,104.31 (1,223.41 (1,339.31 (1,460.91 (1,593.41 (1,728.00 (1,862.61 (1,997.21 (1,103.91 (1,105.61 (1,103.91 (1,110.91
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.00 127.5% 130.0%	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901) 100% 335,784 289,618 243,452 237,046	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042) 105% 138,142 90,883 43,624 (3,634)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (577,747) (671,174) (795,292) (919,411) 110% (102,539) (149,798) (149,798) (197,057) (244,315)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220) (390,479) (437,738) (484,996)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,180,866) (1,299,130) (1,423,567) 120% (583,901) (621,317) (669,122) (716,927)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647) 125% (816,975) (864,780) (912,585) (960,390)	(873.10 (990.81 (1,104.3) (1,123.4) (1,339.31 (1,460.9) (1,593.41 (1,728.0) (1,862.6) (1,997.2) (1,103.9) (1,152.3) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0) (1,120.0)
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 142,529 0 20 40 60 80	780,008 667,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901) 100% 335,784 289,618 243,452 237,046 189,788	519,959 398,660 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042) 105% 138,142 90,883 43,624 (3,634) (50,893)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (577,747) (671,174) (795,292) (919,411) 110% (102,539) (149,798) (197,057) (244,315) (291,574)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220) (390,479) (437,738) (484,996) (532,255)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,180,866) (1,299,130) (1,423,567) 120% (583,901) (621,317) (621,317) (716,927) (764,732)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647) 125% (816,975) (864,780) (912,585) (960,390) (1,008,195)	(873.10 (990.81 (1,104.3) (1,1223.41 (1,339.31 (1,460.91 (1,593.41 (1,728.00) (1,862.61 (1,997.21 (1,1055.61 (1,1152.31 (1,152
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901) 100% 335,784 289,618 243,452 237,046 189,788 142,529	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042) 105% 138,142 90,883 43,624 (3,634) (50,893) (98,152)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174) (795,292) (919,411) 110% (102,539) (149,798) (197,057) (244,315) (291,574) (338,833)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220) (390,479) (437,738) (448,996) (552,255) (579,514)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866) (1,299,130) (1,423,567) 120% (583,901) (621,317) (669,122) (716,927) (764,732) (812,537)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647) 125% (816,975) (864,780) (912,585) (960,390) (1,008,195) (1,051,125)	(873.1) (990.8) (1,104.3) (1,203.4) (1,339.3) (1,460.9) (1,593.4) (1,728.0) (1,862.6) (1,193.9) (1,152.3) (1,152.3) (1,200.6) (1,249.0) (1,249.0) (1,249.0)
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 142,529 0 0 0 0 0 100 100 100 120	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901) 100% 335,784 289,618 243,452 237,046 189,788 142,529 95,271	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042) 105% 138,142 90,883 43,624 (3,634) (50,893) (98,152) (145,410) (192,669)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174) (795,292) (919,411) 110% (102,539) (149,798) (197,057) (244,315) (291,574) (338,833) (386,091)	(86,177) (207,304) (328,431) (444,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220) (390,479) (437,738) (484,996) (522,255) (579,514) (616,878)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,180,866) (1,299,130) (1,423,567) 120% (583,901) (621,317) (669,122) (716,927) (764,732) (812,537) (860,342)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647) 125% (816,975) (864,780) (912,585) (960,390) (1,008,195) (1,051,125) (1,099,476)	(873.1) (990.8) (1,104.3) (1,123.4) (1,339.3) (1,460.9) (1,593.4) (1,728.0) (1,862.6) (1,1997.2) (1,105.6) (1,105.6) (1,1249.0) (1,249.0) (1,249.0) (1,1342.6) (1,1342.6) (1,1342.6) (1,1342.6)
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 125.0% 125.5% 125.0% 127.5% 130.0% 142,529 0 20 40 60 80 100 120 140 160	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901) 100% 335,784 289,618 243,452 237,046 189,788 142,529 95,271 48,012 753	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042) 105% 138,142 90,883 43,624 (3,634) (50,893) (98,152) (145,410) (192,669) (239,928)	259,911 178,454 55,754 (66,947) (312,347) (435,047) (577,747) (671,174) (795,292) (919,411) 110% (102,539) (149,798) (149,798) (197,057) (244,315) (291,574) (338,833) (386,091) (480,609)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220) (390,479) (437,738) (444,996) (532,255) (579,514) (664,683) (712,488)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,168,5648) (1,180,866) (1,299,130) (1,423,567) 120% (583,901) (621,317) (669,122) (716,927) (764,732) (812,537) (812,537) (908,147) (908,147)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647) 125% (816,975) (864,780) (912,585) (960,390) (1,008,195) (1,051,125) (1,094,476) (1,147,827) (1,196,179)	(873.10 (990.81 (1,104.3) (1,123.4) (1,339.31 (1,460.9) (1,593.41 (1,728.0) (1,997.2) (1,997.2) (1,151.3) (1,152.3) (1,120.6) (1,249.0) (1,249.0) (1,249.0) (1,249.0) (1,249.0) (1,341.0) (1,441.0)
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 127.5% 130.0% 142,529 0 20 40 60 80 100 120 140 160 180	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901) 100% 335,784 289,618 243,452 237,046 189,788 142,529 95,271 48,012 753 (46,505)	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042) 105% 138,142 90,883 43,624 (3,634) (50,893) (98,152) (145,410) (192,669) (239,928) (287,186)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174) (795,292) (919,411) 110% (102,539) (149,798) (197,057) (244,315) (291,574) (338,833) (386,091) (433,350) (480,609) (527,867)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220) (390,479) (477,38) (484,996) (532,255) (579,514) (616,878) (664,683) (712,488) (760,293)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866) (1,299,130) (1,423,567) 120% (583,901) (621,317) (669,122) (716,927) (764,732) (812,537) (860,342) (998,147) (955,952) (1,003,757)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647) 125% (816,975) (864,780) (912,585) (960,390) (1,008,195) (1,051,125) (1,099,476) (1,147,827) (1,196,179) (1,244,530)	(873.10 (990.81 (1,123.41 (1,239.31 (1,460.91 (1,593.41 (1,728.01 (1,862.61 (1,997.21 (1,103.91 (1,120.61 (1,249.01 (1,249.01 (1,249.01 (1,342.61 (1,341.01 (1,441.01 (1,441.01 (1,441.01 (1,441.01 (1,441.01
Balance	105.0% 107.5% 110.0% 111.5% 115.0% 117.5% 120.0% 125.0% 127.5% 130.0% 142,529 0 0 0 0 100 100 120 140 160 180 200	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901) 100% 335,784 289,618 243,452 237,046 189,788 142,529 95,271 48,012 753 (46,505) (93,764)	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042) 105% 138,142 90,883 43,624 (3,634) (50,893) (98,152) (145,410) (192,669) (239,928) (287,186) (334,445)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174) (795,292) (919,411) 110% (102,539) (149,798) (197,057) (244,315) (291,574) (338,833) (386,091) (433,350) (480,609) (527,867) (575,126)	(86,177) (207,304) (328,431) (444,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220) (390,479) (437,738) (484,996) (522,255) (579,514) (616,878) (684,683) (712,488) (760,293) (808,098)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866) (1,299,130) (1,423,567) 120% (583,901) (621,317) (669,122) (716,927) (764,732) (812,537) (800,342) (908,147) (905,952) (1,003,767) (1,046,635)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647) 125% (816,975) (864,780) (912,585) (960,390) (1,008,195) (1,051,125) (1,047,827) (1,147,827) (1,147,827) (1,126,179) (1,244,530) (1,288,594)	(873.10 (990.81 (1,104.31 (1,203.41 (1,339.31 (1,460.91 (1,593.41 (1,728.00) (1,862.61 (1,997.21 (1,103.61 (1,103.61 (1,203.41 (1,203.41 (1,342.61 (1,341.01 (1,441.01 (1,441.01 (1,441.01 (1,441.01 (1,441.01 (1,441.01 (1,441.01 (1,441.01
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 127.5% 130.0% 142,529 0 20 40 60 80 100 120 140 160 180	780,008 657,072 534,135 411,199 288,262 204,330 78,483 (47,363) (173,209) (299,055) (424,901) 100% 335,784 289,618 243,452 237,046 189,788 142,529 95,271 48,012 753 (46,505)	519,959 398,560 277,160 194,538 70,265 (54,009) (178,282) (302,555) (426,828) (551,101) (666,042) 105% 138,142 90,883 43,624 (3,634) (50,893) (98,152) (145,410) (192,669) (239,928) (287,186)	259,911 178,454 55,754 (66,947) (189,647) (312,347) (435,047) (557,747) (671,174) (795,292) (919,411) 110% (102,539) (149,798) (197,057) (244,315) (291,574) (338,833) (386,091) (433,350) (480,609) (527,867)	(86,177) (207,304) (328,431) (449,558) (570,685) (682,670) (805,197) (927,725) (1,045,311) (1,169,238) Build Costs 115% (343,220) (390,479) (477,38) (484,996) (532,255) (579,514) (616,878) (664,683) (712,488) (760,293)	(350,807) (470,361) (589,915) (700,531) (821,467) (942,403) (1,058,548) (1,180,866) (1,299,130) (1,423,567) 120% (583,901) (621,317) (669,122) (716,927) (764,732) (812,537) (860,342) (998,147) (955,952) (1,003,757)	(615,438) (724,758) (844,103) (963,447) (1,078,223) (1,198,932) (1,315,958) (1,438,917) (1,571,253) (1,707,647) 125% (816,975) (864,780) (912,585) (960,390) (1,008,195) (1,051,125) (1,099,476) (1,147,827) (1,196,179) (1,244,530)	(873.10 (990.81 (1,123.41 (1,239.31 (1,460.91 (1,593.41 (1,728.01 (1,862.61 (1,997.21 (1,103.91 (1,120.61 (1,249.01 (1,249.01 (1,249.01 (1,342.61 (1,341.01 (1,441.01 (1,441.01 (1,441.01 (1,441.01 (1,441.01 (1,441.01

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



Total number of units in scheme						40
AH Policy requirement %		50%	AH Target	50%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	15%	3.0	65%	13.0	40%	16
Bed houses	50%	10.0	20%	4.0	35%	14
Bed houses	25%	5.0	15%	3.0	20%	
Bed houses	10%	2.0	0%	0.0	5%	2
Bed Apartment	0%	0.0	0%	0.0	0%	(
2 Bed Apartment	0%	0.0	0%	0.0	0%	(
Total number of units	100%	20.0	100%	20.0	100%	40
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	ınit
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses	80.0	861		100.0%	80.0	86
Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
5 Bed houses	130.0	1,399		100.0%	130.0	1,39
Bed Apartment	50.0	538		82.0%	61.0	65
Bed Apartment	65.0	700		82.0%	79.3	85
	Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses	240.0	2,583	1,040.0	11,194	1,280.0	13,778
Bed houses	950.0	10,226	380.0	4,090	1,330.0	14,31
Bed houses	550.0	5,920	330.0	3,552	880.0	9,472
5 Bed houses	260.0	2,799	0.0	0	260.0	2,799
Bed Apartment	0.0	0	0.0	0	0.0	. (
2 Bed Apartment	0.0	0	0.0	0	0.0	(
	2,000.0	21,528	1,750.0	18,837	3,750.0	40,365
Open Market values (£) -	£ psm	£ psf		£		total MV £ (no AH
2 Bed houses	3,750.0	348		300,000		4,800,000
B Bed houses	4,105.3	381		390,000		5,460,000
Bed houses	4,636.4	431		510,000		4,080,000
Bed houses	5,076.9	472		660,000		1,320,000
Bed Apartment	4,800.0	446		240,000		
Bed Apartment	4,615.4	429		300,000		(
Affordable Housing -						15,660,000
AH Tenure split	66% Affo	ordable Rent		34%	Intermediate	
RSL Transfer Values (£) -	(%	of MV)			(% of MV)	
2 Bed houses	130,000 439			135,000		
Bed houses	145,000 379	6		165,000	42%	
Bed houses	185,000 369			195,000		
5 Bed houses	210,000 329			225,000		
I Bed Apartment	100,000 429			110,000		
2 Bed Apartment	115,000 389			125,000		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
Pled houses	3	@	300,000	900,000
Bed houses	10	@	390,000	3,900,000
Bed houses	5	@	510,000	2,550,000
Bed houses	2		660.000	1,320,000
		@	240.000	1,320,000
Bed Apartment	0	@	.,	-
P. Bed Apartment	0	@	300,000	
	20			8,670,000
Affordable Rented GDV -		_		
Bed houses	9	@	130,000	1,115,400
Bed houses	3	@	145,000	382,800
Bed houses	2	@	185,000	366,300
Bed houses	0	@	210,000	=
Bed Apartment	0	@	100,000	=
P. Bed Apartment	0	@	115,000	-
	13			1,864,500
ntermediate GDV -				
Bed houses	4	@	135,000	596,700
Bed houses	1	@	165,000	224,400
Bed houses	1	@	195,000	198,900
Bed houses	0	@	225,000	=
Bed Apartment	0	@	110,000	=
Ped Apartment	0	@	125,000	=
	7			1,020,000
	40 total	l		
Grant	20.0	AH units @	0	-
BDV				11,554,500

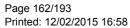
AH on-site cost (£MV - £GDV)

AH on-site cost analysis

102,638 £ per unit

1,095 £ psm

4,105,500 £



150209 West Oxon LPlan CIL Residential Viability Models v8.1a



nitial Payments -							
Planning Application Professional Fees and reports							(50,000)
Statutory Planning Fees							(15,400)
CIL		2,000	sqm (exc. AH)	100	£ psm	1.73%	(200,000)
Site Specific S106/278		40	units @	1,500	per unit		(60,000)
AH Commuted Sum		3,750	sqm	0	£ psm	0.00%	=
Construction Costs -							
Demolition and Site Clearance		2.82	acres @	50,000	per acre		(141,200)
Bed houses		1,280.0		1,084.00			(1,387,520)
Bed houses		1,330.0		1,084.00	psm		(1,441,720)
Bed houses			sqm @	1,084.00			(953,920)
Bed houses			sqm @	1,084.00			(281,840)
Bed Apartment		-	sqm @	1,084.00			-
P. Bed Apartment	3,750.0	-	sqm @	1,084.00	psm		=
External works		4,065,000	_	15%			(609,750)
			£per unit				
Contingency		4,674,750	@	5%			(233,738)
Professional Fees		4,674,750	@	9%			(420,728)
Disposal Costs -							
Sale Agents Costs		8,670,000		1.00%			(86,700)
Sale Legal Costs		11,554,500		0.50%			(57,773)
Marketing and Promotion		8,670,000	GDV @	3.00%			(260,100)
Finance Costs -							
Finance Fees		6,200,388	@	1.00%			(62,004)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(36,598)
Developers Profit							
n private for sale		8,670,000		20.00%			(1,734,000)
n affordable housing pre-sale		2,884,500		6.00%			(173,070)
olended)				16.50%			

RESIDUAL LAND VALUE			
Residual Land Value (gross)			3,348,441
SDLT	3,348,441 @		(234,391)
Acquisition Agent fees	3,348,441 @	1%	(33,484)
Acquisition Legal fees	3,348,441 @	0.5%	(16,742)
Interest on Land	3,348,441 @	7.0%	(234,391)
Residual Land Value (net)	70,736 per plot		2,829,433

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	1.14 ha	2.82 acres	
	3,281 sqm/ha	14,293 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	42,360 £ per plot		1,694,400

BALANCE	
Surplus/(Deficit)	1,135,033



D. 1	4 405 000	00/	400/	0001	AH - % on site	400'	500/	
Balance	1,135,033	0%	10%	20%	30%	40%	50%	722.4
	0 20	4,263,406 4,192,382	3,673,244 3,609,322	3,083,081 3,026,262	2,492,919 2,443,202	1,902,756 1,860,142	1,312,594 1,277,082	722,4 694,0
	40	4,121,357	3,545,400	2,969,442	2,393,485	1,817,527	1,241,569	665,6
	60	4,050,333	3,481,478	2,912,622	2,343,767	1,774,912	1,206,057	637,2
	80	3,979,308	3,417,555	2,855,803	2,294,050	1,732,297	1,170,545	608,7
CIL £psm	100	3,908,283	3,353,633	2,798,983	2,244,333	1,689,683	1,135,033	580,3
	120	3,837,259	3,289,711	2,742,163	2,194,616	1,647,068	1,099,520	551,9
	140	3,766,234	3,225,789	2,685,344	2,144,899	1,604,453	1,064,008	523,5
	160	3,695,210	3,161,867	2,628,524	2,095,181	1,561,839	1,028,496	495,1
	180	3,624,185	3,097,945	2,571,704	2,045,464	1,519,224	992,983	466,7
	200	3,553,161	3,034,023	2,514,885	1,995,747	1,476,609	957,471	438,3
	220	3,482,136	2,970,101	2,458,065	1,946,030	1,433,994	921,959	409,9
	240	3,411,111	2,906,178	2,401,246	1,896,313	1,391,380	886,447	381,5
				A11.com.m.	C			
Balance	1,135,033	0	50	AH commu 100	ited sum - £ psm 150	200	250	3
	0							
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160 180							
	200							
	220							
	240							
•								
Balance	1,135,033	0%	10%	20%	AH - % on site 30%	40%	50%	6
Balance	1,135,033	3,908,283	3,353,633		2,244,333	1,689,683	1,135,033	580,3
				2,798,983 2,679,120	2,126,007	1,572,893	1,019,780	466,6
							1,010,100	
	102.5% 105.0%	3,785,347 3,662,410	3,232,233 3,110,834		2.007.680	1.456.103	904.527	352.5
	105.0%	3,662,410	3,110,834	2,559,257	2,007,680 1.889.354	1,456,103 1,339,314	904,527 789,274	
	105.0% 107.5%	3,662,410 3,539,474	3,110,834 2,989,434	2,559,257 2,439,394	1,889,354	1,339,314	789,274	239,
Build Costs	105.0%	3,662,410 3,539,474 3,416,537	3,110,834 2,989,434 2,868,034	2,559,257 2,439,394 2,319,531	1,889,354 1,771,027	1,339,314 1,222,524	789,274 674,021	239,: 125,
Build Costs	105.0% 107.5% 110.0%	3,662,410 3,539,474	3,110,834 2,989,434	2,559,257 2,439,394	1,889,354	1,339,314	789,274	239,; 125,; 11,;
Build Costs	105.0% 107.5% 110.0% 112.5%	3,662,410 3,539,474 3,416,537 3,293,601	3,110,834 2,989,434 2,868,034 2,746,634	2,559,257 2,439,394 2,319,531 2,199,668	1,889,354 1,771,027 1,652,701	1,339,314 1,222,524 1,105,734	789,274 674,021 558,768	239,: 125,: 11,: (64,2
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0%	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805	1,889,354 1,771,027 1,652,701 1,534,375	1,339,314 1,222,524 1,105,734 988,945	789,274 674,021 558,768 443,515	239,; 125,; 11,; (64,2 (180,6
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048	1,339,314 1,222,524 1,105,734 988,945 872,155	789,274 674,021 558,768 443,515 328,262	239,2 125,5 11,6 (64,2 (180,6 (297,0
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193	239,; 125,; 11,; (64,2 (180,6 (297,0 (413,4 (529,8
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786 404,996	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788)	239,2 125,4 11,8 (64,2 (180,6 (297,0 (413,4 (529,8 (646,2
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193	352,9 239,2 125,5 11,6 (64,2 (180,6 (297,0 (413,4 (529,8 (646,2 (762,6
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786 404,996	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788)	239,2 125,5 11,8 (64,2 (180,6 (297,0 (413,4 (529,8 (646,2
Build Costs	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786 404,996	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788)	239,2 125,5 11,8 (64,2 (180,6 (297,0 (413,4 (529,8 (646,2
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982 2,433,046	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236 1,896,836	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489 1,360,626	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416 Build Costs 115% 621,076	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786 404,996 288,207	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788) (213,769)	239,2 125,5 11,8 (64,2 (180,6 (297,0) (413,4 (529,8 (646,2 (762,6
	105.0% 107.5% 110.0% 1115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982 2,433,046	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236 1,896,836	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489 1,360,626	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416 Build Costs 115% 621,076 585,564	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786 404,996 288,207	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788) (213,769) 125% 160,064 124,552	239,. 125,1 11,1 (64,2; (180,6) (297,0) (413,4,6) (529,8) (646,2) (762,6)
	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982 2,433,046	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236 1,896,836	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489 1,360,626	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416 Build Costs 115% 621,076 585,564 550,052	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 404,996 288,207	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788) (213,769) 125% 160,064 124,552 89,040	239,2 125,6 11,8 (64,2 (180,6 (297,0 (413,4 (529,8 (646,2 (762,6
	105.0% 107.5% 110.0% 1112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982 2,433,046 1,312,594 1,277,082 1,241,569 1,206,057	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236 1,896,836	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489 1,360,626	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416 Build Costs 115% 621,076 585,564 550,052 514,539	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786 404,996 288,207 120% 390,570 355,058 319,546 284,033	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788) (213,769) 125% 160,064 124,552 89,040 53,527	239,2 125,1 11,4 (64,2) (180,6 (297,0) (413,4 (529,8) (646,2 (762,6) (762,6) (132,0) (68,3 (32,0) (104,7,1 (141,0) (141,0) (141,0) (141,0)
Balance	105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 125.0% 125.0% 127.5% 130.0%	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982 2,433,046 100% 1,312,594 1,277,082 1,241,569 1,206,057 1,170,545	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236 1,896,836	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489 1,360,626 110% 851,582 816,070 780,558 745,045 709,533	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416 Build Costs 115% 621,076 585,564 550,052 514,539 479,027	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786 404,996 288,207 120% 390,570 355,058 319,546 284,033 248,521	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788) (213,769) 125% 160,064 124,552 89,040 53,527 18,015	239,2 125,1 11,4 (64,2; (180,6) (297,0) (413,4) (529,8) (646,2,6) (762,6) 13 (32,0) (68,3) (104,7,1 (141,0) (177,4)
	105.0% 107.5% 110.0% 1115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 1,135,033 0 0 40 60 80 100	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982 2,433,046 100% 1,312,594 1,277,082 1,241,569 1,206,057 1,170,545 1,135,033	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236 1,896,836 1,046,576 1,011,063 975,551 940,039 904,527	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489 1,360,626 110% 851,582 816,070 780,558 745,045 709,533 674,021	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416 Build Costs 115% 621,076 585,564 550,052 514,539 479,027 443,515	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786 404,996 288,207 120% 390,570 355,058 319,546 284,033 248,521 213,009	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788) (213,769) 125% 160,064 124,552 89,040 53,527 18,015 22,193	239,2 125,1 11,4 (64,2;2 (180,6 (297,0 (413,4) (529,8 (646,2; (762,6) 13 (32,0 (68,3) (104,7,1 (141,0,1) (177,4,1 (213,7)
Balance	105.0% 107.5% 110.0% 1115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 1,135,033 0 0 40 60 80 100 120	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982 2,433,046 1,312,594 1,277,082 1,241,569 1,206,057 1,170,545 1,135,033 1,099,520	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,261,035 2,139,635 2,018,236 1,896,836 1,082,088 1,046,576 1,011,063 975,551 940,039 904,527 869,014	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489 1,360,626 110% 851,582 816,070 780,558 745,045 709,533 674,021 638,508	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416 Build Costs 115% 621,076 585,564 550,052 514,539 479,027 443,515 408,002	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 404,996 288,207 120% 390,570 355,058 319,546 284,033 248,521 213,009 177,497	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788) (213,769) 125% 160,064 124,552 89,040 53,527 18,015 22,193 (14,160)	239, 125,1 11,1 (64,2,2 (180,6 (297,0 (413,4 (529,8) (646,2 (762,6 13) (32,0 (68,3) (104,7 (141,0,1 (177,4 (213,7 (250,1)
Balance	105.0% 107.5% 110.0% 1115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 1,135,033 0 20 40 60 80 100 120 140	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982 2,433,046 100% 1,312,594 1,277,082 1,241,569 1,206,057 1,170,545 1,135,033 1,099,520 1,064,008	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,261,035 2,139,635 2,018,236 1,896,836 105% 1,082,088 1,046,576 1,011,063 975,551 940,039 904,527 869,014 833,502	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489 1,360,626 110% 851,582 816,070 780,558 745,045 709,533 674,021 638,508 602,996	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416 Build Costs 115% 621,076 585,564 550,052 514,539 479,027 443,515 408,002 372,490	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786 404,996 288,207 120% 390,570 355,058 319,546 284,033 248,521 213,009 177,497 141,984	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788) (213,769) 125% 160,064 124,552 89,040 53,527 18,015 22,193 (14,160) (50,513)	239. 125. 11. (64.2) (180.6) (297.0) (413.4) (529.8) (646.2) (762.6) 13 (32.0) (68.3) (104.7, (141.0) (177.4) (213.7) (250.1) (266.4)
Balance	105.0% 107.5% 110.0% 1112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 1,135,033 0 20 40 60 80 100 120 140 160	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982 2,433,046 100% 1,312,594 1,277,0545 1,135,033 1,099,520 1,064,008 1,028,496	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236 1,896,836 1,046,576 1,011,063 975,551 940,039 904,527 869,014 833,502 797,990	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489 1,360,626 110% 851,582 816,070 780,558 745,045 709,533 674,021 638,508 602,996 567,484	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416 Build Costs 115% 621,076 585,564 550,052 514,539 479,027 443,515 408,002 372,490 336,978	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786 404,996 288,207 120% 390,570 355,058 319,546 284,033 248,521 213,009 177,497 141,984 106,472	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788) (213,769) 125% 160,064 124,552 89,040 53,527 18,015 22,193 (14,160) (50,513) (86,866)	239.; 125.; 11.; (64.2.2) (180.6) (297.0) (413.4) (529.8) (646.2.2) (68.3) (32.0, (104.7) (141.0) (177.4) (213.7) (250.1) (266.4) (322.8)
Balance	105.0% 107.5% 110.0% 1115.0% 117.5% 120.0% 122.5% 127.5% 130.0% 1,135,033 0 0 40 60 80 100 120 140 160 180	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982 2,433,046 100% 1,312,594 1,277,082 1,241,569 1,206,057 1,170,545 1,135,033 1,099,520 1,064,008 1,028,496 992,983	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236 1,896,836 1,046,576 1,011,063 975,551 940,039 904,527 869,014 833,502 797,990 762,477	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489 1,360,626 110% 851,582 816,070 780,558 745,045 709,533 674,021 638,508 602,996 567,484 531,972	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416 Build Costs 115% 621,076 585,564 550,052 514,539 479,027 443,515 408,002 372,490 336,978 301,466	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786 404,996 288,207 120% 390,570 355,058 319,546 284,033 248,521 213,009 177,497 141,984 106,472 70,960	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788) (213,769) 125% 160,064 124,552 89,040 53,527 18,015 22,193 (14,160) (50,513) (86,866) (123,218)	239. 125, 11, (64,2) (180,6) (297,0) (413,4) (529,8) (364,6) (320,0) (68,3) (104,7) (141,0) (177,4) (213,7) (250,1) (286,4) (322,8) (359,1)
Balance	105.0% 107.5% 110.0% 1115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 1,135,033 0 0 40 60 80 100 120 140 160 180 200	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982 2,433,046 100% 1,312,594 1,277,082 1,241,569 1,206,057 1,170,545 1,135,033 1,099,520 1,064,008 1,028,496 992,983 957,471	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236 1,896,836 105% 1,082,088 1,046,676 1,011,063 975,551 940,039 904,527 869,014 833,502 797,990 762,477 726,965	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489 1,360,626 110% 851,582 816,070 780,558 745,045 709,533 674,021 638,508 602,996 567,484 531,972 496,459	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416 Build Costs 115% 621,076 585,564 550,052 514,539 479,027 443,515 408,002 372,490 336,978 301,466 265,953	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 404,996 288,207 120% 390,570 355,058 319,546 284,033 248,521 213,009 177,497 141,984 106,472 70,960 35,447	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788) (213,769) 125% 160,064 124,552 89,040 53,527 18,015 22,193 (14,160) (50,513) (86,866) (123,218) (159,571)	239,2 125,5 11,6 (64,2 (180,6 (297,0 (413,4 (529,8) (646,2 (762,6) 13 (32,0 (68,3,3 (104,7 (141,0 (177,4 (213,7) (250,1 (286,4 (322,8) (395,1) (395,5)
Balance	105.0% 107.5% 110.0% 1115.0% 117.5% 120.0% 122.5% 127.5% 130.0% 1,135,033 0 0 40 60 80 100 120 140 160 180	3,662,410 3,539,474 3,416,537 3,293,601 3,170,664 3,047,728 2,924,792 2,801,855 2,678,919 2,555,982 2,433,046 100% 1,312,594 1,277,082 1,241,569 1,206,057 1,170,545 1,135,033 1,099,520 1,064,008 1,028,496 992,983	3,110,834 2,989,434 2,868,034 2,746,634 2,625,235 2,503,835 2,382,435 2,261,035 2,139,635 2,018,236 1,896,836 1,046,576 1,011,063 975,551 940,039 904,527 869,014 833,502 797,990 762,477	2,559,257 2,439,394 2,319,531 2,199,668 2,079,805 1,959,942 1,840,078 1,720,215 1,600,352 1,480,489 1,360,626 110% 851,582 816,070 780,558 745,045 709,533 674,021 638,508 602,996 567,484 531,972	1,889,354 1,771,027 1,652,701 1,534,375 1,416,048 1,297,722 1,179,396 1,061,069 942,743 824,416 Build Costs 115% 621,076 585,564 550,052 514,539 479,027 443,515 408,002 372,490 336,978 301,466	1,339,314 1,222,524 1,105,734 988,945 872,155 755,365 638,576 521,786 404,996 288,207 120% 390,570 355,058 319,546 284,033 248,521 213,009 177,497 141,984 106,472 70,960	789,274 674,021 558,768 443,515 328,262 213,009 97,756 22,193 (95,788) (213,769) 125% 160,064 124,552 89,040 53,527 18,015 22,193 (14,160) (50,513) (86,866) (123,218)	239,2 125,5 11,8 (64,2 (180,6 (297,0) (413,4 (529,8 (646,2 (762,6

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

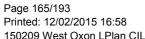
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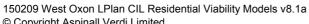
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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



otal number of units in scheme		60%	AllToront	400/	14	40
AH Policy requirement %		60%	AH Target	40% on-s	ite	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	15%	3.6	65%	10.4	35%	14
Bed houses	50%	12.0	20%	3.2	38%	15
Bed houses	25%	6.0	15%	2.4	21%	8
Bed houses	10%	2.4	0%	0.0	6%	2
Bed Apartment	0%	0.0	0%	0.0	0%	C
2 Bed Apartment	0%	0.0	0%	0.0	0%	C
Total number of units	100%	24.0	100%	16.0	100%	40
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	nit
Init Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft)
Bed houses	80.0	861		100.0%	80.0	861
Bed houses	95.0	1,023		100.0%	95.0	1,023
Bed houses	110.0	1,184		100.0%	110.0	1,184
Bed houses	130.0	1,399		100.0%	130.0	1,399
Bed Apartment	50.0	538		82.0%	61.0	656
Bed Apartment	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses	288.0	3,100	832.0	8,956	1,120.0	12,056
Bed houses	1,140.0	12,271	304.0	3,272	1,444.0	15,543
Bed houses	660.0	7,104	264.0	2,842	924.0	9,946
Bed houses	312.0	3,358	0.0	0	312.0	3,358
Bed Apartment	0.0	0	0.0	0	0.0	0
2 Bed Apartment	0.0	0	0.0	0	0.0	0
	2,400.0	25,833	1,400.0	15,069	3,800.0	40,903
Open Market values (£) -	£ psm	£ psf		£		total MV £ (no AH)
Bed houses	2,875.0	267		230,000		3,220,000
Bed houses	3,368.4	313		320,000		4,864,000
Bed houses	3,818.2	355		420,000		3,528,000
Bed houses	4,230.8	393		550,000		1,320,000
Bed Apartment	4,200.0	390		210,000		0
2 Bed Apartment	3,538.5	329		230,000		12.932.000
Affordable Housing -						12,932,000
AH Tenure split	66% Affo	ordable Rent		34% Inter	mediate	
RSL Transfer Values (£) -	(%	of MV)		(% c	f MV)	
Ped houses	130,000 57%	6		135,000 59%		
Bed houses	145,000 45%	6		165,000 52%		
Bed houses	185,000 44%	6		195,000 46%		
Bed houses	210,000 38%	6		225,000 41%		
Bed Apartment	100,000 489	6		110,000 52%		
2 Bed Apartment	115,000 50%	6		125,000 54%		







Private for Sale GDV -				
Bed houses	4	@	230,000	828,000
Bed houses	12	@	320,000	3,840,000
Bed houses	6	@	420,000	2,520,000
Bed houses	2	@	550,000	1,320,000
Bed Apartment	0	@	210,000	-
Bed Apartment	0	@	230,000	-
	24			8,508,000
Affordable Rented GDV -				
Bed houses	7	@	130,000	892,320
Bed houses	2	@	145,000	306,240
Bed houses	2	@	185,000	293,040
Bed houses	0	@	210,000	
Bed Apartment	0	@	100,000	
Bed Apartment	0	@	115,000	
	11			1,491,600
ntermediate GDV -				
Bed houses	4	@	135,000	477,360
Bed houses	1	@	165,000	179,520
Bed houses	1	@	195,000	159,120
Bed houses	0	@	225,000	
Bed Apartment	0	@	110,000	
Bed Apartment	0	@	125,000	
	5			816,000
	40 tota	al		
Grant	16.0	AH units @	0	
BDV				10,815,600

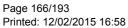
AH on-site cost (£MV - £GDV)

AH on-site cost analysis

52,910 £ per unit

557 £ psm

2,116,400 £



150209 West Oxon LPlan CIL Residential Viability Models v8.1a
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-W-1 B							
nitial Payments - Planning Application Professional Fees and reports							(50,000)
statutory Planning Fees							(15,400)
CIL		2 400	sqm (exc. AH)	100	£ psm	2.22%	(240,000)
Site Specific S106/278			units @		per unit	2.22/0	(60,000)
AH Commuted Sum		3,800	_		£ psm	0.00%	(00,000)
Construction Costs -							
Demolition and Site Clearance		2.82	acres @	50,000	per acre		(141,200)
2 Bed houses		1,120.0		1,084.00			(1,214,080)
Bed houses		1,444.0		1,084.00			(1,565,296)
Bed houses			sqm @	1,084.00			(1,001,616)
Bed houses			sqm @	1,084.00			(338,208)
1 Bed Apartment		-	sqm @	1,084.00			-
P. Bed Apartment	3,800.0	-	sqm @	1,084.00	psm		-
External works		4,119,200	_	15%			(617,880)
			£per unit				
Contingency		4,737,080	@	5%			(236,854)
Professional Fees		4,737,080	@	9%			(426,337)
Disposal Costs -							
Sale Agents Costs		8,508,000		1.00%			(85,080)
Sale Legal Costs		10,815,600		0.50%			(54,078)
Marketing and Promotion		8,508,000	GDV @	3.00%			(255,240)
Finance Costs -		6 204 260					(00.040)
Finance Fees		6,301,269	@	1.00%			(63,013)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(44,072)
Developers Profit							
On private for sale		8,508,000		20.00%			(1,701,600)
On affordable housing pre-sale		2,307,600		6.00%			(138,456)
blended)				17.01%			
TOTAL COSTS							(8,248,410)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			2,567,190
SDLT	2,567,190 @		(179,703)
Acquisition Agent fees	2,567,190 @	1%	(25,672)
Acquisition Legal fees	2,567,190 @	0.5%	(12,836)
Interest on Land	2,567,190 @	7.0%	(179,703)
Residual Land Value (net)	54,232 per plot		2,169,275

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	1.14 ha	2.82 acres	
	3,325 sqm/ha	14,484 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	42,360 £ per plot		1,694,400

BALANCE	
Surplus/(Deficit)	474,875



					AH - % on site			
Balance	474,875	0%	10%	20%	30%	40%	50%	600
Salanos	0	2,238,727	1,851,033	1,463,338	1,075,644	687,949	300,254	(49,406
	20	2,167,703	1,787,111	1,406,518	1,025,926	645,334	264,742	(78,488
	40	2,096,678	1,723,188	1,349,699	976,209	602,720	229,230	(107,570
	60	2,025,654	1,659,266	1,292,879	926,492	560,105	193,718	(136,652
	80	1,954,629	1,595,344	1,236,059	876,775	517,490	158,205	(165,73
CIL £psm	100	1,883,604	1,531,422	1,179,240	827,058	474,875	122,693	(194,81)
	120	1,812,580	1,467,500	1,122,420	777,340	432,261	87,181	(223,89
	140	1,741,555	1,403,578	1,065,601	727,623	389,646	51,668	(252,98
	160	1,670,531	1,339,656	1,008,781	677,906	347,031	16,156	(282,06
	180	1,599,506	1,275,734	951,961	628,189	304,416	20,290	(311,14
	200	1,528,482	1,211,812	895,142	578,472	261,802	(16,063)	(340,22
	220	1,457,457	1,147,889	838,322	528,754	219,187	(52,416)	(369,31
	240	1,386,432	1,083,967	781,502	479,037	176,572	(88,769)	(398,39
Delever	474.075				ed sum - £ psm	200	050	-
Balance	474,875 0	0	50	100	150	200	250	30
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
	220 240							
Ralance	240	0%	10%	20%	AH - % on site	40%	50%	60
Balance	240 474,875	0% 1.883.604	10% 1 531 422	20% 1 179 240	30%	40% 474.875	50% 122 693	
Balance	474,875 100.0%	1,883,604	1,531,422	1,179,240	30% 827,058	474,875	122,693	(194,81
Balance	474,875 100.0% 102.5%	1,883,604 1,760,668	1,531,422 1,410,022	1,179,240 1,059,377	30% 827,058 708,731	474,875 358,086	122,693 7,440	(194,81 (311,22
Balance	474,875 100.0% 102.5% 105.0%	1,883,604 1,760,668 1,637,731	1,531,422 1,410,022 1,288,623	1,179,240 1,059,377 939,514	30% 827,058 708,731 590,405	474,875 358,086 241,296	122,693 7,440 (70,261)	(194,81 (311,22 (427,63
Balance	474,875 100.0% 102.5% 105.0% 107.5%	1,883,604 1,760,668 1,637,731 1,514,795	1,531,422 1,410,022 1,288,623 1,167,223	1,179,240 1,059,377 939,514 819,651	30% 827,058 708,731 590,405 472,078	474,875 358,086 241,296 124,506	122,693 7,440 (70,261) (188,241)	(194,81 (311,22 (427,63 (544,04
	474,875 100.0% 102.5% 105.0% 107.5% 110.0%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823	1,179,240 1,059,377 939,514 819,651 699,788	30% 827,058 708,731 590,405 472,078 353,752	474,875 358,086 241,296 124,506 7,717	122,693 7,440 (70,261) (188,241) (306,222)	(194,81 (311,22 (427,63 (544,04 (660,44
Balance Build Costs	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423	1,179,240 1,059,377 939,514 819,651 699,788 579,924	30% 827,058 708,731 590,405 472,078 353,752 235,426	474,875 358,086 241,296 124,506 7,717 (71,551)	122,693 7,440 (70,261) (188,241) (306,222) (424,203)	(194,81 (311,22 (427,63 (544,04 (660,44 (776,85
	474,875 100.0% 102.5% 105.0% 107.5% 110.0%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184)	(194,81 (311,22 (427,63 (544,04 (660,44 (776,85 (884,00
	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423	1,179,240 1,059,377 939,514 819,651 699,788 579,924	30% 827,058 708,731 590,405 472,078 353,752 235,426	474,875 358,086 241,296 124,506 7,717 (71,551)	122,693 7,440 (70,261) (188,241) (306,222) (424,203)	(194,81 (311,22 (427,63 (544,04) (660,44) (776,85) (884,00) (1,001,75
	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165)	(194,81 (311,22 (427,63 (544,04 (660,44 (776,85 (884,00 (1,001,75 (1,119,50
	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146)	(194,81 (311,22 (427,63 (544,04 (660,44 (776,85 (884,00 (1,001,75 (1,119,50 (1,237,26
	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898)	(194,81 (311,22 (427,63 (544,04 (660,44 (776,85 (884,00 (1,001,75 (1,119,50 (1,237,26 (1,351,13
	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320)	122,693 7,440 (70,261) (188,6,212) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243)	(194,81 (311,22 (427,63 (544,04) (660,44) (776,85 (884,00) (1,001,75 (1,119,50) (1,237,26 (1,351,13 (1,470,23)
	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.0% 127.5%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424 196,024	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446)	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660) (566,787)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587)	(194,81 (311,22 (427,63 (544,04) (660,44) (776,85 (884,00) (1,001,75 (1,119,50) (1,237,26 (1,351,13 (1,470,23)
	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.0% 127.5%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424 196,024	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446)	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587)	(194,81 (311,22 (427,63 (544,04 (660,44 (776,85 (884,00 (1,001,75 (1,119,50 (1,237,26 (1,351,13 (1,470,23 (1,585,77
Build Costs	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 125.0% 125.0% 125.0%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303 408,366	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424 196,024 74,625	1,179,240 1,059,377 939,514 819,651 669,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446) (225,146)	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660) (566,787) Build Costs	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874) (899,342)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587) (1,244,932)	(194,81 (311,22 (427,63 (544,04 (660,44 (776,85 (884,00) (1,001,75 (1,119,50 (1,237,26 (1,351,13 (1,470,23 (1,585,77)
Build Costs	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303 408,366	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 4560,224 438,824 317,424 196,024 74,625	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446) (225,146)	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660) (566,787) Build Costs 115%	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874) (899,342)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587) (1,244,932)	(194,81 (311,22 (427,63 (544,04) (660,44 (776,85 (884,00) (1,001,75 (1,119,50 (1,237,26 (1,351,13 (1,470,23 (1,585,77)
Build Costs	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303 408,366	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424 196,024 74,625	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446) (225,146)	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660) (566,787) Build Costs 115% 27,012	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874) (899,342)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587) (1,244,932)	(194,81* (311,22* (427,63: (544,04* (660,44* (776,85* (884,00: (1,001,75* (1,119,50* (1,237,26*) (1,351,13* (1,470,23* (1,585,77*
Build Costs	240 474,875 100.0% 102.5% 105.0% 110.0% 112.5% 115.0% 120.0% 122.5% 120.0% 127.5% 130.0% 474,875 0 20	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303 408,366	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424 196,024 74,625	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446) (225,146)	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660) (566,787) Build Costs 115% 27,012 (16,611)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874) (899,342)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587) (1,244,932) 125% (451,203) (494,827)	(194,81° (311,22' (427,63) (544,04) (660,44' (776,85) (884,00) (1,001,75° (1,119,50' (1,237,26) (1,351,13' (1,470,23) (1,585,774)
Build Costs	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.0% 127.5% 120.0% 127.5% 130.0%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303 408,366	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424 196,024 74,625	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446) (225,146) 110% 220,790 178,176 135,561	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660) (566,787) Build Costs 115% 27,012 (16,611) (60,234)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874) (899,342)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587) (1,244,932) 125% (451,203) (494,827) (538,450)	(194,81° (311,22° (427,63° (544,041° (660,441° (776,851° (884,00° (1,001,75° (1,119,501° (1,237,26° (1,351,13° (1,470,231° (1,585,774° (1,585,774° (1,585,774°) (699,31° (733,933°
Build Costs	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 125.0% 127.5% 120.0% 127.5% 130.0% 474,875 0 20 40 60	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303 408,366	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424 196,024 74,625	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446) (225,146)	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660) (566,787) Build Costs 115% 27,012 (16,611) (60,234) (103,858)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874) (899,342) 120% (212,095) (255,719) (299,342) (342,966)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587) (1,244,932) 125% (451,203) (494,827) (538,450) (582,073)	(194,81° (311,22° (427,63° (544,04° (660,44° (776,85° (884,00°) (1,001,75° (1,119,50° (1,237,26° (1,351,13° (1,470,23° (1,585,77°)
Build Costs Balance	474,875 100.0% 102.5% 105.0% 110.5% 110.0% 112.5% 120.0% 122.5% 120.0% 127.5% 130.0% 1474,875 0 20 40 60 80	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303 408,366	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 4560,224 438,824 317,424 196,024 74,625	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446) (225,146) 110% 220,790 178,176 135,561 192,946 50,331	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660) (566,787) Build Costs 115% 27,012 (16,611) (60,234) (103,858) (147,481)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874) (899,342) 120% (212,095) (255,719) (299,342) (342,966) (386,589)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587) (1,244,932) 125% (451,203) (494,827) (538,450) (582,073) (625,697)	(194,81 (311,22 (427,63 (544,04) (660,44 (776,85 (884,00) (1,001,75 (1,119,50 (1,237,26 (1,351,13 (1,470,23 (1,585,77)
Build Costs Balance	474,875 100.0% 102.5% 105.0% 110.5% 1115.0% 112.5% 120.0% 127.5% 120.0% 127.5% 130.0% 1474,875 0 20 40 60 80 100	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303 408,366	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424 196,024 74,625 105% 454,370 411,755 369,140 326,525 283,911 241,296	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446) (225,146) 110% 220,790 178,176 135,561 92,946 50,331 7,717	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660) (566,787) Build Costs 115% 27,012 (16,611) (60,234) (103,858) (147,481) (191,104)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874) (899,342) 120% (212,095) (255,719) (299,342) (342,966) (386,589) (430,212)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587) (1,244,932) 125% (451,203) (494,827) (538,450) (582,073) (625,697) (669,320)	(194,81 (311,22 (427,63 (544,04) (660,44) (776,85 (884,00) (1,001,75 (1,119,50) (1,237,26 (1,351,13 (1,470,23 (1,585,77) 130 (690,31 (733,93 (777,55 (821,18 (855,21) (899,34)
Build Costs Balance	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 125.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 120.0%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303 408,366 100% 687,949 645,334 602,720 550,105 517,490 474,875 432,261	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424 196,024 74,625 105% 454,370 411,755 369,140 326,525 283,911 241,296 198,681	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446) (225,146) 110% 220,790 178,176 135,561 92,946 50,331 7,717 4,380	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660) (566,787) Build Costs 115% 27,012 (16,611) (60,234) (103,858) (147,481) (191,104) (234,728)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874) (899,342) 120% (212,095) (255,719) (299,342) (342,966) (386,589) (430,212) (473,836)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587) (1,244,932) 125% (451,203) (494,827) (538,450) (582,073) (625,697) (669,320) (712,944)	(194,81 (311,22 (427,63 (544,04 (660,44 (776,85 (884,00 (1,001,75 (1,119,50 (1,237,26 (1,351,13 (1,470,23 (1,585,77 130 (690,31 (733,93 (777,55 (821,18 (855,21 (893,34 (943,46 (987,59
Build Costs Balance	474,875 100.0% 102.5% 105.0% 107.5% 110.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 474,875 0 20 40 60 80 100 120 140	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303 408,366 100% 687,949 645,334 602,720 560,105 517,490 474,875 432,261 389,646	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424 196,024 74,625 105% 454,370 411,755 369,140 326,525 283,911 241,296 198,681 156,066	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446) (225,146) 110% 220,790 178,176 135,561 92,946 50,331 7,717 4,330 (39,243)	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,553) (445,660) (566,787) Build Costs 115% 27,012 (16,611) (60,234) (103,858) (147,481) (191,104) (234,728) (278,351)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874) (899,342) 120% (212,095) (255,719) (299,342) (342,966) (386,589) (430,212) (473,836) (517,459)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587) (1,244,932) 125% (451,203) (494,827) (538,450) (582,073) (625,697) (669,320) (712,944) (756,567)	(194,81 (311,22 (427,63 (544,04) (660,44 (776,85 (884,00) (1,001,75 (1,119,50 (1,237,26 (1,351,13 (1,470,23 (1,585,77) (690,31 (733,93 (777,55 (821,18 (855,21) (899,34 (987,59 (1,031,72)
Build Costs Balance	474,875 100.0% 102.5% 105.0% 110.5% 110.0% 112.5% 120.0% 122.5% 120.0% 127.5% 130.0% 1474,875 0 20 40 60 80 100 120 140 160	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303 408,366 100% 687,949 645,334 602,720 550,105 517,490 474,875 432,261 389,646 347,031	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424 196,024 74,625 105% 454,370 411,755 369,140 326,625 283,911 241,296 198,681 156,066 113,452	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446) (225,146) 110% 220,790 178,176 135,561 92,946 50,331 7,717 4,380 (39,243) (82,867)	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660) (566,787) Build Costs 115% 27,012 (16,611) (60,234) (103,858) (147,481) (191,104) (234,728) (278,351) (321,975)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874) (899,342) 120% (212,095) (255,719) (299,342) (342,966) (386,589) (430,212) (473,836) (517,459) (561,082)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587) (1,244,932) 125% (451,203) (494,827) (538,450) (682,073) (625,697) (669,320) (712,944) (756,567) (800,190)	(194,81 (311,22 (427,63 (544,04 (660,44 (776,85 (884,00 (1,001,75 (1,119,50 (1,237,26 (1,351,13 (1,470,23 (1,585,77) (690,31 (733,93 (777,55 (821,18 (855,21 (899,34 (943,46 (987,59) (1,031,72 (1,075,85
Build Costs Balance	474,875 100.0% 102.5% 105.0% 110.5% 115.0% 117.5% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 120.0% 120.0% 120.0% 120.0% 120.0% 120.0% 120.0%	1,883,604 1,760,668 1,637,731 1,514,795 1,391,858 1,268,922 1,145,985 1,023,049 900,112 777,176 654,239 531,303 408,366 100% 687,949 645,334 602,720 560,105 517,490 474,875 432,261 389,646 347,031 304,416	1,531,422 1,410,022 1,288,623 1,167,223 1,045,823 924,423 803,023 681,624 560,224 438,824 317,424 196,024 74,625 105% 454,370 411,755 369,140 326,525 283,911 241,296 198,681 156,066 113,452 70,837	1,179,240 1,059,377 939,514 819,651 699,788 579,924 460,061 340,198 220,335 100,472 20,254 (102,446) (225,146) 110% 220,790 178,176 135,561 92,946 50,331 7,717 4,380 (39,243) (82,867) (126,490)	30% 827,058 708,731 590,405 472,078 353,752 235,426 117,099 (1,227) (82,279) (203,406) (324,533) (445,660) (566,787) Build Costs 115% 27,012 (16,611) (60,234) (103,858) (147,481) (191,104) (234,728) (278,351) (321,975)	474,875 358,086 241,296 124,506 7,717 (71,551) (191,104) (310,658) (430,212) (549,766) (669,320) (788,874) (899,342) 120% (212,095) (255,719) (299,342) (342,966) (342,966) (342,966) (343,6589) (430,212) (473,836) (517,459) (561,082) (604,706)	122,693 7,440 (70,261) (188,241) (306,222) (424,203) (542,184) (660,165) (778,146) (886,898) (1,006,243) (1,125,587) (1,244,932) 125% (451,203) (494,827) (538,450) (582,073) (625,697) (669,320) (712,944) (756,567) (800,190) (833,980)	(194,81 (311,22 (427,63 (544,04) (660,44) (776,85 (884,00) (1,001,75 (1,119,50) (1,237,26) (1,351,13 (1,470,23) (1,585,77)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

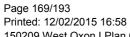
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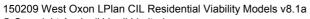
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150209 West Oxon LPlan CIL Residential Viability Models v8.1a



SCHEME DETAILS - ASSUMPTIONS						
Total number of units in scheme						40
AH Policy requirement %		65%	AH Target	35% c	on-site	
Unit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	15%	3.9	65%	9.1	33%	13
B Bed houses	50%	13.0	20%	2.8	40%	16
4 Bed houses	25%	6.5	15%	2.1	22%	g
5 Bed houses	10%	2.6	0%	0.0	7%	3
1 Bed Apartment	0%	0.0	0%	0.0	0%	0
2 Bed Apartment	0%	0.0	0%	0.0	0%	C
Total number of units	100%	26.0	100%	14.0	100%	40
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	ınit
Unit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft)
2 Bed houses	80.0	861		100.0%	80.0	861
3 Bed houses	95.0	1,023		100.0%	95.0	1,023
4 Bed houses	110.0	1,184		100.0%	110.0	1,184
5 Bed houses	130.0	1,399		100.0%	130.0	1,399
1 Bed Apartment	50.0	538		82.0%	61.0	656
2 Bed Apartment	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -	(sgm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
2 Bed houses	312.0	3,358	728.0	7,836	1,040.0	11,194
3 Bed houses	1.235.0	13,293	266.0	2,863	1,501.0	16,157
4 Bed houses	715.0	7,696	231.0	2,486	946.0	10,183
5 Bed houses	338.0	3,638	0.0	2,460	338.0	3,638
1 Bed Apartment	0.0	0,036	0.0	0	0.0	3,030
· · · · · · · · · · · · · · · · · · ·	0.0	0	0.0	0	0.0	0
2 Bed Apartment	2,600.0	27,986	1,225.0	13,186	3,825.0	41,172
Open Market values (£) -	£ psm	£ psf		£		total MV £ (no AH)
2 Bed houses	2,687.5	250		215,000		2,795,000
B Bed houses	2,007.5	274				
	,-	329		280,000		4,424,000
Bed houses	3,545.5			390,000		3,354,000
5 Bed houses	3,846.2	357		500,000		1,300,000
1 Bed Apartment	3,000.0	279		150,000		(
2 Bed Apartment	3,230.8	300		210,000		11,873,000
Affordable Housing -						
AH Tenure split		rdable Rent			ntermediate	
RSL Transfer Values (£) -		of MV)			% of MV)	
2 Bed houses	130,000 60%			135,000		
3 Bed houses	145,000 52%			165,000 5		
4 Bed houses	185,000 47%			195,000 5		
5 Bed houses	210,000 42%			225,000 4		
1 Bed Apartment	100,000 67%	6		110,000 7	73%	
		, 0		125,000 6		









GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	4	@	215,000	838,500
3 Bed houses	13	@	280,000	3,640,000
4 Bed houses	7	@	390,000	2,535,000
5 Bed houses	3	@	500,000	1,300,000
1 Bed Apartment	0	@	150,000	=
2 Bed Apartment	0	@	210,000	=
	26			8,313,500
Affordable Rented GDV -				
2 Bed houses	6	@	130,000	780,780
3 Bed houses	2	@	145,000	267,960
4 Bed houses	1	@	185,000	256,410
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	-
	9			1,305,150
ntermediate GDV -				
2 Bed houses	3	@	135,000	417,690
3 Bed houses	1	@	165,000	157,080
4 Bed houses	1	@	195,000	139,230
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	5			714,000
	40 tot	al		
Grant	14.0	AH units @	0	-
GDV				10,332,650

AH on-site cost (£MV - £GDV)

AH on-site cost analysis

38,509 £ per unit

403 £ psm

1,540,350 £



nitial Payments -							
Planning Application Professional Fees and reports							(50,000)
Statutory Planning Fees							(15,400)
CIL		2.600	sqm (exc. AH)	100 £	psm	2.52%	(260,000)
Site Specific S106/278			units @	1,500 p			(60,000)
AH Commuted Sum		3,825	_		psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance		2.82	acres @	50,000 p	er acre		(141,200)
2 Bed houses		1,040.0		1,084.00 p			(1,127,360)
B Bed houses		1,501.0		1,084.00 p	osm		(1,627,084)
Bed houses			sqm @	1,084.00 p			(1,025,464)
5 Bed houses			sqm @	1,084.00 p	osm		(366,392)
1 Bed Apartment		-	sqm @	1,084.00 p	osm		-
P. Bed Apartment	3,825.0	-	sqm @	1,084.00 p	osm		=
External works		4,146,300	_	15%			(621,945)
			£per unit				
Contingency		4,768,245	@	5%			(238,412)
Professional Fees		4,768,245	@	9%			(429,142)
Disposal Costs -							
Sale Agents Costs		8,313,500		1.00%			(83,135)
Sale Legal Costs		10,332,650		0.50%			(51,663)
Marketing and Promotion		8,313,500	GDV @	3.00%			(249,405)
Finance Costs -		6.246.602	_				(00.400)
Finance Fees		6,346,603	@	1.00%			(63,466)
Interest on Development Costs		7.00%	APR	0.565% р	ocm		(48,230)
Developers Profit							
On private for sale		8,313,500		20.00%			(1,662,700)
On affordable housing pre-sale		2,019,150		6.00%			(121,149)
blended)				17.26%			
FOTAL COSTS							(8,242,147)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			2,090,503
SDLT	2,090,503 @		(146,335)
Acquisition Agent fees	2,090,503 @	1%	(20,905)
Acquisition Legal fees	2,090,503 @	0.5%	(10,453)
Interest on Land	2,090,503 @	7.0%	(146,335)
Residual Land Value (net)	44,162 per plot		1,766,475

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	1.14 ha	2.82 acres	
	3,347 sqm/ha	14,579 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	42,360 £ per plot		1,694,400

BALANCE	
Surplus/(Deficit)	72,075



					AH - % on site			
Balance	72,075	0%	10%	20%	30%	40%	50%	600
1	0	1,348,125	1,049,490	750,856	452,222	153,587	(108,376)	(414,078
	20	1,277,100	985,568	694,036	402,505	110,973	(144,729)	(443,161
	40	1,206,076		637,217	352,787	68,358		(472,243
			921,646				(181,081)	
	60	1,135,051	857,724	580,397	303,070	25,743	(217,434)	(501,325
011.0	80	1,064,026	793,802	523,577	253,353	22,833	(253,787)	(530,407
CIL £psm	100	993,002	729,880	466,758	203,636	(20,790)	(290,140)	(559,490
	120	921,977	665,958	409,938	153,919	(64,413)	(326,493)	(588,572
	140	850,953	602,036	353,119	104,201	(108,037)	(362,845)	(617,654
	160	779,928	538,114	296,299	54,484	(151,660)	(399,198)	(646,736
	180	708,904	474,191	239,479	4,767	(195,284)	(435,551)	(675,819
	200	637,879	410,269	182,660	(5,910)	(238,907)	(471,904)	(704,90
	220	566,854	346,347	125,840	(56,804)	(282,530)	(508,257)	(733,983
	240	495,830	282,425	69,020	(107,698)	(326,154)	(544,609)	(763,068
Palanaa	72,075	0	50	AH commu	ted sum - £ psm	200	250	30
Balance	72,075	U	50	100	150	200	250	30
	20							
	40							
	60							
011.0	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
l	240							
I	240							
 Balance		0%	10%	20%	AH - % on site	40%	50%	609
Balance	72,075	0%	10% 729 880	20% 466 758	30%	40%	50%	
Balance	72,075 100.0%	993,002	729,880	466,758	30% 203,636	(20,790)	(290,140)	(559,49)
Balance	72,075 100.0% 102.5%	993,002 870,065	729,880 608,480	466,758 346,895	30% 203,636 85,309	(20,790) (140,344)	(290,140) (408,121)	(559,49) (675,89)
Balance	72,075 100.0% 102.5% 105.0%	993,002 870,065 747,129	729,880 608,480 487,080	466,758 346,895 227,032	30% 203,636 85,309 6,306	(20,790) (140,344) (259,898)	(290,140) (408,121) (526,101)	(559,49) (675,89) (792,30)
Balance	72,075 100.0% 102.5% 105.0% 107.5%	993,002 870,065 747,129 624,192	729,880 608,480 487,080 365,680	466,758 346,895 227,032 107,169	30% 203,636 85,309 6,306 (114,821)	(20,790) (140,344) (259,898) (379,452)	(290,140) (408,121) (526,101) (644,082)	(559,49) (675,89) (792,30) (899,63)
	72,075 100.0% 102.5% 105.0% 107.5% 110.0%	993,002 870,065 747,129 624,192 501,256	729,880 608,480 487,080 365,680 244,281	466,758 346,895 227,032 107,169 27,109	30% 203,636 85,309 6,306 (114,821) (235,948)	(20,790) (140,344) (259,898) (379,452) (499,006)	(290,140) (408,121) (526,101) (644,082) (762,063)	(559,49) (675,89) (792,30) (899,63) (1,017,38)
Balance Build Costs	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	993,002 870,065 747,129 624,192 501,256 378,319	729,880 608,480 487,080 365,680 244,281 122,881	466,758 346,895 227,032 107,169 27,109 (95,591)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629)	(559,490 (675,897 (792,300 (899,630 (1,017,383 (1,135,137
	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	993,002 870,065 747,129 624,192 501,256 378,319 255,383	729,880 608,480 487,080 365,680 244,281 122,881 1,481	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974)	(559,49) (675,89) (792,30) (899,63) (1,017,38) (1,135,13) (1,252,89)
	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	993,002 870,065 747,129 624,192 501,256 378,319	729,880 608,480 487,080 365,680 244,281 122,881	466,758 346,895 227,032 107,169 27,109 (95,591)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629)	(559,49) (675,89) (792,30) (899,63) (1,017,38) (1,135,13) (1,252,89)
	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	993,002 870,065 747,129 624,192 501,256 378,319 255,383	729,880 608,480 487,080 365,680 244,281 122,881 1,481	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974)	(559,490 (675,891 (792,305 (899,630) (1,017,383 (1,135,137 (1,252,890) (1,366,944
	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	993,002 870,065 747,129 624,192 501,256 378,319 255,383 132,446	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319)	(559,490 (675,897 (792,305 (899,630 (1,017,383 (1,135,137 (1,252,890 (1,366,944 (1,481,334
	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	993,002 870,065 747,129 624,192 501,256 378,319 255,383 132,446 9,510	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653) (206,926)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329) (720,456)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994) (968,930)	(290,140) (408,121) (526,101) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664)	(559,49) (675,89) (792,30) (899,63) (1,017,38) (1,135,13) (1,252,89) (1,366,94) (1,481,33) (1,602,11)
	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5%	993,002 870,065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007)	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653) (206,926) (331,199)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329) (720,456) (831,724)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994) (968,930) (1,089,866)	(290,140) (408,121) (526,101) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050)	(559,49) (675,89) (792,30) (899,63) (1,017,38) (1,135,13) (1,252,89) (1,366,94) (1,481,33) (1,602,11) (1,728,11)
	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	993,002 870,065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853)	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329) (720,456) (831,724) (954,251)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994) (968,930) (1,089,866) (1,210,802)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759)	(559,49) (675,89) (792,30) (899,63) (1,017,38) (1,135,13) (1,252,89) (1,366,944) (1,481,33- (1,602,11) (1,728,11) (1,728,11)
	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5%	993,002 870,065 747,129 624,192 501,266 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700)	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329) (720,456) (831,724) (954,251) (1,076,779) (1,199,306)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994) (968,930) (1,089,866) (1,210,802) (1,327,594)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775)	(559,490 (675,893 (792,300 (899,630 (1,017,383 (1,135,133 (1,252,890 (1,366,944 (1,481,334 (1,602,117 (1,728,110 (1,728,110 (1,862,690
Build Costs	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	993.002 870.065 747,129 624,192 501,266 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546)	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819) (945,938)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329) (720,456) (831,724) (954,251) (1,076,779) (1,199,306)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994) (968,930) (1,089,866) (1,210,802) (1,327,594) (1,449,912)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706)	(559,490 (675,89) (792,30) (899,630 (1,017,383) (1,135,137) (1,252,89) (1,366,944 (1,481,334 (1,602,117) (1,728,111) (1,862,69) (1,997,270)
	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	993.002 870.065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546)	729,880 608,480 487,080 366,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819) (945,938)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (968,930) (1,089,866) (1,210,802) (1,327,594) (1,449,912)	(290,140) (408,121) (526,101) (624,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706)	(559,490 (675,891 (792,305) (899,630 (1,017,383) (1,135,131 (1,252,890) (1,366,944) (1,481,334) (1,602,117 (1,728,1115) (1,862,695) (1,997,270)
Build Costs	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 127.5% 120.0% 127.5% 130.0%	993.002 870.065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546)	729,880 608,480 487,080 366,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819) (945,938)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs 115% (371,865)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994) (968,930) (1,089,866) (1,210,802) (1,327,594) (1,449,912)	(290,140) (408,121) (526,101) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706)	(559,490 (675,891 (792,305) (899,630 (1,017,383) (1,135,131 (1,252,890) (1,366,944) (1,481,334) (1,602,117 (1,728,115) (1,862,695) (1,997,270)
Build Costs	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	993.002 870.065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546)	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819) (945,938)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs 115% (371,865) (419,123)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994) (968,930) (1,089,866) (1,210,802) (1,327,594) (1,449,912)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706)	60° (559,49° (675,89°) (792,30° (899,63° (1,017,38°) (1,252,89°) (1,366,94° (1,481,33° (1,602,11° (1,728,11° (1,862,69° (1,997,27°)
Build Costs	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 127.5% 130.0%	993.002 870.065 747.129 624.192 501,266 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546) 100% 302,905 266,739 210,573	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019) 105% 67,789 21,623 14,980	466,758 346,895 227,032 107,169 (95,591) (218,291) (340,991) (686,391) (709,091) (821,819) (945,938)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs 115% (371,865) (419,123) (466,382)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994) (968,930) (1,089,866) (1,210,802) (1,327,594) (1,449,912)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706) 125% (843,502) (891,307) (939,112)	(559,490 (675,89) (792,308 (899,630 (1,017,383 (1,135,137 (1,252,89) (1,366,944 (1,481,334 (1,602,117 (1,728,119 (1,862,69) (1,997,270
Build Costs	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	993.002 870.065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546) 100% 302,905 256,739 210,573 164,407	729,880 608,480 487,080 366,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019) 105% 67,789 21,623 14,980 (32,279)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (463,691) (586,391) (709,091) (821,819) (945,938) 110% (131,184) (178,442) (225,701) (272,960)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (720,456) (831,724) (954,251) (1,076,279) (1,199,306) Build Costs 115% (371,865) (419,123) (466,382) (513,641)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (968,930) (1,089,866) (1,210,802) (1,327,594) (1,449,912) 120% (612,546) (659,804) (707,063) (754,322)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706) 125% (843,502) (891,307) (939,112) (986,917)	(559,490 (675,891 (792,305) (899,630 (1,017,383) (1,135,131 (1,252,890 (1,366,944) (1,481,334) (1,602,117) (1,728,1115) (1,862,696) (1,997,270) (1,086,966) (1,134,770) (1,182,575) (1,230,380)
Build Costs Balance	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 120.0% 127.5% 130.0% 172,075 0 20 40 60 80	993.002 870.065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546) 100% 302,905 256,739 210,573 164,407 118,241	729,880 608,480 487,080 366,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019) 105% 67,789 21,623 14,980 (32,279) (79,537)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819) (945,938) 110% (131,184) (178,442) (225,701) (272,960) (320,218)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs 115% (371,865) (419,123) (466,3641) (560,899)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (968,930) (1,089,866) (1,210,802) (1,327,584) (1,449,912) 120% (612,546) (659,804) (707,063) (754,322) (801,580)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706) 125% (843,502) (891,307) (939,112) (986,917) (1,034,722)	(559,490 (675,891 (792,305) (899,630 (1,017,383) (1,135,131 (1,252,890 (1,366,944 (1,481,334 (1,602,117 (1,728,116 (1,862,695 (1,997,270 (1,184,770 (1,182,575 (1,134,770 (1,182,575 (1,230,386 (1,273,426
Build Costs	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 130.0%	993.002 870.065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546) 100% 302,905 256,739 210,573 164,407 118,241 72,075	729,880 608,480 487,080 366,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019) 105% 67,789 21,623 14,980 (32,279)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (463,691) (586,391) (709,091) (821,819) (945,938) 110% (131,184) (178,442) (225,701) (272,960)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs 115% (371,865) (419,123) (466,382) (513,641) (560,899) (608,158)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (968,930) (1,089,866) (1,210,802) (1,327,594) (1,449,912) 120% (612,546) (659,804) (707,063) (754,322)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706) 125% (843,502) (891,307) (939,112) (986,917) (1,032,527)	(559,490 (675,89) (792,300) (899,630 (1,017,38) (1,135,13) (1,252,890 (1,366,944 (1,481,334 (1,602,11) (1,728,11) (1,862,690 (1,997,270 (1,086,960 (1,134,770 (1,182,570 (1,230,380 (1,273,424 (1,321,780
Build Costs Balance	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 120.0% 127.5% 130.0% 172,075 0 20 40 60 80	993.002 870.065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546) 100% 302,905 256,739 210,573 164,407 118,241	729,880 608,480 487,080 366,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019) 105% 67,789 21,623 14,980 (32,279) (79,537)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819) (945,938) 110% (131,184) (178,442) (225,701) (272,960) (320,218)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs 115% (371,865) (419,123) (466,3641) (560,899)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (968,930) (1,089,866) (1,210,802) (1,327,584) (1,449,912) 120% (612,546) (659,804) (707,063) (754,322) (801,580)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706) 125% (843,502) (891,307) (939,112) (986,917) (1,034,722)	(559,490 (675,89) (792,300) (899,630 (1,017,38) (1,135,13) (1,252,890 (1,366,944 (1,481,334 (1,602,11) (1,728,11) (1,862,690 (1,997,270 (1,086,960 (1,134,770 (1,182,570 (1,230,380 (1,273,424 (1,321,780
Build Costs Balance	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 130.0%	993.002 870.065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546) 100% 302,905 256,739 210,573 164,407 118,241 72,075	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019) 105% 67,789 21,623 14,980 (32,279) (79,537) (126,796)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819) (945,938) 110% (131,184) (178,442) (225,701) (272,960) (320,218) (367,477)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs 115% (371,865) (419,123) (466,382) (513,641) (560,899) (608,158)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994) (968,930) (1,089,866) (1,210,802) (1,327,594) (1,449,912) 120% (612,546) (659,804) (707,063) (754,322) (801,580) (839,064)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706) 125% (843,502) (891,307) (939,112) (986,917) (1,032,527)	(559,490 (675,89) (792,30) (899,630 (1,017,38: (1,135,13: (1,252,89) (1,366,94: (1,481,33: (1,602,11: (1,728,11: (1,862,69) (1,997,27) (1,086,96: (1,134,77) (1,182,57: (1,230,38) (1,273,42: (1,273,42: (1,372,178) (1,370,13:
Build Costs Balance	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 120.0% 127.5% 120.0% 127.5% 130.0% 72,075 0 0 0 0 0 100 100 120	993.002 870.065 747.129 624.192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546) 100% 302,905 256,739 210,573 164,407 118,241 72,075 25,909	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019) 105% 67,789 21,623 14,980 (32,279) (79,537) (126,796) (174,055)	466,758 346,895 227,032 107,169 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819) (945,938) 110% (131,184) (178,442) (225,701) (272,960) (320,218) (367,477) (414,736)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs 115% (371,865) (419,123) (466,382) (513,641) (506,899) (608,158) (655,417)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994) (968,930) (1,089,866) (1,210,802) (1,327,594) (1,449,912) 120% (612,546) (659,804) (707,063) (754,322) (801,580) (839,064) (886,869)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706) 125% (843,502) (891,307) (939,112) (986,917) (1,034,722) (1,034,722) (1,082,527) (1,130,332)	(559,49) (675,89) (792,30) (899,63) (1,017,38) (1,135,13) (1,252,89) (1,366,94) (1,481,33) (1,602,11) (1,728,11) (1,882,69) (1,997,27) (1,997,27) (1,134,77) (1,142,57) (1,230,38) (1,273,42) (1,321,78) (1,377,13) (1,377,13)
Build Costs Balance	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 121.5% 120.0% 121.5% 120.0% 121.5% 120.0% 120.0% 120.0% 120.0%	993.002 870.065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546) 100% 302,905 256,739 210,573 164,407 118,241 72,075 25,909 19,388 (27,891)	729,880 608,480 487,080 366,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019) 105% 67,789 21,623 14,980 (32,279) (79,537) (126,796) (174,055) (221,313) (268,572)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819) (945,938) 110% (131,184) (178,442) (225,701) (272,960) (320,218) (367,477) (414,736) (461,994) (509,253)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs 115% (371,865) (419,123) (466,3641) (560,899) (608,158) (655,417) (702,675) (749,934)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (968,930) (1,089,866) (1,210,802) (1,327,594) (612,546) (659,804) (707,063) (754,322) (801,580) (839,064) (868,689) (934,674) (982,479)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706) 125% (843,502) (891,307) (939,112) (986,917) (1,034,722) (1,082,527) (1,130,332) (1,178,137) (1,225,942)	(559,49) (675,89) (792,30) (899,63) (1,135,13) (1,135,13) (1,252,89) (1,366,94) (1,481,33) (1,602,11) (1,728,11) (1,862,69) (1,997,27) (1,134,77) (1,182,57) (1,230,38) (1,273,42) (1,321,78) (1,321,78) (1,370,13) (1,418,48)
Build Costs Balance	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 130.0% 120 140 160 180	993.002 870.065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546) 100% 302,905 256,739 210,573 164,407 118,241 72,075 25,909 19,368 (27,891) (75,150)	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019) 105% 67,789 21,623 14,980 (32,279) (79,537) (126,796) (174,055) (221,313) (268,572) (315,831)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819) (945,938) 110% (131,184) (178,442) (225,701) (272,960) (320,218) (367,477) (414,736) (461,994) (509,253) (556,512)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs 115% (371,865) (419,123) (466,382) (513,641) (560,899) (608,158) (695,417) (702,675) (749,934) (797,193)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994) (968,930) (1,089,866) (1,210,802) (1,327,594) (1,449,912) 120% (612,546) (659,804) (707,063) (754,322) (801,580) (839,064) (886,869) (934,674) (982,479) (1,030,284)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706) 125% (843,502) (891,307) (939,112) (986,917) (1,082,527) (1,130,332) (1,178,137) (1,225,942) (1,268,939)	(559,490 (675,89) (792,300) (899,630 (1,017,38) (1,135,13) (1,252,890 (1,366,944) (1,481,334 (1,602,11) (1,728,119 (1,882,699) (1,1947,270 (1,230,380) (1,134,770 (1,230,380) (1,273,429) (1,370,13) (1,418,48) (1,418,48) (1,418,48) (1,418,48) (1,418,48) (1,418,48) (1,418,48) (1,418,48) (1,418,48) (1,418,48) (1,418,48)
Build Costs Balance	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.9% 127.5% 120.0% 127.5% 120.0% 127.5% 120.0% 121.5% 120.0% 121.5% 120.0% 120.140 120 140 160 180 120	993.002 870.065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546) 100% 302,905 256,739 210,573 164,407 118,241 72,075 25,909 19,368 (27,891) (75,150) (122,408)	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019) 105% 67,789 21,623 14,980 (32,279) (79,537) (126,796) (174,055) (221,313) (268,572) (315,831) (363,089)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819) (945,938) 110% (131,184) (178,442) (225,701) (272,960) (320,218) (367,477) (414,736) (461,994) (509,253) (556,512) (603,770)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (599,329) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs 115% (371,865) (419,123) (466,382) (513,641) (506,899) (608,158) (655,417) (702,675) (749,934) (797,193) (834,625)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (968,930) (1,089,866) (1,210,802) (1,327,594) (1,449,912) 120% (612,546) (659,804) (707,063) (754,322) (801,580) (839,064) (886,869) (934,674) (992,479) (1,030,284) (1,078,089)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706) 125% (843,502) (891,307) (939,112) (986,917) (1,034,722) (1,130,332) (1,178,137) (1,225,942) (1,225,942) (1,226,939) (1,317,291)	(559,490 (675,89) (792,300) (899,630 (1,017,38) (1,135,13) (1,252,890 (1,366,944) (1,481,334) (1,602,11) (1,728,11) (1,862,690) (1,086,960) (1,134,770 (1,132,570) (1,230,380) (1,273,420) (1,321,780)
Build Costs Balance	72,075 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 127.5% 120.0% 127.5% 120.0% 127.5% 130.0% 120 140 160 180	993.002 870.065 747,129 624,192 501,256 378,319 255,383 132,446 9,510 (76,007) (201,853) (327,700) (453,546) 100% 302,905 256,739 210,573 164,407 118,241 72,075 25,909 19,368 (27,891) (75,150)	729,880 608,480 487,080 365,680 244,281 122,881 1,481 (82,653) (206,926) (331,199) (455,472) (579,745) (704,019) 105% 67,789 21,623 14,980 (32,279) (79,537) (126,796) (174,055) (221,313) (268,572) (315,831)	466,758 346,895 227,032 107,169 27,109 (95,591) (218,291) (340,991) (463,691) (586,391) (709,091) (821,819) (945,938) 110% (131,184) (178,442) (225,701) (272,960) (320,218) (367,477) (414,736) (461,994) (509,253) (556,512)	30% 203,636 85,309 6,306 (114,821) (235,948) (357,075) (478,202) (720,456) (831,724) (954,251) (1,076,779) (1,199,306) Build Costs 115% (371,865) (419,123) (466,382) (513,641) (560,899) (608,158) (695,417) (702,675) (749,934) (797,193)	(20,790) (140,344) (259,898) (379,452) (499,006) (618,560) (738,114) (847,994) (968,930) (1,089,866) (1,210,802) (1,327,594) (1,449,912) 120% (612,546) (659,804) (707,063) (754,322) (801,580) (839,064) (886,869) (934,674) (982,479) (1,030,284)	(290,140) (408,121) (526,101) (644,082) (762,063) (870,629) (989,974) (1,109,319) (1,228,664) (1,344,050) (1,464,759) (1,581,775) (1,707,706) 125% (843,502) (891,307) (939,112) (986,917) (1,082,527) (1,130,332) (1,178,137) (1,225,942) (1,268,939)	(559,49) (675,89) (792,30) (899,63) (1,017,38) (1,135,13) (1,252,89) (1,366,94) (1,481,33) (1,602,11) (1,728,11) (1,882,69) (1,197,27) (1,230,38) (1,134,77) (1,123,07) (1,230,38) (1,273,42) (1,370,13) (1,418,48) (1,418,48) (1,418,48) (1,418,48) (1,418,48)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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SCHEME DETAILS - ASSUMPTIONS						
Total number of units in scheme						100
AH Policy requirement %		50%	AH Target	50%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	25%	12.5	65%	32.5	45%	45
B Bed houses	45%	22.5	20%	10.0	33%	3
Bed houses	20%	10.0	15%	7.5	18%	18
Bed houses	10%	5.0	0%	0.0	5%	
Bed Apartment	0%	0.0	0%	0.0	0%	(
2 Bed Apartment	0%	0.0	0%	0.0	0%	
otal number of units	100%	50.0	100%	50.0	100%	10
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	unit
Init Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses	80.0	861		100.0%	80.0	86
Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
Bed houses	130.0	1,399		100.0%	130.0	1,39
Bed Apartment	50.0	538		82.0%	61.0	65
Bed Apartment	65.0	700		82.0%	79.3	85
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sgm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
Bed houses	1,000.0	10,764	2,600.0	27,986	3,600.0	38,75
Bed houses	2.137.5	23,008	950.0	10,226	3,087.5	33,23
Bed houses	1,100.0	11,840	825.0	8,880	1,925.0	20,72
Bed houses	650.0	6,997	0.0	0,000	650.0	6,99
Bed Apartment	0.0	0	0.0	0	0.0	0,00
Bed Apartment	0.0	0	0.0	0	0.0	
Dea / partition	4,887.5	52,609	4,375.0	47,092	9,262.5	99,70
pen Market values (£) -	£ psm	£ psf		£		total MV £ (no AH
Bed houses	3,750.0	348		300,000		13,500,00
Bed houses	4,105.3	381		390,000		12,675,00
Bed houses	4,105.3	431		510,000		8,925,00
Bed houses	5.076.9	472		660,000		3,300,00
	4,800.0	446		240,000		
Bed Apartment Bed Apartment	4,600.0	429		300,000		
Mandalda Harrata a						38,400,000
Affordable Housing -	000/ 455	udabla Dant		0.40/	Internaciona	
H Tenure split		ordable Rent		34%	Intermediate	
RSL Transfer Values (£) -		of MV)		100.000	(% of MV)	
Bed houses	130,000 43%			135,000		
Bed houses	145,000 37%			165,000		
Bed houses	185,000 36%			195,000		
Bed houses	210,000 329			225,000		
Bed Apartment	100,000 429			110,000		
2 Bed Apartment	115,000 389	6		125,000	42%	









GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
Bed houses	13	@	300,000	3,750,000
Bed houses	23	@	390,000	8,775,000
Bed houses	10	@	510,000	5,100,000
Bed houses	5	@	660.000	3,300,000
Bed Apartment	0	@	240.000	3,300,000
P. Bed Apartment	0	@	300,000	-
bed Apartment	50	@	300,000	20,925,000
Affordable Rented GDV -	50			20,925,000
Bed houses	21	@	130,000	2,788,500
Bed houses	7		145.000	957,000
Bed houses	5	@	185,000	957,000
Bed houses	0	@		915,750
		@	210,000	-
Bed Apartment	0	@	100,000	-
P. Bed Apartment	0	@	115,000	
	33			4,661,250
ntermediate GDV -		_		
Ped houses	11	@	135,000	1,491,750
Bed houses	3	@	165,000	561,000
Bed houses	3	@	195,000	497,250
Bed houses	0	@	225,000	-
Bed Apartment	0	@	110,000	=
Bed Apartment	0	@	125,000	_
	17			2,550,000
	100 total	I		
Grant	50.0	AH units @	0	-
BDV				28,136,250

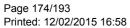
AH on-site cost (£MV - £GDV)

AH on-site cost analysis

102,638 £ per unit

1,108 £ psm

10,263,750 £



150209 West Oxon LPlan CIL Residential Viability Models v8.1a





nitial Payments -							
Planning Application Professional Fees and reports							(75,000)
Statutory Planning Fees							(24,799)
DIL		4,888	sqm (exc. AH)	100	£ psm	1.74%	(488,750)
Site Specific S106/278			units @		per unit		(1,000,000)
AH Commuted Sum		9,263	sqm	0	£ psm	0.00%	-
Construction Costs -							
Demolition and Site Clearance		7.06	acres @	0	per acre		-
Bed houses		3,600.0		1,084.00			(3,902,400)
Bed houses		3,087.5		1,084.00	psm		(3,346,850)
Bed houses		1,925.0		1,084.00	psm		(2,086,700)
Bed houses		650.0	sqm @	1,084.00	psm		(704,600)
Bed Apartment		-	sqm @	1,084.00	psm		-
Bed Apartment	9,262.5	-	sqm @	1,084.00	psm		-
External works		10,040,550	_	15%			(1,506,083)
			£per unit				
Contingency		11,546,633	@	5%			(577,332)
Professional Fees		11,546,633	@	9%			(1,039,197)
Disposal Costs -							
Sale Agents Costs		20,925,000		1.00%			(209,250)
Sale Legal Costs		28,136,250		0.50%			(140,681)
Marketing and Promotion		20,925,000	GDV @	3.00%			(627,750)
inance Costs -		45 700 004	_				
Finance Fees		15,729,391	@	1.00%			(157,294)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(64,038)
Developers Profit							
On private for sale		20,925,000		20.00%			(4,185,000)
On affordable housing pre-sale		7,211,250		6.00%			(432,675)
plended)				16.41%			
OTAL COSTS							(20,568,398)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			7,567,852
SDLT	7,567,852 @		(529,750)
Acquisition Agent fees	7,567,852 @	1%	(75,679)
Acquisition Legal fees	7,567,852 @	0.5%	(37,839)
Interest on Land	7,567,852 @	7.0%	(529,750)
Residual Land Value (net)	63,948 per plot		6,394,835

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	2.86 ha	7.06 acres	
	3,242 sqm/ha	14,122 sqft/ac	
Threshold Land Value	555,975 £ per ha	225,000 £ per acre	
	15,885 £ per plot		1,588,500

BALANCE	
Surplus/(Deficit)	4,806,335



Delever	4 000 005	00/	400/	000/	AH - % on site	400/	500/	
Balance	4,806,335 0	0% 12,248,512	10%	20% 9,445,207	30% 8,043,555	40% 6,641,903	50% 5,240,250	60 3,838,5
	20	12,074,946	10,690,650	9,306,354	7,922,059	6,537,763	5,153,467	3,769,1
	40	11,901,379	10,534,440	9,167,501	7,800,562	6,433,623	5,066,684	3,699,74
	60	11,727,813	10,378,231	9,028,648	7,679,066	6,329,483	4,979,901	3,630,3
	80	11,554,247	10,222,021	8,889,795	7,557,569	6,225,344	4,893,118	3,560,89
CIL £psm	100	11,380,680	10,065,811	8,750,942	7,436,073	6,121,204	4,806,335	3,491,4
	120	11,207,114	9,909,602	8,612,089	7,314,577	6,017,064	4,719,552	3,422,0
	140	11,033,548	9,753,392	8,473,236	7,193,080	5,912,924	4,632,768	3,352,6
	160	10,859,981	9,597,182	8,334,383	7,071,584	5,808,785	4,545,985	3,283,1
	180	10,686,415	9,440,973	8,195,530	6,950,087	5,704,645	4,459,202	3,213,7
	200	10,512,849	9,284,763	8,056,677	6,828,591	5,600,505	4,372,419	3,144,3
	220	10,339,283	9,128,553	7,917,824	6,707,095	5,496,365	4,285,636	3,074,9
	240	10,165,716	8,972,344	7,778,971	6,585,598	5,392,225	4,198,853	3,005,4
Balance	4,806,335	0	50	AH commu	ited sum - £ psm 150	200	250	3
1	0							
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
I	240							
					All 0/ an aita			
Balance	4,806,335	0%	10%	20%	AH - % on site 30%	40%	50%	60
	100.0%	11,380,680	10,065,811	8,750,942	7,436,073	6,121,204	4,806,335	3,491,4
	102.5%	11,082,212	9,770,473	8,458,733	7,146,994	5,835,255	4,523,515	3,211,7
			9,475,134	8,166,525	6,857,915	5,549,305	4,240,695	2,932,0
	105.0%	10,783,744			6,568,836	5,263,356	3,957,876	2,652,3
	105.0% 107.5%	10,783,744 10,485,276	9,179,796	7,874,316				2,372,7
	107.5%	10,485,276	9,179,796 8,884,457	7,874,316 7,582,107		4,977,406	3,675,056	
Build Costs		10,485,276 10,186,807	8,884,457	7,582,107	6,279,757	4,977,406 4,691,457	3,675,056 3,392,237	
Build Costs	107.5% 110.0%	10,485,276					3,675,056 3,392,237 3,109,417	2,093,0
Build Costs	107.5% 110.0% 112.5%	10,485,276 10,186,807 9,888,339	8,884,457 8,589,119	7,582,107 7,289,898	6,279,757 5,990,678	4,691,457	3,392,237	2,093,0 1,813,3
Build Costs	107.5% 110.0% 112.5% 115.0%	10,485,276 10,186,807 9,888,339 9,589,871	8,884,457 8,589,119 8,293,780	7,582,107 7,289,898 6,997,689	6,279,757 5,990,678 5,701,599	4,691,457 4,405,508	3,392,237 3,109,417	2,093,0 1,813,3 1,533,6
Build Costs	107.5% 110.0% 112.5% 115.0% 117.5%	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403	8,884,457 8,589,119 8,293,780 7,998,442	7,582,107 7,289,898 6,997,689 6,705,481	6,279,757 5,990,678 5,701,599 5,412,520	4,691,457 4,405,508 4,119,558	3,392,237 3,109,417 2,826,597	2,093,0 1,813,3 1,533,6 1,253,9
Build Costs	107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440	4,691,457 4,405,508 4,119,558 3,833,609	3,392,237 3,109,417 2,826,597 2,543,778	2,093,0 1,813,3 1,533,6 1,253,9 974,2
Build Costs	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361	4,691,457 4,405,508 4,119,558 3,833,609 3,547,660	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5
Build Costs	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282	4,691,457 4,405,508 4,119,558 3,833,609 3,547,660 3,261,710	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5 414,8
Build Costs	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998 8,097,530	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124	4,691,457 4,405,508 4,119,558 3,833,609 3,547,660 3,261,710 2,975,761	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5 414,8 135,1
	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998 8,097,530 7,799,062	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs	4,691,457 4,405,508 4,119,558 3,833,609 3,547,660 3,261,710 2,975,761 2,689,812	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5 414,8 135,1
Build Costs	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998 8,097,530 7,799,062	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs	4,691,457 4,405,508 4,119,558 3,833,609 3,547,660 3,261,710 2,975,761 2,689,812	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5 414,8 135,1
	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 127.5% 130.0%	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,598 8,097,530 7,799,062	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs 115% 3,543,333	4,691,457 4,405,508 4,119,558 3,833,609 3,547,660 3,261,710 2,975,761 2,689,812	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5 414,8 135,1
	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998 8,097,530 7,799,062	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs 115% 3,543,333 3,456,550	4,691,457 4,405,508 4,119,558 4,119,558 3,833,609 3,547,660 3,261,710 2,975,761 2,689,812 120% 2,977,693 2,890,910	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5 414,8 135,1
	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 125.5% 125.0% 127.5% 130.0% 4,806,335 0 20	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998 8,097,530 7,799,062	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437 110% 4,108,972 4,022,189 3,935,406	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs 115% 3,543,333 3,456,550 3,369,766	4,691,457 4,405,508 4,119,558 4,119,558 3,833,609 3,547,660 3,261,710 2,975,761 2,689,812 120% 2,977,693 2,890,910 2,804,127	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499 125% 2,412,054 2,325,271 2,238,488	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5 414,8 135,1 136,1 1,759,6 1,672,8
	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998 8,097,530 7,799,062 100% 5,240,250 5,153,467 5,066,684 4,979,901	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749 105% 4,674,611 4,587,828 4,501,045 4,414,262	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437 110% 4,108,972 4,022,189 3,935,406 3,848,623	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs 115% 3,543,333 3,456,550 3,369,766 3,282,983	4,691,457 4,405,508 4,119,558 4,119,558 3,833,609 3,547,660 3,261,710 2,975,761 2,689,812 120% 2,977,693 2,890,910 2,804,127 2,717,344	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499 125% 2,412,054 2,325,271 2,238,488 2,151,705	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5 414,8 135,1 131,1 1,759,6 1,672,8 1,586,0
Balance	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 127.5% 130.0% 4,806,335 0 20 40 60 80	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998 8,097,530 7,799,062 100% 5,240,250 5,153,467 5,066,684 4,979,901 4,893,118	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749 105% 4,674,611 4,587,828 4,501,045 4,414,262 4,327,479	7,582,107 7,289,898 6,997,689 6,905,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437 110% 4,108,972 4,022,189 3,935,406 3,848,623 3,761,839	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs 115% 3,543,333 3,456,550 3,369,766 3,282,983 3,196,200	4,691,457 4,405,508 4,119,558 3,833,609 3,547,660 3,261,710 2,975,761 2,689,812 120% 2,977,693 2,890,910 2,804,127 2,717,344 2,630,561	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499 125% 2,412,054 2,325,271 2,328,488 2,151,705 2,064,922	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5 414,8 135,1 134 1,759,6 1,672,8 1,586,0 1,499,2
	107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 127.5% 130.0% 4,806,335 0 20 40 60 80 100	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,598 8,097,530 7,799,062 100% 5,240,250 5,153,467 5,066,684 4,979,901 4,893,118 4,806,335	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749 105% 4,674,611 4,587,828 4,501,045 4,414,262 4,327,479 4,240,695	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437 110% 4,108,972 4,022,189 3,935,406 3,848,623 3,761,839 3,675,056	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs 115% 3,543,333 3,456,550 3,369,766 3,282,983 3,196,200 3,109,417	1,691,457 4,405,508 4,119,558 3,833,609 3,547,660 3,261,710 2,975,761 2,689,812 120% 2,977,693 2,890,910 2,804,127 2,717,344 2,630,561 2,543,778	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499 125% 2,412,054 2,325,271 2,238,488 2,151,705 2,064,922 1,978,138	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5 135,1 130 1,846,4 1,759,6 1,672,8 1,586,0 1,499,2 1,412,4
Balance	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 4,806,335 0 20 40 60 80 100 100	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998 8,097,530 7,799,062 100% 5,240,250 5,153,467 5,066,684 4,979,901 4,893,118 4,806,335 4,719,552	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749 105% 4,674,611 4,587,828 4,501,045 4,414,262 4,327,479 4,240,695 4,153,912	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437 110% 4,108,972 4,022,189 3,935,406 3,848,623 3,761,839 3,675,056 3,588,273	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs 1155% 3,543,333 3,456,550 3,369,766 3,282,983 3,196,200 3,109,417 3,022,634	120% 2,977,693 2,809,561 2,975,761 2,975,761 2,975,761 2,977,693 2,977,693 2,890,910 2,804,127 2,717,344 2,630,561 2,543,778 2,456,995	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499 125% 2,412,054 2,325,271 2,238,488 2,151,705 2,064,922 1,978,138 1,891,355	2,093,(1,813,3 1,533,6 1,253,3 974,2 694,5 414,6 135,1 131,846,4 1,759,6 1,586,0 1,412,4 1,412,4 1,325,7
Balance	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 125.0% 127.5% 130.0% 4,806,335 0 20 40 60 80 100 120 140	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 6,694,466 8,395,998 8,097,530 7,799,062 100% 5,240,250 5,153,467 5,066,684 4,979,901 4,893,118 4,806,335 4,719,552 4,632,768	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749 105% 4,674,611 4,587,828 4,501,045 4,414,262 4,327,479 4,240,695 4,153,912 4,067,129	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437 110% 4,108,972 4,022,189 3,935,406 3,848,623 3,761,839 3,675,056 3,588,273 3,501,490	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs 115% 3,543,333 3,456,550 3,369,766 3,282,983 3,196,200 3,109,417 3,022,634 2,935,851	1,091,457 4,405,508 4,119,558 4,119,558 3,833,609 3,547,660 3,261,710 2,975,761 2,689,812 120% 2,977,693 2,890,910 2,804,127 2,717,344 2,630,561 2,543,778 2,456,995 2,370,211	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499 125% 2,412,054 2,325,271 2,238,488 2,151,705 2,064,922 1,978,138 1,891,355 1,804,572	2,093,(1,813,3 1,253,6 1,253,5 974,4 694,5 414,8 135, 133, 1,846,4 1,759,1 1,586,(1,499,1 1,412,4 1,325,5 1,238,5
Balance	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 127.5% 130.0% 4,806,335 0 20 40 60 80 100 120 140 160	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998 8,097,530 7,799,062 100% 5,240,250 5,153,467 5,066,684 4,979,901 4,893,118 4,806,335 4,719,552 4,632,768 4,545,985	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749 105% 4,674,611 4,587,628 4,501,045 4,414,262 4,327,479 4,240,695 4,153,912 4,067,129 3,980,346	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437 110% 4,108,972 4,022,189 3,935,406 3,848,623 3,761,839 3,675,056 3,588,273 3,501,490 3,414,707	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs 115% 3,543,333 3,456,550 3,369,766 3,282,983 3,196,200 3,109,417 3,022,634 2,935,851 2,849,068	120% 2,977,693 2,890,910 2,975,761 2,975,761 2,975,763 2,890,910 2,804,127 2,717,344 2,630,561 2,543,778 2,456,995 2,370,211 2,283,428	3,392,237 3,109,417 2,826,597 2,643,778 2,260,958 1,978,138 1,695,319 1,412,499 125% 2,412,054 2,325,271 2,238,488 2,151,705 2,064,922 1,978,138 1,891,355 1,804,572 1,717,789	2,093,(1,813,3 1,533,6 974,2 694,4 144,6 135,7 13 1,846,4 1,759,6 1,672,6 1,499,2 1,412,4 1,325,1 1,238,8 1,152,1
Balance	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 127.5% 130.0% 4,806,335 0 20 40 60 80 100 120 140 160 180	10.485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998 8,097,530 7,799,062 100% 5,240,250 5,153,467 5,066,684 4,979,901 4,893,118 4,806,335 4,719,552 4,632,768 4,545,985 4,459,202	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749 105% 4,674,611 4,587,828 4,501,045 4,414,262 4,327,479 4,240,695 4,153,912 4,067,129 3,980,346 3,893,563	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437 110% 4,108,972 4,022,189 3,935,406 3,848,623 3,761,839 3,675,056 3,588,273 3,501,490 3,414,707 3,327,924	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs 115% 3,543,333 3,456,550 3,369,766 3,282,983 3,196,200 3,109,417 3,022,634 2,935,851 2,849,068 2,762,284	1,691,457 4,405,508 4,119,558 3,833,609 3,547,660 3,261,710 2,975,761 2,689,812 120% 2,977,693 2,890,910 2,804,127 2,717,344 2,630,561 2,543,778 2,456,995 2,370,211 2,283,428 2,196,645	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499 125% 2,412,054 2,325,271 2,238,488 2,151,705 2,064,922 1,978,138 1,891,355 1,804,572 1,717,789 1,631,006	2,093,(1,813,3 1,533,6 1,253,3 974,2 694,6 414,6 135,1 13,1 1,846,4 1,759,6 1,672,6 1,499,2 1,412,4 1,325,7 1,238,6 1,152,1 1,266,1
Balance	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 125.5% 125.0% 127.5% 130.0% 4,806,335 0 20 40 60 80 100 120 140 160 180	10,485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998 8,097,530 7,799,062 100% 5,240,250 5,153,467 5,066,684 4,979,901 4,893,118 4,806,335 4,719,552 4,632,768 4,545,985 4,459,202 4,372,419	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749 105% 4,674,611 4,587,828 4,501,045 4,414,262 4,327,479 4,240,695 4,153,912 4,067,129 3,980,346 3,893,563 3,893,563 3,806,780	110% 4,108,972 4,022,189 3,954,064 5,536,645 5,244,437 110% 4,108,972 4,022,189 3,935,406 3,848,623 3,761,839 3,675,056 3,588,273 3,501,490 3,341,4707 3,327,924 3,241,140	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs 115% 3,543,333 3,456,550 3,369,766 3,282,983 3,196,200 3,109,417 3,022,634 2,935,851 2,849,068 2,762,284 2,675,501	120% 2,977,693 2,809,501 2,975,761 2,975,761 2,975,761 2,809,910 2,977,693 2,809,910 2,804,127 2,717,344 2,630,561 2,543,778 2,456,995 2,370,211 2,283,428 2,196,645 2,109,862	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499 125% 2,412,054 2,325,271 2,238,488 2,151,705 2,064,922 1,978,138 1,891,355 1,804,572 1,717,789 1,631,006 1,544,223	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5 414,8 135,1 130 1,846,4 1,759,6 1,672,8 1,586,0 1,499,2 1,412,4 1,325,7 1,238,9 1,1061,3 978,5
Balance	107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 127.5% 130.0% 4,806,335 0 20 40 60 80 100 120 140 160 180	10.485,276 10,186,807 9,888,339 9,589,871 9,291,403 8,992,935 8,694,466 8,395,998 8,097,530 7,799,062 100% 5,240,250 5,153,467 5,066,684 4,979,901 4,893,118 4,806,335 4,719,552 4,632,768 4,545,985 4,459,202	8,884,457 8,589,119 8,293,780 7,998,442 7,703,103 7,407,765 7,112,426 6,817,088 6,521,749 105% 4,674,611 4,587,828 4,501,045 4,414,262 4,327,479 4,240,695 4,153,912 4,067,129 3,980,346 3,893,563	7,582,107 7,289,898 6,997,689 6,705,481 6,413,272 6,121,063 5,828,854 5,536,645 5,244,437 110% 4,108,972 4,022,189 3,935,406 3,848,623 3,761,839 3,675,056 3,588,273 3,501,490 3,414,707 3,327,924	6,279,757 5,990,678 5,701,599 5,412,520 5,123,440 4,834,361 4,545,282 4,256,203 3,967,124 Build Costs 115% 3,543,333 3,456,550 3,369,766 3,282,983 3,196,200 3,109,417 3,022,634 2,935,851 2,849,068 2,762,284	1,691,457 4,405,508 4,119,558 3,833,609 3,547,660 3,261,710 2,975,761 2,689,812 120% 2,977,693 2,890,910 2,804,127 2,717,344 2,630,561 2,543,778 2,456,995 2,370,211 2,283,428 2,196,645	3,392,237 3,109,417 2,826,597 2,543,778 2,260,958 1,978,138 1,695,319 1,412,499 125% 2,412,054 2,325,271 2,238,488 2,151,705 2,064,922 1,978,138 1,891,355 1,804,572 1,717,789 1,631,006	2,093,0 1,813,3 1,533,6 1,253,9 974,2 694,5 414,8 135,1 1346,4 1,759,6 1,672,8 1,586,0 1,499,2 1,412,4 1,325,7 1,238,9 1,152,1 1,065,3

NOTES

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Figures in brackets, thus (00,000.00), are negative values / costs



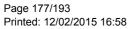
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150209 West Oxon LPlan CIL Residential Viability Models v8.1a

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SCHEME DETAILS - ASSUMPTIONS						
Total number of units in scheme						100
AH Policy requirement %		60%	AH Target	40% or	n-site	
Unit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	25%	15.0	65%	26.0	41%	41
3 Bed houses	45%	27.0	20%	8.0	35%	35
4 Bed houses	20%	12.0	15%	6.0	18%	18
5 Bed houses	10%	6.0	0%	0.0	6%	
1 Bed Apartment	0%	0.0	0%	0.0	0%	(
2 Bed Apartment	0%	0.0	0%	0.0	0%	(
Total number of units	100%	60.0	100%	40.0	100%	100
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	nit
Unit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft
2 Bed houses	80.0	861		100.0%	80.0	86
B Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
5 Bed houses	130.0	1,399		100.0%	130.0	1,39
1 Bed Apartment	50.0	538		82.0%	61.0	656
2 Bed Apartment	65.0	700		82.0%	79.3	85
	Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
2 Bed houses	1,200.0	12,917	2,080.0	22,389	3,280.0	35,306
B Bed houses	2,565.0	27,609	760.0	8,181	3,325.0	35,790
4 Bed houses	1.320.0	14,208	660.0	7.104	1,980.0	21,31
5 Bed houses	780.0	8,396	0.0	7,104	780.0	8,396
1 Bed Apartment	0.0	0,390	0.0	0	0.0	6,390
·	0.0	0	0.0	0	0.0	(
2 Bed Apartment	5,865.0	63,130	3,500.0	37,674	9,365.0	100,804
Onen Merket velves (C)	C	Conf		£		tatal MV C (na. All
Open Market values (£) -	£ psm	£ psf				total MV £ (no AH
2 Bed houses	2,875.0	267		230,000		9,430,000
B Bed houses	3,368.4	313		320,000		11,200,000
Bed houses	3,818.2	355		420,000		7,560,000
5 Bed houses	4,230.8	393		550,000		3,300,000
1 Bed Apartment	4,200.0	390		210,000		
2 Bed Apartment	3,538.5	329		230,000		31,490,00
Affordable Housing -						2.,.20,00
AH Tenure split		ordable Rent			termediate	
RSL Transfer Values (£) -		of MV)			6 of MV)	
2 Bed houses	130,000 57%			135,000 59		
3 Bed houses	145,000 45%			165,000 52		
Bed houses	185,000 449	6		195,000 46	6%	
5 Bed houses	210,000 389	6		<mark>225,000</mark> 41	1%	
1 Bed Apartment	100,000 489	6		110,000 52	2%	
i bea riparament	,					









GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
Bed houses	15	@	230,000	3,450,000
Bed houses	27	@	320,000	8,640,000
Bed houses	12	@	420,000	5,040,000
Bed houses	6	@	550,000	3,300,000
Bed Apartment	0	@	210,000	-
Bed Apartment	0	@	230,000	-
	60			20,430,000
ffordable Rented GDV -				
Bed houses	17	@	130,000	2,230,800
Bed houses	5	@	145,000	765,600
Bed houses	4	@	185,000	732,600
Bed houses	0	@	210,000	-
Bed Apartment	0	@	100,000	-
Bed Apartment	0	@	115,000	-
	26			3,729,000
ntermediate GDV -				
Bed houses	9	@	135,000	1,193,400
Bed houses	3	@	165,000	448,800
Bed houses	2	@	195,000	397,800
Bed houses	0	@	225,000	-
Bed Apartment	0	@	110,000	-
Bed Apartment	0	@	125,000	<u> </u>
	14			2,040,000
	100 tota	al		
Grant	40.0	AH units @	0	-
BDV				26,199,000

AH on-site cost (£MV - £GDV)

AH on-site cost analysis

52,910 £ per unit

565 £ psm

5,291,000 £



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150209 West Oxon LPlan CIL Residential Viability Models v8.1a

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nitial Payments -							
Planning Application Professional Fees and reports							(75,000)
Statutory Planning Fees							(24,799)
DIL -		5,865	sqm (exc. AH)	100	£ psm	2.24%	(586,500)
Site Specific S106/278		100	units @	10,000	per unit		(1,000,000)
AH Commuted Sum		9,365	sqm	0	£ psm	0.00%	=
Construction Costs -							
Demolition and Site Clearance		7.06	acres @	0	per acre		-
2 Bed houses		3,280.0		1,084.00	•		(3,555,520)
Bed houses		3,325.0		1,084.00	psm		(3,604,300)
Bed houses			sqm @	1,084.00	psm		(2,146,320)
Bed houses		780.0	sqm @	1,084.00	psm		(845,520)
Bed Apartment		=	sqm @	1,084.00	psm		-
2 Bed Apartment	9,365.0	-	sqm @	1,084.00	psm		-
External works		10,151,660		15%			(1,522,749)
			£per unit				
Contingency		11,674,409	@	5%			(583,720)
Professional Fees		11,674,409	@	9%			(1,050,697)
Disposal Costs -							
Sale Agents Costs		20,430,000		1.00%			(204,300)
Sale Legal Costs		26,199,000		0.50%			(130,995)
Marketing and Promotion		20,430,000	GDV @	3.00%			(612,900)
Finance Costs -		45.040.000	_				
Finance Fees		15,943,320	@	1.00%			(159,433)
Interest on Development Costs		7.00%	APR	0.565%	pcm		(80,712)
Developers Profit							
On private for sale		20,430,000		20.00%			(4,086,000)
On affordable housing pre-sale		5,769,000		6.00%			(346,140)
blended)				16.92%			
TOTAL COSTS							(20,615,606)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			5,583,394
SDLT	5,583,394 @		(390,838)
Acquisition Agent fees	5,583,394 @	1%	(55,834)
Acquisition Legal fees	5,583,394 @	0.5%	(27,917)
Interest on Land	5,583,394 @	7.0%	(390,838)
Residual Land Value (net)	47,180 per plot		4,717,968

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	2.86 ha	7.06 acres	
	3,278 sqm/ha	14,278 sqft/ac	
Threshold Land Value	555,975 £ per ha	225,000 £ per acre	
	15,885 £ per plot		1,588,500

BALANCE	
Surplus/(Deficit)	3,129,468



	2 420 460	00/	100/	200/	AH - % on site	400/	E00/	60
Balance	3,129,468	0% 7,262,286	10% 6,359,256	20% 5,456,226	30% 4,553,197	40% 3,650,167	50% 2,747,137	1,844,10
	20	7,088,719	6,203,046	5,317,373	4,431,700	3,546,027	2,660,354	1,774,68
	40	6,915,153	6,046,837	5,178,520	4,310,204	3,441,887	2,573,571	1,705,25
	60	6,741,587	5,890,627	5,039,667	4,188,707	3,337,748	2,486,788	1,635,82
	80	6,568,020	5,734,417	4,900,814	4,067,211	3,233,608	2,400,005	1,566,40
CIL £psm	100	6,394,454	5,578,208	4,761,961	3,945,715	3,129,468	2,313,222	1,496,97
OIL LPOIN	120	6,220,888	5,421,998	4,623,108	3,824,218	3,025,328	2,226,438	1,427,54
	140	6,047,322	5,265,788	4,484,255	3,702,722	2,921,189	2,139,655	1,358,12
	160	5,873,755	5,109,579	4,345,402	3,581,225	2,817,049	2,052,872	1,288,69
	180	5,700,189	4,953,369	4,206,549	3,459,729	2,712,909	1,966,089	1,219,26
	200	5,526,623	4,797,159	4,067,696	3,338,233	2,608,769	1,879,306	1,149,84
	220	5,353,056	4,640,950	3,928,843	3,216,736	2,504,629	1,792,523	1,080,4
	240	5,179,490	4,484,740	3,789,990	3,095,240	2,400,490	1,705,740	1,010,98
Balance	3,129,468	0	50	AH commu 100	ited sum - £ psm 150	200	250	31
Balanco	0,120,100	ŭ			.00	200	200	ŭ
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
	240							
Balance	3 129 468	0%	10%	20%	AH - % on site	40%	50%	60
Balance	3,129,468	0% 6.394.454	10% 5 578 208	20% 4 761 961	30%	40% 3 129 468	50%	
Balance	100.0%	6,394,454	5,578,208	4,761,961	30% 3,945,715	3,129,468	2,313,222	1,496,9
Balance	100.0% 102.5%	6,394,454 6,095,986	5,578,208 5,282,869	4,761,961 4,469,752	30% 3,945,715 3,656,636	3,129,468 2,843,519	2,313,222 2,030,402	1,496,9 1,217,2
Balance	100.0% 102.5% 105.0%	6,394,454 6,095,986 5,797,518	5,578,208 5,282,869 4,987,531	4,761,961 4,469,752 4,177,544	30% 3,945,715 3,656,636 3,367,556	3,129,468 2,843,519 2,557,569	2,313,222 2,030,402 1,747,582	1,496,9 1,217,2 937,5
Balance	100.0% 102.5% 105.0% 107.5%	6,394,454 6,095,986 5,797,518 5,499,049	5,578,208 5,282,869 4,987,531 4,692,192	4,761,961 4,469,752 4,177,544 3,885,335	30% 3,945,715 3,656,636 3,367,556 3,078,477	3,129,468 2,843,519 2,557,569 2,271,620	2,313,222 2,030,402 1,747,582 1,464,763	1,496,9 1,217,2 937,5 657,9
	100.0% 102.5% 105.0% 107.5% 110.0%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943	1,496,9 1,217,2 937,5 657,9 378,2
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123	1,496,9 1,217,2 937,5 657,9 378,2 138,4
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304	1,496,9 1,217,2 937,5 657,9 378,2 138,4 (147,85
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484	1,496,9 1,217,2 937,5 657,9 378,2 138,4 (147,85 (434,16
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461	1,496,9 1,217,2 937,5 657,9 378,2 138,4 (147,85 (434,16
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052)	1,496,9 1,217,2 937,5 657,9 378,2 138,4 (147,85 (434,16 (720,47 (1,000,05
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461	1,496,9 1,217,2 937,5 657,9 378,2 138,4 (147,85 (434,16 (720,47 (1,000,05 (1,286,26
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566)	1,496,9 1,217,2 937,5 657,9 378,2 138,4 (147,85 (434,16 (720,47 (1,000,05 (1,286,26 (1,578,87
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484	4,761,961 4,469,752 4,177,544 3,885,335 3,599,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722)	1,496,9' 1,217,24' 937,5' 657,9' 378,2' 138,4' (147,85' (434,16' (720,47' (1,000,05' (1,286,26' (1,578,87'
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473)	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582)	60 1,496,9: 1,217,26 937,5: 657,90 378,2: 138,44 (147,85 (434,16 (720,47 (1,000,05 (1,286,26 (1,578,87 (1,908,97
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs 115%	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473)	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582)	1,496,9' 1,217,2' 937,5' 657,9' 378,2' 138,4' (147,85' (434,16' (720,47' (1,000,05' (1,286,26' (1,578,87' (1,908,97')
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs 115% 1,934,471	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473)	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582)	1,496,9' 1,217,2i 937,5i 657,9i 378,2' 138,4i (147,85' (434,16' (720,47' (1,000,05' (1,286,26' (1,578,87' (1,908,97')
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs 115% 1,934,471 1,830,331	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473)	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582)	1,496,9' 1,217,2i 937,5i 657,9i 378,2 138,4i (147,85 (434,16 (720,47 (1,000,05 (1,286,26 (1,578,87 (1,908,97
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs 115% 1,934,471 1,830,331 1,726,191	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473)	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582) 125% 790,674 686,534 582,394	1,496,9' 1,217,2' 937,5' 657,9' 378,2' 138,4' (147,85' (434,16' (720,47' (1,000,05' (1,286,26' (1,578,87' (1,908,97') 130 218,7' 114,6' 48,3'
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0% 3,129,468 0 20 40 60	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs 115% 1,934,471 1,830,331 1,726,191 1,622,052	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473) 120% 1,362,572 1,258,432 1,154,293 1,050,153	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582) 125% 790,674 686,534 582,394 478,254	1,496,9' 1,217,2' 937,5' 657,9' 378,2' 138,4' (147,85' (434,16' (720,47' (1,000,05' (1,286,26' (1,578,87' (1,908,97') 130 218,7' 114,6' 48,3' (58,26'
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 3,129,468 0 20 40 60 80	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835 100% 3,650,167 3,546,027 3,441,887 3,337,748 3,233,608	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146 105% 3,078,268 2,974,129 2,869,989 2,765,849 2,661,709	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs 115% 1,934,471 1,830,331 1,726,191 1,622,052 1,517,912	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473) 120% 1,362,572 1,258,432 1,154,293 1,050,153 946,013	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582) 125% 790,674 686,534 582,394 478,254 374,114	1,496,9' 1,217,2i 937,5i 657,9i 378,2 138,4i (147,85' (434,16i (720,47' (1,000,05) (1,286,26i (1,578,87' (1,908,97') 130 218,7' 114,6i 48,3i (58,26i (164,86'
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 3,129,468 0 20 40 60 80 100	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146 105% 3,078,268 2,974,129 2,869,989 2,765,849 2,661,709 2,557,569	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456 110% 2,506,370 2,402,230 2,298,090 2,193,950 2,098,811 1,985,671	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs 115% 1,934,471 1,830,331 1,726,191 1,622,052 1,517,912 1,413,772	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473) 120% 1,362,572 1,258,432 1,154,293 1,050,153 946,013 841,873	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582) 125% 790,674 686,534 582,394 478,254 374,114 269,975	1,496,9 1,217,2 937,5 657,9 378,2 138,4 (147,85 (434,16 (720,47 (1,000,05 (1,286,26 (1,578,87 (1,908,97 114,6 48,3 (58,26 (164,86 (271,47
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 3,129,468 0 40 60 80 100 100	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146 105% 3,078,268 2,974,129 2,869,989 2,765,849 2,661,709 2,557,569 2,453,430	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456 1,255,456 1,255,456 1,256,370 2,402,230 2,298,090 2,193,950 2,089,811 1,985,671 1,881,531	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs 115% 1,934,471 1,830,331 1,726,191 1,622,052 1,517,912 1,413,772 1,309,632	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473) 120% 1,362,572 1,258,432 1,154,293 1,050,153 946,013 841,873 737,734	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582) 125% 790,674 686,534 582,394 478,254 374,114 269,975 165,835	1,496,9 1,217,2 937,5 657,9 378,2 138,4 (147,8 (434,16 (720,47 (1,000,05 (1,286,26 (1,578,87 (1,908,97 114,6 48,3 (58,26 (164,86 (271,47 (378,07
Build Costs Balance	100.0% 102.5% 105.0% 110.0% 1112.5% 112.0% 122.5% 125.0% 127.5% 130.0% 3,129,468 0 20 40 60 80 100 120 140	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835 100% 3,650,167 3,546,027 3,441,887 3,337,748 3,233,608 3,129,468 3,025,328 2,921,189	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146 105% 3,078,268 2,974,129 2,869,899 2,765,849 2,661,709 2,557,569 2,453,430 2,349,290	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456 1,255,456 1,255,456 1,255,456 2,506,370 2,402,230 2,298,090 2,193,950 2,089,811 1,985,671 1,881,531 1,777,391	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs 115% 1,934,471 1,830,331 1,726,191 1,622,052 1,517,912 1,413,772 1,309,632 1,205,492	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473) 120% 1,362,572 1,258,432 1,154,293 1,050,153 946,013 841,873 737,734 633,594	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582) 125% 790,674 686,534 582,394 478,254 374,114 269,975 166,835 100,753	1,496,9 1,217,2 937,5 657,9 378,2 138,4 (147,85 (434,16 (720,47 (1,000,06 (1,286,26 (1,578,87 (1,908,97 114,6 48,3,3 (58,26 (164,86 (271,47) (378,07 (484,66
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 3,129,468 0 20 40 60 80 100 120 140 160	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835 100% 3,650,167 3,546,027 3,441,887 3,233,608 3,129,468 3,025,328 2,921,189 2,817,049	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146 105% 3,078,268 2,974,129 2,869,989 2,765,849 2,661,709 2,557,569 2,453,430 2,349,290 2,245,150	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456 110% 2,506,370 2,402,230 2,298,090 2,193,950 2,089,811 1,985,671 1,881,531 1,777,391 1,673,251	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs 115% 1,934,471 1,830,331 1,726,191 1,622,052 1,517,912 1,413,772 1,309,632 1,205,492 1,101,353	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473) 120% 1,362,572 1,258,432 1,154,293 1,050,153 946,013 841,873 737,734 633,594 529,454	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582) 125% 790,674 686,534 582,394 478,254 374,114 269,975 165,835 100,753 (5,852)	1,496,9 1,217,2 937,5 667,9 378,2 138,4 (147,82 (434,16 (720,47 (1,000,06 (1,286,26 (1,578,87 114,6,6 48,33 (58,26 (164,86 (271,47 (378,07) (484,66 (591,26
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 3,129,468 0 20 40 60 80 100 120 140 160 180	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835 100% 3,650,167 3,546,027 3,441,887 3,337,748 3,323,748 3,025,328 2,921,189 2,817,049 2,712,909	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146 105% 3,078,268 2,974,129 2,869,989 2,765,849 2,661,709 2,557,569 2,453,430 2,349,290 2,245,150 2,141,010	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456 110% 2,506,370 2,402,230 2,298,090 2,193,950 2,038,811 1,985,671 1,881,531 1,777,391 1,673,251 1,673,251	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs 115% 1,934,471 1,830,331 1,726,191 1,622,052 1,517,912 1,413,772 1,309,632 1,205,492 1,101,353 997,213	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473) 120% 1,362,572 1,258,432 1,154,293 1,050,153 946,013 841,873 737,734 633,594 529,454 425,314	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582) 125% 790,674 686,534 582,394 478,254 374,114 269,975 165,835 100,753 (5,852) (112,456)	1,496,9 1,217,2 937,5 667,9 378,2 138,4 (147,8; (434,16) (720,41) (1,000,05) (1,286,26) (1,578,87) 114,6 48,3 (58,26) (164,86) (271,47) (378,07) (484,66) (591,26) (697,86)
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 3,129,468 0 20 40 60 80 100 120 140 160	6,394,454 6,095,986 5,797,518 5,499,049 5,200,581 4,902,113 4,603,645 4,305,177 4,006,708 3,708,240 3,409,772 3,111,304 2,812,835 100% 3,650,167 3,546,027 3,441,887 3,233,608 3,129,468 3,025,328 2,921,189 2,817,049	5,578,208 5,282,869 4,987,531 4,692,192 4,396,854 4,101,515 3,806,177 3,510,838 3,215,500 2,920,161 2,624,823 2,329,484 2,034,146 105% 3,078,268 2,974,129 2,869,989 2,765,849 2,661,709 2,557,569 2,453,430 2,349,290 2,245,150	4,761,961 4,469,752 4,177,544 3,885,335 3,593,126 3,300,917 3,008,708 2,716,500 2,424,291 2,132,082 1,839,873 1,547,665 1,255,456 110% 2,506,370 2,402,230 2,298,090 2,193,950 2,089,811 1,985,671 1,881,531 1,777,391 1,673,251	30% 3,945,715 3,656,636 3,367,556 3,078,477 2,789,398 2,500,319 2,211,240 1,922,161 1,633,082 1,344,003 1,054,924 765,845 476,766 Build Costs 115% 1,934,471 1,830,331 1,726,191 1,622,052 1,517,912 1,413,772 1,309,632 1,205,492 1,101,353	3,129,468 2,843,519 2,557,569 2,271,620 1,985,671 1,699,721 1,413,772 1,127,823 841,873 555,924 269,975 21,245 (271,473) 120% 1,362,572 1,258,432 1,154,293 1,050,153 946,013 841,873 737,734 633,594 529,454	2,313,222 2,030,402 1,747,582 1,464,763 1,181,943 899,123 616,304 333,484 89,461 (200,052) (489,566) (769,722) (1,062,582) 125% 790,674 686,534 582,394 478,254 374,114 269,975 165,835 100,753 (5,852)	1,496,9 1,217,2 937,5 657,9 378,2 138,4 (147,8 (434,16 (720,47 (1,000,05 (1,286,26 (1,578,87 (1,908,97 130 218,7 114,6 48,3 (58,26 (164,86 (271,47

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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150209 West Oxon LPlan CIL Residential Viability Models v8.1a

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otal number of units in scheme						10
AH Policy requirement %		65%	AH Target	35%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # unit
Bed houses	25%	16.3	65%	22.8	39%	3
Bed houses	45%	29.3	20%	7.0	36%	3
Bed houses	20%	13.0	15%	5.3	18%	1
Bed houses	10%	6.5	0%	0.0	7%	
Bed Apartment	0%	0.0	0%	0.0	0%	
2 Bed Apartment	0%	0.0	0%	0.0	0%	
otal number of units	100%	65.0	100%	35.0	100%	10
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per i	unit
Init Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqf
2 Bed houses	80.0	861		100.0%	80.0	86
Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
5 Bed houses	130.0	1,399		100.0%	130.0	1,39
Bed Apartment	50.0	538		82.0%	61.0	65
Bed Apartment	65.0	700		82.0%	79.3	85
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sgm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
Bed houses	1,300.0	13,993	1,820.0	19,590	3,120.0	33,58
B Bed houses	2,778.8	29,910	665.0	7,158	3,443.8	37,06
Bed houses	1,430.0	15,392	577.5	6,216	2,007.5	21,60
5 Bed houses	845.0	9,096	0.0	0	845.0	9,09
Bed Apartment	0.0	0	0.0	0	0.0	
2 Bed Apartment	0.0	0	0.0	0	0.0	
	6,353.8	68,391	3,062.5	32,964	9,416.3	101,35
Open Market values (£) -	£ psm	£ psf		£		total MV £ (no AH
Bed houses	2,687.5	250		215,000		8,385,00
Bed houses	2,947.4	274		280,000		10,150,00
Bed houses	3,545.5	329		390,000		7,117,50
5 Bed houses	3.846.2	357		500,000		3,250,00
Bed Apartment	3,000.0	279		150,000		., ,
2 Bed Apartment	3,230.8	300		210,000		
Affordable Housing -						28,902,50
AH Tenure split	66% Affo	ordable Rent		34%	Intermediate	
RSL Transfer Values (£) -		of MV)			(% of MV)	
2 Bed houses	130,000 60%	,		135,000	,	
B Bed houses	145,000 52%			165,000		
Bed houses	185,000 47%			195,000		
5 Bed houses	210,000 429			225,000		
Bed Apartment	100,000 67%			110,000		
2 Bed Apartment	115,000 55%			125,000		



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	16	@	215,000	3,493,750
3 Bed houses	29	@	280,000	8,190,000
4 Bed houses	13	@	390,000	5,070,000
5 Bed houses	7	@	500,000	3,250,000
1 Bed Apartment	0	@	150,000	-
2 Bed Apartment	0	@	210,000	=
	65			20,003,750
Affordable Rented GDV -				
2 Bed houses	15	@	130,000	1,951,950
3 Bed houses	5	@	145,000	669,900
4 Bed houses	3	@	185,000	641,025
5 Bed houses	0	@	210,000	=
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	=
	23			3,262,875
Intermediate GDV -				
2 Bed houses	8	@	135,000	1,044,225
3 Bed houses	2	@	165,000	392,700
4 Bed houses	2	@	195,000	348,075
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	12			1,785,000
	100 tot	al		
Grant	35.0	AH units @	0	-
GDV				25,051,625

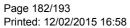
AH on-site cost (£MV - £GDV)

AH on-site cost analysis

38,509 £ per unit

409 £ psm

3,850,875 £



150209 West Oxon LPlan CIL Residential Viability Models v8.1a





nitial Payments -							
Planning Application Professional Fees and reports							(75,000)
Statutory Planning Fees							(24,799)
CIL		6,354	sqm (exc. AH)	100	£ psm	2.54%	(635,375)
Site Specific S106/278			units @	10,000	per unit		(1,000,000)
AH Commuted Sum		9,416	sqm	0	£ psm	0.00%	=
Construction Costs -							
Demolition and Site Clearance		7.06	acres @	0	per acre		=
2 Bed houses		3,120.0		1,084.00	•		(3,382,080)
Bed houses		3,443.8		1,084.00	psm		(3,733,025)
Bed houses		2,007.5		1,084.00	psm		(2,176,130)
Bed houses			sqm @	1,084.00	psm		(915,980)
Bed Apartment		=	sqm @	1,084.00	psm		-
2 Bed Apartment	9,416.3	-	sqm @	1,084.00	psm		=
External works		10,207,215		15%			(1,531,082)
			£per unit				
Contingency		11,738,297	@	5%			(586,915)
Professional Fees		11,738,297	@	9%			(1,056,447)
Disposal Costs -							
Sale Agents Costs		20,003,750		1.00%			(200,038)
Sale Legal Costs		25,051,625		0.50%			(125,258)
Marketing and Promotion		20,003,750	GDV @	3.00%			(600,113)
Finance Costs -		16 040 044	_				//00 /00
Finance Fees		16,042,241	@	1.00%			(160,422)
nterest on Development Costs		7.00%	APR	0.565%	pcm		(100,143)
Developers Profit							
On private for sale		20,003,750		20.00%			(4,000,750)
On affordable housing pre-sale		5,047,875		6.00%			(302,873)
blended)				17.18%			
TOTAL COSTS							(20,606,429)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			4,445,196
SDLT	4,445,196 @		(311,164)
Acquisition Agent fees	4,445,196 @	1%	(44,452)
Acquisition Legal fees	4,445,196 @	0.5%	(22,226)
Interest on Land	4,445,196 @	7.0%	(311,164)
Residual Land Value (net)	37,562 per plot		3,756,190

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	2.86 ha	7.06 acres	
	3,296 sqm/ha	14,356 sqft/ac	
Threshold Land Value	555,975 £ per ha	225,000 £ per acre	
	15,885 £ per plot		1,588,500

BALANCE	
Surplus/(Deficit)	2,167,690



					AH - % on site			
Balance	2,167,690	0%	10%	20%	30%	40%	50%	600
Salarios	0	5,170,880	4,476,744	3,782,607	3,088,471	2,394,335	1,700,199	1,006,06
	20	4,994,353	4,317,869	3,641,386	2,964,902	2,288,419	1,611,936	935,45
	40	4,817,826	4,158,995	3,500,164	2,841,333	2,182,503	1,523,672	864,84
	60	4,641,298	4,000,120	3,358,942	2,717,765	2,076,587	1,435,409	794,23
	80	4,464,771	3,841,246	3,217,721	2,594,196	1,970,670	1,347,145	723,62
CIL £psm	100	4,288,244	3,682,372	3,076,499	2,470,627	1,864,754	1,258,881	653,00
	120	4,111,717	3,523,497	2,935,278	2,347,058	1,758,838	1,170,618	582,39
	140	3,935,190	3,364,623	2,794,056	2,223,489	1,652,922	1,082,354	511,78
	160	3,758,663	3,205,749	2,652,834	2,099,920	1,547,005	994,091	441,17
	180	3,582,136	3,046,874	2,511,613	1,976,351	1,441,089	905,827	370,56
	200	3,405,609	2,888,000	2,370,391	1,852,782	1,335,173	817,564	299,95
	220	3,229,082	2,729,126	2,229,169	1,729,213	1,229,257	729,300	229,34
	240	3,052,555	2,570,251	2,087,948	1,605,644	1,123,340	641,037	158,73
Balance	2,167,690	0	50	AH commut 100	ed sum - £ psm 150	200	250	30
	0							
	20							
	40							
	60							
	80							
CIL £psm	100							
	120							
	140							
	160							
	180							
	200							
	220							
Į.	240							
					AH - % on site			
Balance	2,167,690	0%	10%	20%	30%	40%	50%	600
	100.0%	4,288,244	3,682,372	3,076,499	2,470,627	1,864,754	1,258,881	653,00
	102.5%	3,987,814	3,385,092	2,782,370	2,179,647	1,576,925	974,203	371,48
	105.0%	3,687,384	3,087,812	2,488,240	1,888,668	1,289,096	689,524	129,67
	107.5%	3,386,954	2,790,532	2,194,110	1,597,689	1,001,267	404,845	(158,51
		3,086,524	2,493,252	1,899,981	1,306,710	713,438	120,167	(446,70
	110.0%	3,000,324				405.000	(130,808)	(=0= 00
Build Costs	110.0% 112.5%	2,786,094	2,195,972	1,605,851	1,015,730	425,609	(100,000)	(725,02
Build Costs				1,605,851 1,311,722	1,015,730 724,751	137,780	(422,225)	
Build Costs	112.5%	2,786,094	2,195,972					(1,016,55
Build Costs	112.5% 115.0%	2,786,094 2,485,663	2,195,972 1,898,693	1,311,722	724,751	137,780	(422,225)	(1,016,55 (1,304,87
Build Costs	112.5% 115.0% 117.5%	2,786,094 2,485,663 2,185,233	2,195,972 1,898,693 1,601,413	1,311,722 1,017,592	724,751 433,772	137,780 (116,003)	(422,225) (713,641)	(1,016,55 (1,304,87 (1,601,18
Build Costs	112.5% 115.0% 117.5% 120.0%	2,786,094 2,485,663 2,185,233 1,884,803	2,195,972 1,898,693 1,601,413 1,304,133	1,311,722 1,017,592 723,463	724,751 433,772 142,792	137,780 (116,003) (410,644)	(422,225) (713,641) (998,313)	(1,016,55 (1,304,87 (1,601,18 (1,934,35
Build Costs	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293	1,311,722 1,017,592 723,463 429,333 135,204 (125,090)	724,751 433,772 142,792 (114,097) (411,963) (709,829)	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773)	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694)	(1,016,55; (1,304,87) (1,601,18) (1,934,35) (2,267,52) (2,600,69;
Build Costs	112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573	1,311,722 1,017,592 723,463 429,333 135,204	724,751 433,772 142,792 (114,097) (411,963)	137,780 (116,003) (410,644) (705,286) (993,123)	(422,225) (713,641) (998,313) (1,289,723) (1,587,856)	(725,028 (1,016,552 (1,304,870 (1,601,184 (1,934,354 (2,267,524 (2,600,693 (2,933,863
Build Costs	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293	1,311,722 1,017,592 723,463 429,333 135,204 (125,090)	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981)	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773)	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694)	(1,016,55; (1,304,87) (1,601,18) (1,934,35) (2,267,52) (2,600,69;
	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513 683,083	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293 115,014	1,311,722 1,017,592 723,463 429,333 135,204 (125,090) (426,181)	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981) Build Costs	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773) (1,589,321)	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694) (2,261,592)	(1,016,55; (1,304,87) (1,601,18) (1,934,35) (2,267,52) (2,600,69) (2,933,86)
Build Costs Balance	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293	1,311,722 1,017,592 723,463 429,333 135,204 (125,090)	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981)	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773)	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694)	(1,016,552 (1,304,870 (1,601,184 (1,934,354 (2,267,524 (2,600,693
	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513 683,083	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293 115,014	1,311,722 1,017,592 723,463 429,333 135,204 (125,090) (426,181) 110% 1,583,787	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981) Build Costs 115% 1,004,979	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773) (1,589,321)	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694) (2,261,592) 125% (118,653)	(1,016,55; (1,304,87) (1,601,18- (1,934,35; (2,267,52- (2,600,69) (2,933,86; (2,933,86;
	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513 683,083	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293 115,014	1,311,722 1,017,592 723,463 429,333 135,204 (125,090) (426,181)	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981) Build Costs	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773) (1,589,321)	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694) (2,261,592) 125% (118,653) (236,111)	(1,016,552 (1,304,870 (1,601,184 (1,934,35- (2,600,693 (2,933,863
	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 2,167,690 0	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513 683,083	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293 115,014 105% 2,162,595 2,047,852	1,311,722 1,017,592 723,463 429,333 135,204 (125,090) (426,181) 110% 1,583,787 1,469,044	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981) Build Costs 115% 1,004,979 890,236	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773) (1,589,321) 120% 426,170 311,428	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694) (2,261,592) 125% (118,653) (236,111) (353,570)	(1,016,55; (1,304,87((1,601,18- (1)934,35- (2,267,52- (2,600,69; (2,933,86; (2,933,86; (1,11,16- (819,83;
	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 2,167,690 0 20 40	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513 683,083	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293 115,014 105% 2,162,595 2,047,852 1,933,110	1,311,722 1,017,592 723,463 429,333 135,204 (125,090) (426,181) 110% 1,583,787 1,469,044 1,354,302	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981) Build Costs 115% 1,004,979 880,236 775,493	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773) (1,589,321) 120% 426,170 311,428 196,685	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694) (2,261,592) 125% (118,653) (236,111)	(1,016,55; (1,304,87i (1,601,184,55; (2,267,52- (2,600,69; (2,933,86; (2,933,86; (3,933,86; (4,933,86; (4,933,86; (4,938,65; (4,938,
	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 2,167,690 0 20 40 60	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513 683,083 100% 2,741,403 2,626,661 2,511,918 2,397,176	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293 115,014 105% 2,162,595 2,047,852 1,933,110 1,818,367	1,311,722 1,017,592 723,463 429,333 135,204 (125,090) (426,181) 110% 1,583,787 1,469,044 1,354,302 1,239,559	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981) Build Costs 115% 1,004,979 890,236 775,493 660,751	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773) (1,589,321) 120% 426,170 311,428 196,685 121,480	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694) (2,261,592) 125% (118,653) (236,111) (353,570) (471,028)	(1,016,55; (1,304,87i (1,601,18 (1,934,35- (2,267,52- (2,600,69; (2,933,86; (711,16 (819,83; (938,65 (1,057,46)
Balance	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 2,167,690 0 20 40 60 80	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513 683,083 100% 2,741,403 2,626,661 2,511,918 2,397,176 2,282,433	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293 115,014 105% 2,162,595 2,047,852 1,933,110 1,818,367 1,703,625	1,311,722 1,017,592 723,463 429,333 135,204 (125,090) (426,181) 110% 1,583,787 1,469,044 1,354,302 1,239,559 1,124,816	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981) Build Costs 115% 1,004,979 890,236 775,493 660,751 546,008	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773) (1,589,321) 120% 426,170 311,428 196,685 121,480 4,021	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694) (2,261,592) 125% (118,653) (236,111) (353,570) (471,028) (588,487)	(1,016,55 (1,304,87 (1,601,18 (1,934,35 (2,267,52 (2,600,69 (2,933,86 (2,933,86 (1,171,16 (819,83 (938,65 (1,057,46 (1,171,57 (1,291,74
Balance	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 2,167,690 0 20 40 60 80 100	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513 683,083 100% 2,741,403 2,626,661 2,511,918 2,397,176 2,282,433 2,167,690	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293 115,014 105% 2,162,595 2,047,852 1,933,110 1,818,367 1,703,625 1,588,882	1,311,722 1,017,592 723,463 429,333 135,204 (125,090) (426,181) 110% 1,583,787 1,469,044 1,354,302 1,239,559 1,124,816 1,010,074	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981) Build Costs 115% 1,004,979 890,236 775,493 660,751 546,008 431,266	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773) (1,589,321) 120% 426,170 311,428 196,685 121,480 4,021 (113,437)	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694) (2,261,592) 125% (118,653) (236,111) (353,570) (471,028) (588,487) (705,945) (814,558)	(1,016,55; (1,304,87i (1,601,18* (1,934,35* (2,267,52* (2,600,69; (2,933,86; (2,933,86; (1,057,46* (1,171,57* (1,291,74* (1,407,93i
Balance	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 2,167,690 0 40 60 80 100 100	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513 683,083 100% 2,741,403 2,626,661 2,511,918 2,397,176 2,282,433 2,167,690 2,052,948	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293 115,014 105% 2,162,595 2,047,852 1,933,110 1,818,367 1,703,625 1,588,882 1,474,139	1,311,722 1,017,592 723,463 429,333 135,204 (125,090) (426,181) 110% 1,583,787 1,469,044 1,354,302 1,239,559 1,124,816 1,010,074 895,331	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981) Build Costs 115% 1,004,979 889,236 775,493 660,751 546,008 431,266 316,523	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773) (1,589,321) 120% 426,170 311,428 196,685 121,480 4,021 (113,437) (230,896)	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694) (2,261,592) 125% (118,653) (236,111) (353,570) (471,028) (588,487) (705,945)	(1,016,55 (1,304,87 (1,601,18 (1,934,35 (2,267,52 (2,600,69 (2,933,86 (711,16 (819,83 (938,65 (1,057,46 (1,171,57 (1,291,74 (1,407,93 (1,530,18
Balance	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 2,167,690 0 20 40 60 80 100 120 140	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513 683,083 100% 2,741,403 2,626,661 2,511,918 2,397,176 2,282,433 2,167,690 2,052,948 1,938,205	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293 115,014 105% 2,162,595 2,047,852 1,933,110 1,818,367 1,703,625 1,588,882 1,474,139 1,359,397	1,311,722 1,017,592 723,463 429,333 135,204 (125,090) (426,181) 110% 1,583,787 1,469,044 1,354,302 1,239,559 1,124,816 1,010,074 895,331 780,589	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981) Build Costs 115% 1,004,979 890,236 775,493 660,751 546,008 431,266 3316,523 201,780	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773) (1,589,321) 120% 426,170 311,428 196,685 121,480 4,021 (113,437) (230,896) (348,354)	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694) (2,261,592) 125% (118,653) (236,111) (353,570) (471,028) (588,487) (705,945) (814,558) (933,375)	(1,016,55) (1,304,87) (1,601,18) (1,934,35) (2,267,52) (2,600,69) (2,933,86) (711,16) (819,83) (938,65) (1,057,46) (1,171,57) (1,407,93) (1,530,18) (1,660,55)
Balance	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 2,167,690 0 20 40 60 80 100 120 140 160	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513 683,083 100% 2,741,403 2,626,661 2,511,918 2,397,176 2,282,433 2,167,690 2,052,948 1,938,205 1,823,463	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293 115,014 105% 2,162,595 2,047,852 1,933,110 1,818,367 1,703,625 1,588,882 1,474,139 1,359,397 1,244,654	1,311,722 1,017,592 723,463 429,333 135,204 (125,090) (426,181) 110% 1,583,787 1,469,044 1,354,302 1,239,559 1,124,816 1,010,074 895,331 780,569 665,846	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981) Build Costs 115% 1,004,979 890,236 6775,493 660,751 546,008 431,266 316,523 201,780 126,695	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773) (1,589,321) 120% 426,170 311,428 196,685 121,480 4,021 (113,437) (230,896) (348,354) (465,812)	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694) (2,261,592) 125% (118,653) (236,111) (353,570) (471,028) (588,487) (705,945) (814,558) (933,375) (1,052,191)	(1,016,55 (1,304,87 (1,601,18 (1,934,35 (2,267,52 (2,600,69 (2,933,86 (1,057,46 (1,171,57 (1,291,74 (1,407,93 (1,530,18 (1,606,55 (1,796,34
Balance	112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0% 2,167,690 0 20 40 60 80 100 120 140 140 160 180	2,786,094 2,485,663 2,185,233 1,884,803 1,584,373 1,283,943 983,513 683,083 100% 2,741,403 2,626,661 2,511,918 2,397,176 2,282,433 2,167,690 2,052,948 1,938,205 1,823,463 1,708,720	2,195,972 1,898,693 1,601,413 1,304,133 1,006,853 709,573 412,293 115,014 105% 2,162,595 2,047,852 1,933,110 1,818,367 1,703,625 1,588,882 1,474,139 1,359,397 1,244,654 1,129,912	1,311,722 1,017,592 723,463 429,333 135,204 (125,090) (426,181) 110% 1,583,787 1,469,044 1,354,302 1,239,559 1,124,816 1,010,074 895,331 780,589 665,846 551,103	724,751 433,772 142,792 (114,097) (411,963) (709,829) (1,000,981) Build Costs 115% 1,004,979 890,236 775,493 660,751 546,008 431,266 316,523 201,780 126,695 9,237	137,780 (116,003) (410,644) (705,286) (993,123) (1,287,773) (1,589,321) 120% 426,170 311,428 196,685 121,480 4,021 (113,437) (230,886) (348,354) (465,812) (583,271)	(422,225) (713,641) (998,313) (1,289,723) (1,587,856) (1,924,694) (2,261,592) 125% (118,653) (236,111) (353,570) (471,028) (588,487) (705,945) (814,558) (933,375) (1,052,191) (1,166,236)	(1,016,55; (1,304,87i (1,601,18; (1,934,35- (2,267,52- (2,600,69; (2,933,86; (711,16; (819,83; (938,65; (1,057,46; (1,171,57;

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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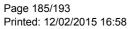
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Total number of units in scheme				4000		3
AH Policy requirement %		0%	AH Target	100% on-si	ite	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	0%	0	66%	2	66%	2
B Bed houses	0%	0	34%	1	34%	1
Bed houses	0%	0	0%	0	0%	0
Bed houses	0%	0	0%	0	0%	0
Bed Apartment	0%	0	0%	0	0%	C
2 Bed Apartment	0%	0	0%	0	0%	0
Total number of units	0%	0	100%	3	100%	3
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	nit
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft)
Bed houses	80.0	861		100.0%	80.0	861
B Bed houses	95.0	1,023		100.0%	95.0	1,023
Bed houses	110.0	1,184		100.0%	110.0	1,184
5 Bed houses	130.0	1,399		100.0%	130.0	1,399
Bed Apartment	50.0	538		82.0%	61.0	656
Bed Apartment	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sgm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
Bed houses	0.0	0	158.4	1,705	158.4	1,705
Bed houses	0.0	0	96.9	1,043	96.9	1,043
Bed houses	0.0	0	0.0	0	0.0	0
Bed houses	0.0	0	0.0	0	0.0	0
Bed Apartment	0.0	0	0.0	0	0.0	0
2 Bed Apartment	0.0	0	0.0	0	0.0	0
	0.0	0	255.3	2,748	255.3	2,748
Open Market values (£) -	£ psm	£ psf		£		total MV £ (no AH)
2 Bed houses	2,875.0	267		230,000		455,400
B Bed houses	3,368.4	313		320,000		326,400
Bed houses	3,818.2	355		420,000		0
5 Bed houses	4,230.8	393		550,000		0
Bed Apartment	4,200.0	390		210,000		0
Bed Apartment	3,538.5	329		230,000		0
Affordable Housing -						781,800
AH Tenure split	66% Affo	rdable Rent		34% Inter	mediate	
RSL Transfer Values (£) -	(%	of MV)		(% o	f MV)	
Bed houses	130,000 57%			135,000 59%		
B Bed houses	145,000 45%			165,000 52%		
Bed houses	185,000 44%			195,000 46%		
Bed houses	210,000 38%			225,000 41%		
Bed Apartment	100,000 48%			110,000 52%		
2 Bed Apartment	115,000 50%			125,000 54%		









GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	230,000	-
3 Bed houses	0	@	320,000	-
4 Bed houses	0	@	420,000	=
5 Bed houses	0	@	550,000	-
1 Bed Apartment	0	@	210,000	-
2 Bed Apartment	0	@	230,000	=
	0			-
Affordable Rented GDV -				
2 Bed houses	1	@	130,000	169,884
3 Bed houses	1	@	145,000	97,614
4 Bed houses	0	@	185,000	=
5 Bed houses	0	@	210,000	=
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	-
	2			267,498
Intermediate GDV -				
2 Bed houses	1	@	135,000	90,882
3 Bed houses	0	@	165,000	57,222
4 Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	1			148,104
	3 tot	al		
Grant	3.0	AH units @	84,290	252,871
GDV				668,473

AH on-site cost (£MV - £GDV)

AH on-site cost analysis

37,776 £ per unit

444 £ psm

113,327 £



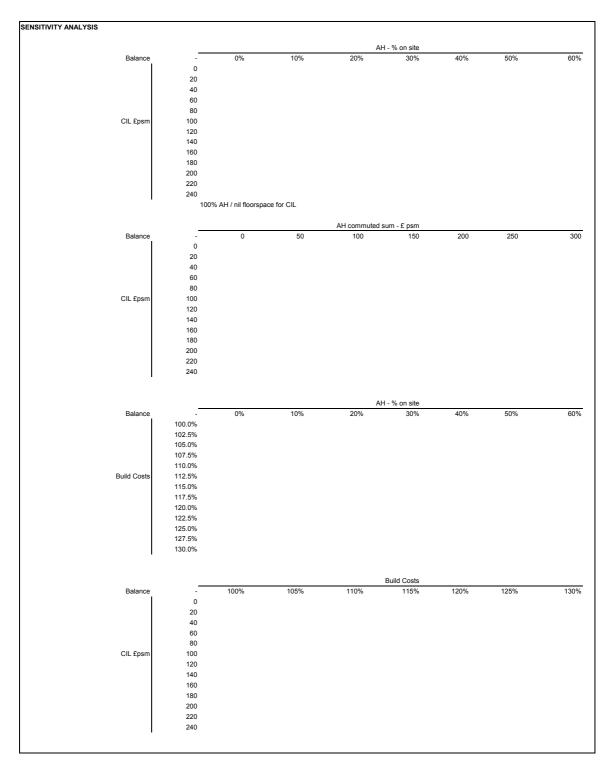
DEVELOPMENT COSTS						
nitial Payments -						
Planning Application Professional Fees and reports						(2,000)
Statutory Planning Fees						(1,155)
CIL		0	sqm (exc. AH)	0 £ psm	0.00%	-
Site Specific S106/278		3	units @	0 per unit		-
AH Commuted Sum		255	sqm	0 £ psm	0.00%	-
Construction Costs -						
Demolition and Site Clearance		0.21	acres @	0 per acre		-
Bed houses			sqm @	1,737.00 psm		(275,141)
Bed houses		96.9	sqm @	1,737.00 psm		(168,315)
Bed houses		-	sqm @	1,737.00 psm		-
5 Bed houses		-	sqm @	1,737.00 psm		-
1 Bed Apartment		-	sqm @	1,737.00 psm		-
2 Bed Apartment	255.3	-	sqm @	1,737.00 psm		-
External works		443,456		15%		(66,518)
			£per unit			
Contingency		509,975	@	5%		(25,499)
Professional Fees		509,975	@	9%		(45,898)
Disposal Costs -						
Sale Agents Costs		-	GDV @	1.00%		-
Sale Legal Costs		415,602	GDV @	0.50%		(2,078)
Marketing and Promotion		-	GDV @	3.00%		-
Finance Costs -						
Finance Fees		586,604	@	1.00%		(5,866)
Interest on Development Costs		7.00%	APR	0.565% pcm		(10,083)
Developers Profit						
On private for sale		0		20.00%		-
On affordable housing pre-sale		415,602		6.00%		(24,936)
blended)				6.00%		
TOTAL COSTS						(627,489)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			40,984
SDLT	40,984 @		=
Acquisition Agent fees	40,984 @	1%	(410)
Acquisition Legal fees	40,984 @	0.5%	(205)
Interest on Land	40,984 @	7.0%	(2,869)
Residual Land Value (net)	12,500 per plot		37,500

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.09 ha	0.21 acres	
	2,979 sqm/ha	12,975 sqft/ac	
Threshold Land Value	437,500 £ per ha	177,054 £ per acre	
	12,500 £ per plot		37,500

BALANCE	
Surplus/(Deficit)	•

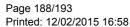




NOTES

Cells highlighted in yellow are input cells Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs



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SCHEME DETAILS - ASSUMPTIONS						
Total number of units in scheme						5
AH Policy requirement %		0%	AH Target	100% or	n-site	
Unit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	0%	0	66%	3	66%	3
3 Bed houses	0%	0	34%	2	34%	2
4 Bed houses	0%	0	0%	0	0%	(
5 Bed houses	0%	0	0%	0	0%	(
1 Bed Apartment	0%	0	0%	0	0%	(
2 Bed Apartment	0%	0	0%	0	0%	(
Total number of units	0%	0	100%	5	100%	ŧ
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	nit
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft
2 Bed houses	80.0	861		100.0%	80.0	86
3 Bed houses	95.0	1,023		100.0%	95.0	1,023
4 Bed houses	110.0	1,184		100.0%	110.0	1,184
5 Bed houses	130.0	1,399		100.0%	130.0	1,399
1 Bed Apartment	50.0	538		82.0%	61.0	656
2 Bed Apartment	65.0	700		82.0%	79.3	853
	Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
2 Bed houses	0.0	0	264.0	2,842	264.0	2,842
B Bed houses	0.0	0	161.5	1,738	161.5	1.738
4 Bed houses	0.0	0	0.0	0	0.0	.,
5 Bed houses	0.0	0	0.0	0	0.0	(
1 Bed Apartment	0.0	0	0.0	0	0.0	Č
2 Bed Apartment	0.0	0	0.0	0	0.0	
E Dea Apartment	0.0	0	425.5	4,580	425.5	4,580
Open Market values (£) -	£ psm	£ psf		£		total MV £ (no AH
2 Bed houses	2,875.0	267		230,000		759,000
B Bed houses	3.368.4	313		320,000		544,000
Bed houses	3.818.2	355		420,000		044,000
5 Bed houses	4.230.8	393		550,000		(
1 Bed Apartment	4,200.0	390		210,000		(
2 Bed Apartment	3,538.5	329		230,000		(
Affordable Housing -						1,303,000
AH Tenure split	66% Affo	rdable Rent		34% In	termediate	
RSL Transfer Values (£) -		of MV)			% of MV)	
2 Bed houses	130,000 57%			135,000 59		
B Bed houses	145,000 45%			165,000 52		
4 Bed houses	185,000 44%			195,000 46		
5 Bed houses	210,000 38%			225,000 40		
1 Bed Apartment	100,000 48%			110,000 52		
i Dou riparationi						
2 Bed Apartment	115,000 50%	,		125,000 54	4%	







GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	230,000	-
3 Bed houses	0	@	320,000	=
4 Bed houses	0	@	420,000	=
5 Bed houses	0	@	550,000	-
1 Bed Apartment	0	@	210,000	-
2 Bed Apartment	0	@	230,000	=
	0			=
Affordable Rented GDV -				
2 Bed houses	2	@	130,000	283,140
3 Bed houses	1	@	145,000	162,690
4 Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	<u> </u>
	3			445,830
Intermediate GDV -				
2 Bed houses	1	@	135,000	151,470
3 Bed houses	1	@	165,000	95,370
4 Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	<u> </u>
	2			246,840
	5 tot	al		
Grant	5.0	AH units @	84,008	420,042
GDV				1,112,712

AH on-site cost (£MV - £GDV)

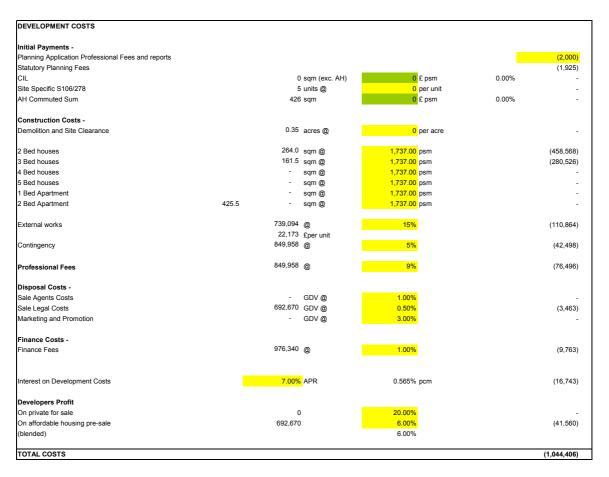
AH on-site cost analysis

38,058 £ per unit

447 £ psm

190,288 £



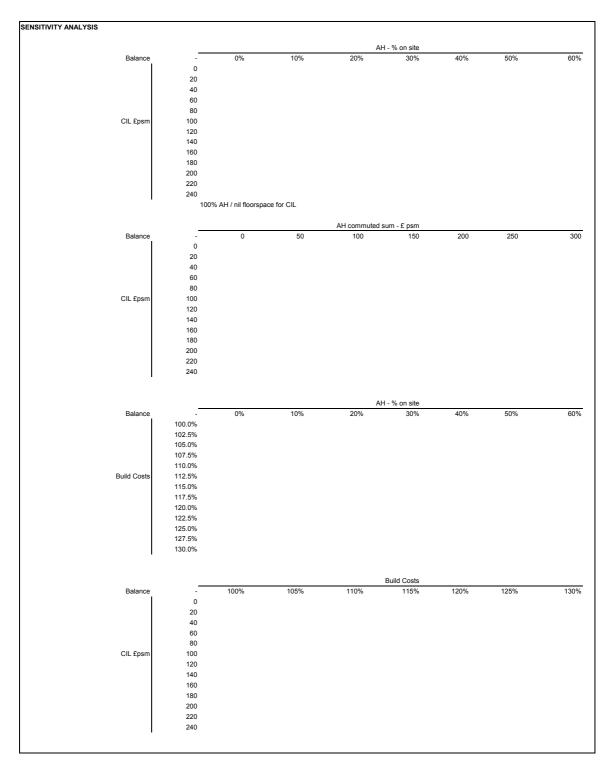


RESIDUAL LAND VALUE			
Residual Land Value (gross)			68,306
SDLT	68,306 @		-
Acquisition Agent fees	68,306 @	1%	(683)
Acquisition Legal fees	68,306 @	0.5%	(342)
Interest on Land	68,306 @	7.0%	(4,781)
Residual Land Value (net)	12,500 per plot		62,500

TRESHOLD LAND VALUE			
Residential Density	35 dph		
Site Area	0.14 ha	0.35 acres	
	2,979 sqm/ha	12,975 sqft/ac	
Threshold Land Value	437,500 £ per ha	177,054 £ per acre	
	12,500 £ per plot		62,500

BALANCE	
Surplus/(Deficit) -	





NOTES

Cells highlighted in yellow are input cells Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs



Appendix 3 – Supported Living Appraisals



SCHEME DETAILS - ASSUMPTIONS						
Total number of units in scheme						5
AH Policy requirement %		70%	AH Target	30% on	ı-site	
Init mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # unit:
Bed houses	0.0%	0	0%	0	0%	
Bed houses	0%	0	0%	0	0%	
Bed houses	0%	0	0%	0	0%	
5 Bed houses	0.0%	0	0%	0	0%	
Bed Apartment	60.0%	23.4	60.0%	9.6	60%	3
2 Bed Apartment	40.0%	15.6	40.0%	6.4	40%	2
Total number of units	100%	39.0	100%	16.0	100%	5
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	nit
Init Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqf
Bed houses	80.0	861		100.0%	80.0	86
Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
5 Bed houses	130.0	1,399		100.0%	130.0	1,39
1 Bed Apartment	50.0	538		75.0%	66.7	71
Bed Apartment	75.0	807		75.0%	100.0	1,07
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
P. Bed houses	0.0	0	0.0	0	0.0	(-4.
B Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
5 Bed houses	0.0	0	0.0	0	0.0	
Bed Apartment	1,560.0	16,792	640.0	6,889	2,200.0	23,68
2 Bed Apartment	1,560.0	16,792	640.0	6,889	2,200.0	23,68
	3,120.0	33,583	1,280.0	13,778	4,400.0	47,36
Open Market values (£) -	£ psm	£ psf	15%	£		total MV £ (no AH
2 Bed houses	4,312.5	401	300,000	345,000		
B Bed houses	4,721.1	439	390,000	448,500		
Bed houses	5,331.8	495	510,000	586,500		
Bed houses	5,838.5	542	660,000	759,000		
Bed Apartment	5,520.0	513	240,000	276,000		9,108,00
2 Bed Apartment	4,600.0	427	300,000	345,000		7,590,00
Affordable Housing -						16,698,00
AH Tenure split	66% Affo	rdable Rent		34% Int	termediate	
RSL Transfer Values (£) -		of MV)			of MV)	
2 Bed houses	130,000 38%			135,000 39		
B Bed houses	145,000 32%			165,000 37		
4 Bed houses	185,000 32%			195,000 33		
5 Bed houses	210,000 28%			225,000 30		
1 Bed Apartment	100,000 36%			110,000 40		
. Dog , parationt	100,000 00 /			110,000 40	. , .	



Private for Sale GDV -				
2 Bed houses	0	@	345,000	=
B Bed houses	0	@	448,500	=
Bed houses	0	@	586,500	-
5 Bed houses	0	@	759,000	-
1 Bed Apartment	23	@	276,000	6,458,400
2 Bed Apartment	16	@	345,000	5,382,000
	39			11,840,400
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
3 Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
1 Bed Apartment	6	@	100,000	633,600
2 Bed Apartment	4	@	115,000	485,760
	11			1,119,360
ntermediate GDV -				
2 Bed houses	0	@	135,000	=
Bed houses	0	@	165,000	=
4 Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	=
Bed Apartment	3	@	110,000	359,040
2 Bed Apartment	2	@	125,000	272,000
	5			631,040
	55 tota	al		
Grant	16.0	AH units @	0	=
GDV				13,590,800

AH on-site cost (£MV - £GDV)

AH on-site cost analysis

56,495 £ per unit

706 £ psm

3,107,200 £



nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(19,624)
CIL		3,120	sqm (exc. AH)	100 £ psm	2.30%	(312,000)
Site Specific S106/278		55	units @	1,500 per unit		(82,500)
AH Commuted Sum		4,400	sqm	0 £ psm	0.00%	=
Construction Costs -						
Demolition and Site Clearance		1.24	acres @	50,000 per acre		(61,775)
Bed houses		-	sqm @	1,318.00 psm		-
Bed houses		-	sqm @	1,318.00 psm		-
Bed houses		=	sqm @	1,318.00 psm		-
Bed houses		=	sqm @	1,318.00 psm		-
Bed Apartment		2,200.0		1,318.00 psm		(2,899,600)
Bed Apartment	4,400.0	2,200.0	sqm @	1,318.00 psm		(2,899,600)
External works		5,799,200		15%		(869,880)
			£per unit			
Contingency		6,669,080	@	5%		(333,454)
Professional Fees		6,669,080	@	9%		(600,217)
Disposal Costs -						
Sale Agents Costs		11,840,400		1.00%		(118,404)
Sale Legal Costs		13,590,800		0.50%		(67,954)
Marketing and Promotion		11,840,400	GDV @	3.00%		(355,212)
Finance Costs -						
Finance Fees		8,645,220	@	1.00%		(86,452)
nterest on Development Costs		7.00%	APR	0.565% pcm		(485,995)
Developers Profit						
On private for sale		11,840,400		20.00%		(2,368,080)
on affordable housing pre-sale		1,750,400		6.00%		(105,024)
olended)				18.20%		

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,900,029
SDLT	1,900,029 @		(95,001)
Acquisition Agent fees	1,900,029 @	1%	(19,000)
Acquisition Legal fees	1,900,029 @	0.5%	(9,500)
Interest on Land	1,900,029 @	7.0%	(133,002)
Residual Land Value (net)	29,882 per plot		1,643,525

TRESHOLD LAND VALUE			
Residential Density	110 dph		
Site Area	0.50 ha	1.24 acres	
	8,800 sqm/ha	38,334 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	13,478 £ per plot		741,300

BALANCE	
Surplus/(Deficit)	902,225



					AH - % on site			
Balance	902,225	0%	10%	20%	30%	40%	50%	60
	0	3,403,065	2,885,715	2,264,895	1,747,545	1,166,552	636,958	7,88
	20	3,330,485	2,819,733	2,206,831	1,696,079	1,121,974	599,133	(22,17
	40	3,257,905	2,753,752	2,148,767	1,644,614	1,077,395	561,309	(52,23
	60	3,185,326	2,687,770	2,090,704	1,593,148	1,032,817	523,485	(82,30
	80	3,112,746	2,621,789	2,032,640	1,541,683	988,238	485,661	(112,36
CIL £psm	100	3,040,166	2,555,807	1,974,576	1,490,217	943,660	447,836	(137,69
·	120	2,967,586	2,489,825	1,916,512	1,438,751	899,081	410,012	(168,10
	140	2,895,007	2,423,844	1,858,449	1,387,286	854,503	372,188	(198,51
	160	2,822,427	2,357,862	1,800,385	1,335,820	809,924	334,364	(228,91
	180	2,749,847	2,291,881	1,742,321	1,284,355	765,346	306,395	(259,32
	200	2,677,268	2,225,899	1,684,257	1,232,889	720,767	268,134	(289,73
	220	2,604,688	2,159,918	1,626,193	1,181,423	676,188	229,872	(320,13
	240	2,532,108	2,093,936	1,568,130	1,169,861	631,610	191,611	(345,89
				AH commu	ted sum - £ psm			
Balance	902,225	0	50	100	150	200	250	30
	0	4,128,862	3,947,412	3,765,963	3,584,514	3,403,065	3,221,615	3,040,16
	20	4,056,282	3,874,833	3,693,383	3,511,934	3,330,485	3,149,036	2,967,58
	40	3,983,702	3,802,253	3,620,804	3,439,354	3,257,905	3,076,456	2,895,0
	60	3,911,123	3,729,673	3,548,224	3,366,775	3,185,326	3,003,876	2,822,42
	80	3,838,543	3,657,094	3,475,644	3,294,195	3,112,746	2,931,297	2,749,84
CIL £psm	100	3,765,963	3,584,514	3,403,065	3,221,615	3,040,166	2,858,717	2,677,26
·	120	3,693,383	3,511,934	3,330,485	3,149,036	2,967,586	2,786,137	2,604,6
	140	3,620,804	3,439,354	3,257,905	3,076,456	2,895,007	2,713,557	2,532,10
	160	3,548,224	3,366,775	3,185,326	3,003,876	2,822,427	2,640,978	2,459,52
	180	3,475,644	3,294,195	3,112,746	2,931,297	2,749,847	2,568,398	2,386,9
	200	3,403,065	3,221,615	3,040,166	2,858,717	2,677,268	2,495,818	2,314,3
	220	3,330,485	3,149,036	2,967,586	2,786,137	2,604,688	2,423,239	2,241,78
	240	3,257,905	3,076,456	2,895,007	2,713,557	2,532,108	2,350,659	2,169,2
			100/		AH - % on site			-
				20%	30%	40%	50%	60
Balance	902,225	0%	10%		4 000 000			
Balance	100.0%	2,677,268	2,225,899	1,684,257	1,232,889	720,767	268,134	
Balance	100.0% 102.5%	2,677,268 2,525,215	2,225,899 2,073,847	1,532,205	1,119,578	565,116	110,683	(445,35
Balance	100.0% 102.5% 105.0%	2,677,268 2,525,215 2,373,163	2,225,899 2,073,847 1,921,795	1,532,205 1,380,153	1,119,578 963,927	565,116 409,465	110,683 (46,767)	(445,35 (615,02
Balance	100.0% 102.5% 105.0% 107.5%	2,677,268 2,525,215 2,373,163 2,221,111	2,225,899 2,073,847 1,921,795 1,769,743	1,532,205 1,380,153 1,228,101	1,119,578 963,927 808,276	565,116 409,465 263,176	110,683 (46,767) (200,198)	(445,35 (615,02 (794,96
	100.0% 102.5% 105.0% 107.5% 110.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691	1,532,205 1,380,153 1,228,101 1,114,676	1,119,578 963,927 808,276 652,625	565,116 409,465 263,176 105,725	110,683 (46,767) (200,198) (355,006)	(445,35 (615,02 (794,96 (974,90
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638	1,532,205 1,380,153 1,228,101 1,114,676 959,025	1,119,578 963,927 808,276 652,625 496,974	565,116 409,465 263,176 105,725 (51,725)	110,683 (46,767) (200,198) (355,006) (517,434)	(445,35 (615,02 (794,96 (974,90 (1,154,85
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374	1,119,578 963,927 808,276 652,625 496,974 341,323	565,116 409,465 263,176 105,725 (51,725) (205,212)	110,683 (46,767) (200,198) (355,006) (517,434) (693,797)	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723	1,119,578 963,927 808,276 652,625 496,974 341,323 194,246	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134)	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740)	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072	1,119,578 963,927 808,276 652,625 496,974 341,323 194,246 36,795	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618)	110,683 (46,767) (200,198) (355,006) (517,434) (693,797)	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,596 1,161,534 1,046,534 890,883	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421	1,119,578 963,927 808,276 652,625 496,974 341,323 194,246 36,795 (115,680)	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463)	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627)	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (1,874,62
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,596 1,161,534 1,046,534 890,883 735,232	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288	1,119,578 963,927 808,276 652,625 496,974 341,323 194,246 36,795 (115,680) (274,930)	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406)	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570)	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (1,874,62 (2,054,56
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837	1,119,578 963,927 808,276 652,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427)	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350)	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514)	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (1,874,62 (2,054,56 (2,234,51
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,596 1,161,534 1,046,534 890,883 735,232	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288	1,119,578 963,927 808,276 652,625 496,974 341,323 194,246 36,795 (115,680) (274,930)	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406)	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570)	(289,73 (445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (1,874,62 (2,054,56 (2,234,51 (2,414,45
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837	1,119,578 963,927 808,276 652,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427)	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350)	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514)	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (1,874,62 (2,054,56 (2,234,51
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837	1,119,578 963,927 808,276 662,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297)	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350)	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514)	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (1,874,62 (2,054,56 (2,234,51 (2,414,45
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,952 1,460,850 1,308,798 1,156,746 1,041,633 885,982	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,596 1,161,534 1,046,534 890,883 735,232 579,581 423,930	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695)	1,119,578 963,927 808,276 652,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297)	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350) (1,239,293)	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457)	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (1,874,62 (2,054,56 (2,234,51
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633 885,982	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581 423,930	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695)	1,119,578 963,927 808,276 652,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297) Build Costs	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350) (1,239,293)	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457)	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (2,054,56 (2,234,51 (2,414,45
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633 885,982	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581 423,930	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695)	1,119,578 963,927 808,276 662,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297) Build Costs 115% 2,490,752	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350) (1,239,293)	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457)	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (2,054,56 (2,234,51 (2,414,45
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633 885,982	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581 423,930	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695)	1,119,578 963,927 808,276 662,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297) Build Costs 115% 2,490,752 2,418,172	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350) (1,239,293) 120% 2,186,647 2,114,068	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457)	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (2,054,56 (2,234,51 (2,414,45
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633 885,982	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581 423,930 105% 3,098,960 3,098,960 3,026,381 2,953,801	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695)	1,119,578 963,927 808,276 662,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297) Build Costs 115% 2,490,752 2,418,172 2,345,592	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350) (1,239,293) 120% 2,186,647 2,114,068 2,041,488	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457) 125% 1,882,543 1,809,963 1,737,384	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (2,054,56 (2,234,51 (2,414,45
Build Costs	100.0% 102.5% 105.0% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633 885,982 100% 3,403,065 3,303,485 3,257,905 3,185,326	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581 423,930 105% 3,098,960 3,026,381 2,981,801 2,881,221	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695) 110% 2,794,856 2,722,276 2,649,697 2,577,117	1,119,578 963,927 808,276 652,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297) Build Costs 115% 2,490,752 2,418,172 2,345,592 2,273,013	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350) (1,239,293) 120% 2,186,647 2,114,068 2,041,488 1,968,908	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457) 125% 1,882,543 1,809,963 1,737,384 1,664,804	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (2,054,56 (2,234,51 (2,414,45 130 1,578,4 1,505,88 1,433,21 1,360,70
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 100.00 10	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633 885,982 100% 3,403,065 3,304,85 3,257,905 3,185,326 3,112,746	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581 423,930 105% 3,098,960 3,026,381 2,953,801 2,881,221 2,808,642	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695) 110% 2,794,856 2,722,276 2,649,697 2,577,117 2,504,537	1,119,578 963,927 808,276 662,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297) Build Costs 2,490,752 2,418,172 2,345,592 2,273,013 2,200,433 2,127,853	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350) (1,239,293) 120% 2,186,647 2,114,068 2,041,488 1,968,908 1,896,329 1,823,749	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457) 125% 1,882,543 1,809,963 1,737,384 1,664,804 1,592,224 1,519,645	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (2,054,56 (2,234,51 (2,414,45 1,505,88 1,433,21 1,360,70 1,288,12 1,215,54
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 902,225 0 20 40 60 80 100 120	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633 885,982 100% 3,403,065 3,330,485 3,257,905 3,112,746 3,040,166 2,967,586	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,596 1,161,534 1,046,534 890,883 735,232 579,581 423,930 105% 3,098,960 3,026,381 2,953,801 2,881,221 2,808,642 2,736,062 2,663,482	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695) 110% 2,794,856 2,722,276 2,649,697 2,577,117 2,504,537 2,431,957 2,359,378	1,119,578 963,927 808,276 662,625 496,974 341,323 194,246 (36,795 (115,680) (274,930) (431,427) (598,297) Build Costs 115% 2,490,752 2,418,172 2,345,592 2,273,013 2,200,433 2,127,853 2,055,273	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (879,406) (1,059,350) (1,239,293) 120% 2,186,647 2,114,068 2,041,488 1,968,908 1,896,329 1,823,749 1,751,169	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457) 125% 1,882,543 1,809,963 1,737,384 1,664,804 1,592,224 1,519,645 1,447,065	(445,35 (615,02 (794,96 (974,96 (1,154,85 (1,334,76 (1,514,73 (1,694,68 (2,054,56 (2,234,51 (2,414,45 1357,84 1,505,8 1,433,2 1,360,7 1,286,1 1,215,5 1,142,9
Build Costs	100.0% 102.5% 105.0% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 127.5% 130.0%	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633 885,982 100% 3,403,065 3,330,485 3,257,905 3,185,326 3,112,746 3,040,166 2,967,586 2,895,007	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581 423,930 105% 3,098,960 3,026,381 2,953,801 2,881,221 2,808,642 2,736,062 2,663,482 2,590,902	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695) 110% 2,794,856 2,722,276 2,649,697 2,577,117 2,504,537 2,431,957 2,431,957 2,359,378 2,286,798	1,119,578 963,927 808,276 662,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297) Build Costs 115% 2,490,752 2,418,172 2,345,592 2,273,013 2,200,433 2,127,853 2,0055,273 1,982,694	565,116 409,465 263,176 105,725 (205,212) (360,134) (522,618) (879,406) (1,059,350) (1,239,293) 120% 2,186,647 2,114,068 2,041,488 1,968,908 1,896,329 1,823,749 1,751,169 1,678,589	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457) 1,882,543 1,809,963 1,737,384 1,664,804 1,592,224 1,519,645 1,447,065 1,374,485	(445,35 (615,02) (794,96) (974,96) (1,154,85) (1,334,79) (1,514,73) (1,694,68) (2,054,56) (2,234,51) (2,414,45) 1300 1,578,4 1,505,8 1,433,2 1,360,7 1,288,1 1,215,5 1,142,9 1,108,8
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 100.00 100.00 100.00 120.00 140.00 140.00 160.00	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633 885,982 100% 3,403,065 3,330,485 3,257,905 3,112,746 3,040,166 2,967,586 2,895,007 2,822,427	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581 423,930 105% 3,098,960 3,026,381 2,953,801 2,881,221 2,808,642 2,736,062 2,663,482 2,590,902 2,518,323	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695) 110% 2,794,856 2,722,276 2,649,697 2,577,117 2,504,537 2,431,957 2,359,378 2,286,798 2,214,218	1,119,578 963,927 808,276 662,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297) Build Costs 115% 2,490,752 2,418,172 2,345,592 2,273,013 2,200,433 2,127,853 2,055,273 1,982,694 1,910,114	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350) (1,239,293) 120% 2,186,647 2,114,068 2,041,488 2,041,488 1,968,908 1,896,329 1,823,749 1,751,169 1,678,589 1,678,589 1,606,010	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457) 125% 1,882,543 1,809,963 1,737,384 1,664,804 1,592,224 1,519,645 1,447,065 1,374,485 1,301,905	(445,35 (615,02 (794,96 (974,96 (1,154,85 (1,334,78 (1,514,73 (1,694,68 (2,054,56 (2,234,51 (2,414,45 (2,34,51 (2,414,45 (1,43,2 (1,360,7 (1,288,1 (1,41,45) (1,142,9
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 100 100 120 40 60 80 100 120 140 160 180	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633 885,982 100% 3,403,065 3,330,485 3,257,905 3,185,326 3,112,746 3,040,166 2,967,586 2,895,007 2,822,427 2,749,847	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581 423,930 105% 3,098,960 3,026,381 2,953,801 2,881,221 2,808,642 2,736,062 2,663,482 2,590,902 2,518,323 2,445,743	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695) 110% 2,794,856 2,722,276 2,649,697 2,577,117 2,504,537 2,431,957 2,359,378 2,286,798 2,214,218 2,141,639	1,119,578 963,927 808,276 662,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297) Build Costs 115% 2,490,752 2,418,172 2,345,592 2,273,013 2,200,433 2,127,853 2,055,273 1,982,694 1,910,114 1,837,534	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350) (1,239,293) 120% 2,186,647 2,114,068 2,041,488 1,968,908 1,896,329 1,823,749 1,751,169 1,678,589 1,606,010 1,533,430	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457) 125% 1,882,543 1,809,963 1,737,384 1,664,804 1,592,224 1,519,645 1,447,065 1,374,485 1,301,905 1,229,326	(445,38 (615,02) (794,96) (17,154,88 (1,334,78) (1,514,73) (1,514,73) (2,054,56) (2,234,51) (2,414,48) 1306,7 1,505,8 1,433,2 1,360,7 1,288,1 1,215,5 1,142,9 1,108,8 1,034,5 1,034,5 960,2
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 100 100 120 140 160 180 200	2,677,268 2,525,215 2,373,163 2,221,111 2,099,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633 885,982 100% 3,403,065 3,330,485 3,257,905 3,185,326 3,112,746 3,040,166 2,967,586 2,895,007 2,822,427 2,749,847 2,677,268	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581 423,930 105% 3,098,960 3,026,381 2,953,801 2,881,221 2,808,642 2,736,062 2,663,482 2,590,902 2,518,323 2,445,743 2,373,163	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695) 110% 2,794,856 2,722,276 2,649,697 2,577,117 2,504,537 2,431,957 2,359,378 2,266,798 2,214,218 2,141,639 2,069,059	1,119,578 963,927 808,276 662,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297) Build Costs 115% 2,490,752 2,418,172 2,345,592 2,273,013 2,200,433 2,127,853 2,055,273 1,982,694 1,910,114 1,837,534 1,764,955	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350) (1,239,293) 120% 2,186,647 2,114,068 2,041,488 1,968,908 1,866,329 1,823,749 1,751,169 1,678,589 1,606,010 1,533,430 1,460,850	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457) 1,882,543 1,809,963 1,737,384 1,664,804 1,592,224 1,519,645 1,447,065 1,374,485 1,301,905 1,229,326 1,156,746	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (1,874,62 (2,054,56 (2,234,51 (2,414,45 1,505,88 1,433,2; 1,360,77 1,288,11 1,215,5 1,142,96 1,108,83 1,034,5; 960,2; 885,96
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 100 100 120 40 60 80 100 120 140 160 180	2,677,268 2,525,215 2,373,163 2,221,111 2,069,059 1,917,007 1,764,955 1,612,902 1,460,850 1,308,798 1,156,746 1,041,633 885,982 100% 3,403,065 3,330,485 3,257,905 3,185,326 3,112,746 3,040,166 2,967,586 2,895,007 2,822,427 2,749,847	2,225,899 2,073,847 1,921,795 1,769,743 1,617,691 1,465,638 1,313,586 1,161,534 1,046,534 890,883 735,232 579,581 423,930 105% 3,098,960 3,026,381 2,953,801 2,881,221 2,808,642 2,736,062 2,663,482 2,590,902 2,518,323 2,445,743	1,532,205 1,380,153 1,228,101 1,114,676 959,025 803,374 647,723 492,072 336,421 189,288 31,837 (120,695) 110% 2,794,856 2,722,276 2,649,697 2,577,117 2,504,537 2,431,957 2,359,378 2,286,798 2,214,218 2,141,639	1,119,578 963,927 808,276 662,625 496,974 341,323 194,246 36,795 (115,680) (274,930) (431,427) (598,297) Build Costs 115% 2,490,752 2,418,172 2,345,592 2,273,013 2,200,433 2,127,853 2,055,273 1,982,694 1,910,114 1,837,534	565,116 409,465 263,176 105,725 (51,725) (205,212) (360,134) (522,618) (699,463) (879,406) (1,059,350) (1,239,293) 120% 2,186,647 2,114,068 2,041,488 1,968,908 1,896,329 1,823,749 1,751,169 1,678,589 1,606,010 1,533,430	110,683 (46,767) (200,198) (355,006) (517,434) (693,797) (873,740) (1,053,683) (1,233,627) (1,413,570) (1,593,514) (1,773,457) 125% 1,882,543 1,809,963 1,737,384 1,664,804 1,592,224 1,519,645 1,447,065 1,374,485 1,301,905 1,229,326	(445,35 (615,02 (794,96 (974,90 (1,154,85 (1,334,79 (1,514,73 (1,694,68 (1,874,62 (2,054,56 (2,234,51 (2,414,45 (2,414,45 (1,306,70 1,268,11 1,215,56 1,142,91 1,108,81 1,108,

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150128 West Oxon LPlan CIL Supported Living Viability Models v6.2a

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otal number of units in scheme						55
AH Policy requirement %		90%	AH Target	10%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # unit
Bed houses	0.0%	0	0%	0	0%	(
Bed houses	0%	0	0%	0	0%	
Bed houses	0%	0	0%	0	0%	
Bed houses	0.0%	0	0%	0	0%	
Bed Apartment	60.0%	30.0	60.0%	3.0	60%	3
2 Bed Apartment	40.0%	20.0	40.0%	2.0	40%	2
otal number of units	100%	50.0	100%	5.0	100%	5
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	nit
Init Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses	80.0	861		100.0%	0.08	86
Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
5 Bed houses	130.0	1,399		100.0%	130.0	1,39
Bed Apartment	50.0	538		75.0%	66.7	71
Bed Apartment	75.0	807		75.0%	100.0	1,07
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
Bed houses	0.0	0	0.0	0	0.0	(-1
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
5 Bed houses	0.0	0	0.0	0	0.0	
Bed Apartment	2,000.0	21,528	200.0	2,153	2,200.0	23,68
2 Bed Apartment	2,000.0	21,528	200.0	2,153	2,200.0	23,68
	4,000.0	43,056	400.0	4,306	4,400.0	47,36
Open Market values (£) -	£ psm	£ psf	15%	£		total MV £ (no AH
Bed houses	3,306.3	307	230,000	264,500		
B Bed houses	3,873.7	360	320,000	368,000		
Bed houses	4.390.9	408	420,000	483,000		
Bed houses	4.865.4	452	550.000	632,500		
Bed Apartment	4,830.0	449	210,000	241,500		7,969,50
2 Bed Apartment	3,986.7	370	260,000	299,000		6,578,00
Affordable Housing -						14,547,50
AH Tenure split	66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -		of MV)			(% of MV)	
Bed houses	130,000 49%	,		135,000	, ,	
B Bed houses	145,000 39%			165,000		
Bed houses	185,000 38%			195,000		
5 Bed houses	210,000 33%			225,000		
Bed Apartment	100,000 41%			110,000		
i beu Apartifiefit	100,000 419	0		110,000	40 70	



Private for Sale GDV -				
2 Bed houses	0	@	264,500	-
Bed houses	0	@	368,000	-
Bed houses	0	@	483,000	-
5 Bed houses	0	@	632,500	-
Bed Apartment	30	@	241,500	7,245,000
2 Bed Apartment	20	@	299,000	5,980,000
	50			13,225,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	=
Bed houses	0	@	185,000	=
5 Bed houses	0	@	210,000	=
Bed Apartment	2	@	100,000	198,000
2 Bed Apartment	1	@	115,000	151,800
	3			349,800
ntermediate GDV -				
2 Bed houses	0	@	135,000	=
Bed houses	0	@	165,000	=
Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
Bed Apartment	1	@	110,000	112,200
2 Bed Apartment	1	@	125,000	85,000
	2			197,200
	55 tot	al		
Grant	5.0	AH units @	0	-
GDV				13,772,000

AH on-site cost (£MV - £GDV)

AH on-site cost analysis

14,100 £ per unit

176 £ psm

775,500 £



nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(19,624)
CIL		4.000	sqm (exc. AH)	100 £ psm	2.90%	(400,000)
Site Specific S106/278			units @	1,500 per unit		(82,500)
AH Commuted Sum		4,400	•	0 £ psm	0.00%	-
Construction Costs -						
Demolition and Site Clearance		1.24	acres @	50,000 per acre		(61,775)
Bed houses		-	sqm @	1,318.00 psm		-
Bed houses		-	sqm @	1,318.00 psm		-
Bed houses		-	sqm @	1,318.00 psm		-
Bed houses		-	sqm @	1,318.00 psm		-
Bed Apartment		2,200.0		1,318.00 psm		(2,899,600)
Bed Apartment	4,400.0	2,200.0	sqm @	1,318.00 psm		(2,899,600)
External works		5,799,200	_	15%		(869,880)
			£per unit			
Contingency		6,669,080	@	<mark>5%</mark>		(333,454)
Professional Fees		6,669,080	@	9%		(600,217)
Disposal Costs -						
Sale Agents Costs		13,225,000		1.00%		(132,250)
Sale Legal Costs		13,772,000		0.50%		(68,860)
Marketing and Promotion		13,225,000	GDV @	3.00%		(396,750)
Finance Costs -		0.700.540	_			
Finance Fees		8,789,510	@	1.00%		(87,895)
nterest on Development Costs		7.00%	APR	0.565% pcm		(576,376)
Developers Profit						
On private for sale		13,225,000		20.00%		(2,645,000)
On affordable housing pre-sale		547,000		6.00%		(32,820)
plended)				19.44%		
OTAL COSTS						(12,131,601)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,640,399
SDLT	1,640,399 @		(82,020)
Acquisition Agent fees	1,640,399 @	1%	(16,404)
Acquisition Legal fees	1,640,399 @	0.5%	(8,202)
Interest on Land	1,640,399 @	7.0%	(114,828)
Residual Land Value (net)	25,799 per plot		1,418,945

TRESHOLD LAND VALUE			
Residential Density	110 dph		
Site Area	0.50 ha	1.24 acres	
	8,800 sqm/ha	38,334 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	13,478 £ per plot		741,300

BALANCE	
Surplus/(Deficit)	677,645



					AH - % on site			
Balance	677,645	0%	10%	20%	30%	40%	50%	609
balance	077,045	1,908,422	1,563,238	1,149,018	836,020	411,996	65,748	(356,568
	20	1,835,842	1,497,257	1,129,935	783,336	367,417	27,486	(387,662
	40	1,763,262	1,431,275	1,070,497	730,652	322,839	(10,775)	(418,755
	60	1,690,683	1,365,294	1,011,059	677,969	287,904	(49,037)	(448,676
	80	1,618,103	1,299,312	951,621	625,285	242,810	(87,298)	(480,112
CIL £psm	100	1,545,523	1,233,331	892,183	572,601	197,717	(120,641)	(511,549
CIL Zpsiii	120	1,472,944	1,167,349	832,745	519,917	152,623	(159,340)	(542,986
	140	1,472,944	1,140,595	773,307	467,234	107,529	(198,038)	(576,137
	160	1,327,784	1,073,051	713,869	414,550	62,435	(236,737)	(610,494
	180	1,255,204	1,005,508	654,431	361,866	17,341	(275,436)	(644,851
	200	1,182,625	937,965	594,993	309,182	(27,753)	(314,135)	(679,209
	220	1,149,477	870,422	535,555	265,891	(72,847)	(348,243)	(713,566
	240	1,075,180	802,878	476,117	212,599	(117,941)	(387,816)	(747,923
l	240	1,073,100	002,070	470,117	212,599	(117,541)	(307,010)	(141,520
				AH commut	ed sum - £ psm			
Balance	677,645	0	50	100	150	200	250	30
	0	2,235,030	2,053,581	1,872,132	1,690,683	1,509,233	1,327,784	1,146,33
	20	2,162,451	1,981,002	1,799,552	1,618,103	1,436,654	1,255,204	1,112,32
	40	2,089,871	1,908,422	1,726,973	1,545,523	1,364,074	1,182,625	1,038,03
	60	2,017,291	1,835,842	1,654,393	1,472,944	1,291,494	1,149,477	963,73
	80	1,944,712	1,763,262	1,581,813	1,400,364	1,218,915	1,075,180	889,43
CIL £psm	100	1,872,132	1,690,683	1,509,233	1,327,784	1,146,335	1,000,882	815,13
	120	1,799,552	1,618,103	1,436,654	1,255,204	1,112,329	926,585	740,84
	140	1,726,973	1,545,523	1,364,074	1,182,625	1,038,031	852,287	666,54
	160	1,654,393	1,472,944	1,291,494	1,149,477	963,734	777,990	592,24
	180	1,581,813	1,400,364	1,218,915	1,075,180	889,436	703,692	517,94
	200	1,509,233	1,327,784	1,146,335	1,000,882	815,138	629,395	443,65
	220	1,436,654	1,255,204	1,112,329	926,585	740,841	555,097	369,35
	240	1,364,074	1,182,625	1,038,031	852,287	666,543	480,799	304,89
					AH - % on site	100/	50%	000
								609
Balance	677,645	0%	10%	20%	30%	40%		
Balance	100.0%	1,581,813	1,266,321	921,902	598,943	220,264	(106,429)	(495,831
Balance	100.0% 102.5%	1,581,813 1,429,761	1,266,321 1,153,802	921,902 766,251	598,943 443,292	220,264 62,813	(106,429) (260,541)	(495,83° (670,187
Balance	100.0% 102.5% 105.0%	1,581,813 1,429,761 1,277,709	1,266,321 1,153,802 998,151	921,902 766,251 610,600	598,943 443,292 297,394	220,264 62,813 (94,637)	(106,429) (260,541) (416,714)	(495,83° (670,18° (850,13°
Balance	100.0% 102.5% 105.0% 107.5%	1,581,813 1,429,761 1,277,709 1,165,459	1,266,321 1,153,802 998,151 842,500	921,902 766,251 610,600 454,949	598,943 443,292 297,394 139,943	220,264 62,813 (94,637) (248,615)	(106,429) (260,541) (416,714) (582,038)	(495,83° (670,18° (850,13° (1,030,074°
	100.0% 102.5% 105.0% 107.5% 110.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808	1,266,321 1,153,802 998,151 842,500 686,849	921,902 766,251 610,600 454,949 309,185	598,943 443,292 297,394 139,943 (17,507)	220,264 62,813 (94,637) (248,615) (404,518)	(106,429) (260,541) (416,714) (582,038) (761,982)	(495,83° (670,18° (850,13° (1,030,07° (1,210,01°
Balance Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157	1,266,321 1,153,802 998,151 842,500 686,849 531,198	921,902 766,251 610,600 454,949 309,185 151,735	598,943 443,292 297,394 139,943 (17,507) (170,603)	220,264 62,813 (94,637) (248,615) (404,518) (568,562)	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925)	(495,83° (670,18° (850,13° (1,030,074° (1,210,01° (1,389,96°
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547	921,902 766,251 610,600 454,949 309,185 151,735 (5,716)	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853)	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506)	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869)	(495,83° (670,18° (850,13° (1,030,074° (1,210,01° (1,389,96° (1,569,904°
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677)	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836)	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449)	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812)	(495,83° (670,18° (850,13° (1,030,074° (1,210,01° (1,389,96° (1,569,904° (1,749,84°)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927)	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357)	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392)	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755)	(495,83 (670,18 (850,13 (1,030,07 (1,210,01 (1,389,96 (1,569,90 (1,749,84 (1,929,79
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036)	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505)	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300)	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336)	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699)	(495,83 (670,18' (850,13' (1,030,07' (1,210,01' (1,389,96' (1,569,90' (1,749,84' (1,929,79' (2,109,73'
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915)	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881)	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243)	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279)	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642)	(495,83 (670,18' (850,13' (1,030,07' (1,210,01' (1,389,96' (1,749,84' (1,929,79' (2,109,73' (2,289,67'
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244)	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621)	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (826,824)	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187)	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222)	(106,429) (260,541) (416,714) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585)	(495,83° (670,18° (850,13° (1,030,07° (1,210,01° (1,389,96° (1,749,84° (1,929,79° (2,109,73° (2,289,67° (2,469,62°
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915)	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881)	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243)	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279)	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642)	(495,831 (670,187) (850,131 (1,030,072 (1,210,011) (1,389,961 (1,569,902 (1,749,847) (2,109,732 (2,289,678) (2,469,621)
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244)	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621)	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (826,824)	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130)	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222)	(106,429) (260,541) (416,714) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585)	(495,83° (670,18° (850,13° (1,030,07° (1,210,01° (1,389,96° (1,749,84° (1,929,79° (2,109,73° (2,289,67° (2,469,62°
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244) (227,988)	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732)	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (826,824) (1,006,767)	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130)	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,108,392) (1,288,336) (1,468,279) (1,648,222) (1,828,166)	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529)	(495,831 (670,187 (850,131 (1,030,074 (1,210,017 (1,389,961 (1,569,904 (1,749,847 (1,929,791 (2,109,734 (2,289,678 (2,469,621 (2,649,564
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244) (227,988)	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732)	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (826,824) (1,006,767)	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222) (1,828,166)	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529)	(495,831 (670,187 (850,131 (1,030,074 (1,210,017 (1,389,961 (1,769,904 (1,749,847 (1,929,791 (2,109,734 (2,289,672 (2,649,621
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244) (227,988)	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732)	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (826,824) (1,006,767)	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs 115% 1,032,845	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222) (1,828,166)	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529)	(495,831 (670,187 (850,131 (1,030,074 (1,210,017 (1,389,961 (1,7569,904 (1,749,847 (1,929,791 (2,199,734 (2,289,678 (2,469,624 (2,649,564
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244) (227,988)	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732)	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (826,824) (1,006,767)	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs 115% 1,032,845 958,547	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222) (1,828,166)	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529)	(495,831 (670,183 (850,131 (1,030,074 (1,210,017 (1,389,961 (1,569,904 (1,749,847 (2,109,734 (2,289,676 (2,469,621 (2,649,564
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244) (227,988)	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732) 105% 1,604,318 1,531,738 1,459,158	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (826,824) (1,006,767) 110% 1,300,213 1,227,633 1,155,054	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs 115% 1,032,845 958,547 884,249	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222) (1,828,166)	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529) 125% 410,241 335,943 271,098	(495,831 (670,183 (850,131 (1,030,074 (1,210,011 (1,389,961 (1,569,904 (1,749,847 (2,289,678 (2,469,621 (2,649,564
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244) (227,988) 1,00% 1,908,422 1,835,842 1,763,262 1,690,683	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732) 105% 1,604,318 1,531,738 1,459,158 1,386,578	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (626,824) (1,006,767) 110% 1,300,213 1,227,633 1,155,054 1,121,254	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs 115% 1,032,845 958,547 884,249 809,952	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222) (1,828,166) 120% 721,543 647,245 572,947 498,650	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529) 125% 410,241 335,943 271,098 195,941	(495,83° (670,18° (850,13° (1,030,07° (1,210,01° (1,389,96° (1,769,90° (2,109,73° (2,289,67° (2,489,62° (2,649,564° 130° 106,51° 31,35° (43,80° (113,968°
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 367,203 240,657 83,206 (74,244) (227,988) 100% 1,908,422 1,835,842 1,763,262 1,690,683 1,618,103	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732) 105% 1,604,318 1,531,738 1,459,158 1,313,999	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (826,824) (1,006,767) 110% 1,300,213 1,227,633 1,155,054 1,121,254 1,046,956	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs 115% 1,032,845 988,547 884,249 809,952 735,654	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222) (1,828,166) 120% 721,543 647,245 572,947 488,650 424,352	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529) 125% 410,241 335,943 271,098 195,941 120,785	(495,83° (670,18° (850,13° (1,030,07° (1,210,01° (1,389,96° (1,769,90° (1,749,84° (1,929,79° (2,109,73° (2,289,67° (2,469,62° (2,649,56° (2,649,56° (43,80° (113,96° (189,98°
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.00% 127.5% 130.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244) (227,988) 100% 1,908,422 1,835,842 1,763,262 1,690,683 1,618,103 1,545,523	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732) 105% 1,604,318 1,531,738 1,459,158 1,386,578 1,313,999 1,241,419	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (1,006,767) 110% 1,300,213 1,227,633 1,155,054 1,121,254 1,046,956 972,659	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs 115% 1,032,845 958,547 884,249 809,952 735,654 661,357	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222) (1,828,166) 120% 721,543 647,245 572,947 498,650 424,352 350,055	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529) 125% 410,241 335,943 271,098 195,941 120,785 45,628	(495,83° (670,18° (850,13° (1,30,07° (1,210,01° (1,389,96° (1,569,90° (1,749,84° (1,929,79° (2,109,73° (2,289,67° (2,469,62° (2,649,564° (3,80° (113,968° (113,968° (189,98° (265,996°
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 677,645 0 0 40 60 80 100 120	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244) (227,988) 100% 1,908,422 1,835,842 1,618,103 1,545,523 1,472,944	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732) 105% 1,604,318 1,531,738 1,459,158 1,386,578 1,313,999 1,241,419 1,168,839	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (474,505) (646,881) (826,824) (1,006,767) 110% 1,300,213 1,227,633 1,155,054 1,121,254 1,046,956 972,669 898,361	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs 115% 1,032,845 958,547 884,249 809,952 735,654 661,357 587,059	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222) (1,828,166) 120% 721,543 647,245 572,947 498,650 424,352 350,055 285,373	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529) 125% 410,241 335,943 271,098 195,941 120,785 45,628 (29,528)	(495,83 (670,18* (850,13* (1,030,07* (1,210,01* (1,389,96* (1,569,90* (1,749,84* (1,929,79* (2,289,67* (2,469,62* (2,649,56* (3,45),64* (43,80* (113,96* (189,98* (265,99* (337,17*)
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 127.5% 130.0% 127.5% 130.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244) (227,988) 100% 1,908,422 1,835,842 1,763,262 1,690,683 1,618,103 1,545,523 1,472,944 1,400,364	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732) 105% 1,604,318 1,531,738 1,459,158 1,386,578 1,313,999 1,241,419 1,168,839 1,135,366	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (826,824) (1,006,767) 110% 1,300,213 1,227,633 1,155,054 1,121,254 1,046,956 972,659 888,361 824,064	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs 115% 1,032,845 958,547 884,249 809,952 735,654 661,357 587,059 512,762	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222) (1,828,166) 120% 721,543 647,245 572,947 498,650 424,352 350,055 285,373 210,216	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529) 125% 410,241 335,943 271,098 195,941 120,785 45,628 (29,528) (104,685)	(495,83 (670,18* (850,13* (1,030,07* (1,210,01* (1,389,96* (1,769,90* (2,109,73* (2,289,67* (2,469,62* (2,649,56* (13,36)* (13,96)* (13,96)* (13,96)* (13,96)* (13,96)* (13,96)* (13,96)* (13,96)* (13,96)* (13,96)* (13,96)* (13,96)* (14,91)* (14,91)* (14,91)*
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 127.5% 120.0% 127.5% 127.5% 129.0% 120.0% 120.0% 120.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244) (227,998) 100% 1,908,422 1,835,842 1,763,262 1,690,683 1,618,103 1,472,944 1,400,364 1,327,784	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732) 105% 1,604,318 1,531,738 1,459,158 1,338,6578 1,313,999 1,241,419 1,168,839 1,135,366 1,061,068	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (826,824) (1,006,767) 110% 1,300,213 1,227,633 1,155,054 1,121,254 1,046,956 972,659 898,361 824,064 749,766	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs 115% 1,032,845 958,547 884,249 809,952 735,654 661,357 587,059 512,762 438,464	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222) (1,828,166) 120% 721,543 647,245 572,947 498,650 424,352 350,055 285,373 210,216 135,060	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529) 125% 410,241 335,943 271,098 195,941 120,785 45,628 (29,528) (104,685) (175,543)	(495,83 (670,18* (850,13* (1,030,07* (1,210,01* (1,389,96* (1,569,90* (1,749,84* (1,929,79* (2,109,73* (2,289,67* (2,469,62* (2,649,56* (13,80* (113,96* (189,98* (265,99* (337,17* (414,91*
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 677.645 0 20 40 60 80 100 120 140 160 180	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 688,506 542,855 387,203 240,657 83,206 (74,244) (227,988) 100% 1,908,422 1,835,842 1,693,262 1,690,683 1,616,103 1,545,523 1,472,944 1,400,364 1,327,784 1,255,204	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732) 105% 1,604,318 1,531,738 1,459,158 1,386,578 1,313,999 1,241,419 1,168,839 1,135,366 1,061,068 986,771	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (1,006,767) 110% 1,300,213 1,227,633 1,155,054 1,121,254 1,046,956 972,659 888,361 824,064 749,766 675,469	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs 115% 1,032,845 958,547 884,249 809,952 735,654 661,357 587,059 512,762 438,464 364,166	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,272) (1,828,166) 120% 721,543 647,245 572,947 498,650 424,352 350,055 285,373 210,216 135,060 59,903	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529) 125% 410,241 335,943 271,098 195,941 120,785 45,628 (29,528) (104,685)	(495,83 (670,18* (850,13* (1,030,07* (1,210,01* (1,389,96* (1,569,90* (1,749,84* (1,929,79* (2,109,73* (2,289,67* (2,469,62* (2,649,56* (13,80* (113,96* (189,98* (265,99* (337,17* (414,91*
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 127.5% 120.0% 127.5% 127.5% 129.0% 120.0% 120.0% 120.0%	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 698,506 542,855 387,203 240,657 83,206 (74,244) (227,998) 100% 1,908,422 1,835,842 1,763,262 1,690,683 1,618,103 1,472,944 1,400,364 1,327,784	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732) 105% 1,604,318 1,531,738 1,459,158 1,338,6578 1,313,999 1,241,419 1,168,839 1,135,366 1,061,068	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (826,824) (1,006,767) 110% 1,300,213 1,227,633 1,155,054 1,121,254 1,046,956 972,659 898,361 824,064 749,766	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs 115% 1,032,845 958,547 884,249 809,952 735,654 661,357 587,059 512,762 438,464	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,279) (1,648,222) (1,828,166) 120% 721,543 647,245 572,947 498,650 424,352 350,055 285,373 210,216 135,060	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529) 125% 410,241 335,943 271,098 195,941 120,785 45,628 (29,528) (104,685) (175,543)	(495,83 (670,18* (850,13* (1,030,07* (1,210,01* (1,389,96) (1,749,84* (1,929,79* (2,109,73* (2,289,67* (2,469,62* (2,649,56* (13,36* (13,36*) (113,96* (189,98* (265,99*) (337,17* (414,91) (419,94* (419,94*
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 677.645 0 20 40 60 80 100 120 140 160 180	1,581,813 1,429,761 1,277,709 1,165,459 1,009,808 854,157 688,506 542,855 387,203 240,657 83,206 (74,244) (227,988) 100% 1,908,422 1,835,842 1,693,262 1,690,683 1,616,103 1,545,523 1,472,944 1,400,364 1,327,784 1,255,204	1,266,321 1,153,802 998,151 842,500 686,849 531,198 375,547 228,865 71,415 (86,036) (239,915) (395,621) (558,732) 105% 1,604,318 1,531,738 1,459,158 1,386,578 1,313,999 1,241,419 1,168,839 1,135,366 1,061,068 986,771	921,902 766,251 610,600 454,949 309,185 151,735 (5,716) (158,677) (317,927) (474,505) (646,881) (1,006,767) 110% 1,300,213 1,227,633 1,155,054 1,121,254 1,046,956 972,659 888,361 824,064 749,766 675,469	598,943 443,292 297,394 139,943 (17,507) (170,603) (329,853) (486,836) (660,357) (840,300) (1,020,243) (1,200,187) (1,380,130) Build Costs 115% 1,032,845 958,547 884,249 809,952 735,654 661,357 587,059 512,762 438,464 364,166	220,264 62,813 (94,637) (248,615) (404,518) (568,562) (748,506) (928,449) (1,108,392) (1,288,336) (1,468,272) (1,828,166) 120% 721,543 647,245 572,947 498,650 424,352 350,055 285,373 210,216 135,060 59,903	(106,429) (260,541) (416,714) (582,038) (761,982) (941,925) (1,121,869) (1,301,812) (1,481,755) (1,661,699) (1,841,642) (2,021,585) (2,201,529) 125% 410,241 335,943 271,098 195,941 120,785 45,628 (29,528) (104,685) (175,543) (251,558)	(495,83° (670,18° (850,13° (1,030,07° (1,210,01° (1,389,96° (1,769,90° (1,749,84° (1,929,79° (2,109,73° (2,289,67° (2,469,62° (2,649,56° (2,649,56° (43,80° (113,96° (189,98°

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150128 West Oxon LPlan CIL Supported Living Viability Models v6.2a

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Total number of units in scheme						55
AH Policy requirement %		100%	AH Target	0%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	0.0%	0	0%	0	0%	(
Bed houses	0%	0	0%	0	0%	(
Bed houses	0%	0	0%	0	0%	
Bed houses	0.0%	0	0%	0	0%	(
1 Bed Apartment	60.0%	33.0	60.0%	0.0	60%	33
2 Bed Apartment	40.0%	22.0	40.0%	0.0	40%	22
Total number of units	100%	55.0	100%	0.0	100%	55
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	ınit
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft
Bed houses	80.0	861		100.0%	80.0	86
B Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
5 Bed houses	130.0	1,399		100.0%	130.0	1,39
1 Bed Apartment	50.0	538		75.0%	66.7	71
Bed Apartment	75.0	807		75.0%	100.0	1,07
	Market Units GIA		AH units GIA		Total GIA	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
5 Bed houses	0.0	0	0.0	0	0.0	(
1 Bed Apartment	2,200.0	23,681	0.0	0	2,200.0	23,68
2 Bed Apartment	2,200.0	23,681	0.0	0	2,200.0	23,68
	4,400.0	47,361	0.0	0	4,400.0	47,361
Open Market values (£) -	£ psm	£ psf	15%	£		total MV £ (no AH
2 Bed houses	3,090.6	287	215,000	247,250		(
Bed houses	3,389.5	315	280,000	322,000		(
Bed houses	4,077.3	379	390,000	448,500		(
Bed houses	4,423.1	411	500,000	575,000		(
Bed Apartment	3,450.0	321	150,000	172,500		5,692,500
Bed Apartment	3,220.0	299	210,000	241,500		5,313,000
Affordable Housing -						11,005,500
AH Tenure split	66% Affo	ordable Rent		34%	Intermediate	
RSL Transfer Values (£) -	(%	of MV)			(% of MV)	
P. Bed houses	130,000 53%	6		135,000	55%	
B Bed houses	145,000 45%	6		165,000	51%	
Bed houses	185,000 41%	6		195,000	43%	
5 Bed houses	210,000 37%	6		225,000	39%	
Bed Apartment	100,000 58%	6		110,000	64%	
2 Bed Apartment	115,000 48%	4		125,000	E20/	



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	247,250	=
B Bed houses	0	@	322,000	=
Bed houses	0	@	448,500	=
5 Bed houses	0	@	575,000	=
1 Bed Apartment	33	@	172,500	5,692,500
2 Bed Apartment	22	@	241,500	5,313,000
	55			11,005,500
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
B Bed houses	0	@	145,000	-
4 Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
1 Bed Apartment	0	@	100,000	-
2 Bed Apartment	0	@	115,000	=
	0			=
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
B Bed houses	0	@	165,000	-
4 Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	=
2 Bed Apartment	0	@	125,000	=
	0			=
	55 tota	al		
Grant	0.0	AH units @	0	-
GDV				11,005,500

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



DEVELOPMENT COSTS						
nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(19,624)
CIL		4,400	sqm (exc. AH)	0 £ psm	0.00%	-
Site Specific S106/278		55	units @	1,500 per unit		(82,500)
AH Commuted Sum		4,400) sqm	0 £ psm	0.00%	-
Construction Costs -						
Demolition and Site Clearance		1.24	acres @	50,000 per acre		(61,775)
2 Bed houses		-	sqm @	1,318.00 psm		-
B Bed houses		=	sqm @	1,318.00 psm		-
4 Bed houses		-	sqm @	1,318.00 psm		-
5 Bed houses		-	sqm @	1,318.00 psm		-
1 Bed Apartment			sqm @	1,318.00 psm		(2,899,600)
2 Bed Apartment	4,400.0	2,200.0	sqm @	1,318.00 psm		(2,899,600)
External works		5,799,200	@	15%		(869,880)
			£per unit			
Contingency		6,669,080	@	5%		(333,454)
Professional Fees		6,669,080	@	9%		(600,217)
Disposal Costs -						
Sale Agents Costs		11,005,500		1.00%		(110,055)
Sale Legal Costs		11,005,500		0.50%		(55,028)
Marketing and Promotion		11,005,500	GDV @	3.00%		(330,165)
Finance Costs -						
Finance Fees		8,286,898	@	1.00%		(82,869)
Interest on Development Costs		7.00%	APR	0.565% pcm		(624,217)
Developers Profit						
On private for sale		11,005,500)	20.00%		(2,201,100)
On affordable housing pre-sale		0)	6.00%		-
plended)				20.00%		
OTAL COSTS						(11,195,084)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(189,584)
SDLT	- @		=
Acquisition Agent fees	- @	1%	=
Acquisition Legal fees	- @	0.5%	=
Interest on Land	- @	7.0%	=
Residual Land Value (net)	(3,447) per plot		(189,584)

TRESHOLD LAND VALUE			
Residential Density	110 dph		
Site Area	0.50 ha	1.24 acres	
	8,800 sqm/ha	38,334 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	13,478 £ per plot		741,300

BALANCE	
Surplus/(Deficit)	(930,884)



					AH - % on site			
Balance	(930,884)	0%	10%	20%	30%	40%	50%	6
	0 20	329,270 263,495	152,291 83,192	(72,365) (128,340)	(256,191) (310,704)	(480,954) (528,644)	(687,943) (732,166)	(944,6 (979,4
	40	187,486	14,093	(189,842)	(360,906)	(578,226)	(776,389)	(1,014,1
	60	111,477	(55,006)	(251,344)	(416,651)	(630,346)	(820,613)	(1,048,9
	80	35,468	(119,169)	(312,846)	(471,473)	(682,466)	(864,836)	(1,083,6
CIL £psm	100	(40,540)	(189,058)	(370,243)	(527,834)	(734,587)	(909,059)	(1,118,4
·	120	(116,549)	(258,947)	(433,135)	(586,816)	(786,707)	(953,283)	(1,153,1
	140	(188,405)	(328,835)	(495,365)	(648,413)	(838,827)	(997,506)	(1,187,9
	160	(265,282)	(395,170)	(559,228)	(710,010)	(890,948)	(1,041,729)	(1,222,6
	180	(337,328)	(465,651)	(628,722)	(771,606)	(943,068)	(1,085,953)	(1,257,4
	200	(415,942)	(537,909)	(698,216)	(833,203)	(995,188)	(1,130,176)	(1,292,1
	220	(493,879)	(615,201)	(767,709)	(894,800)	(1,047,309)	(1,174,399)	(1,326,9
l	240	(574,977)	(694,171)	(837,203)	(956,397)	(1,099,429)	(1,218,622)	(1,361,6
				A∐ commu	uted sum - £ psm			
Balance	(930,884)	0	50	100	150	200	250	
Balanco	0	441,980	263,495	73,473	(116,549)	(303,721)	(493,879)	(705,2
	20	366,840	187,486	(2,536)	(188,405)	(376,635)	(574,977)	(792,1
	40	301,499	111,477	(78,545)	(265,282)	(454,137)	(661,844)	(879,0
	60	225,490	35,468	(149,966)	(337,328)	(533,620)	(748,712)	(965,8
	80	149,482	(40,540)	(226,843)	(415,942)	(618,411)	(835,579)	(1,052,7
CIL £psm	100	73,473	(116,549)	(303,721)	(493,879)	(705,278)	(922,446)	(1,139,6
	120	(2,536)	(188,405)	(376,635)	(574,977)	(792,145)	(1,009,313)	(1,226,4
	140	(78,545)	(265,282)	(454,137)	(661,844)	(879,012)	(1,096,180)	(1,313,3
	160	(149,966)	(337,328)	(533,620)	(748,712)	(965,880)	(1,183,048)	(1,400,2
	180	(226,843)	(415,942)	(618,411)	(835,579)	(1,052,747)	(1,269,915)	(1,487,
	200	(303,721)	(493,879)	(705,278)	(922,446)	(1,139,614)	(1,356,782)	(1,573,
	220	(376,635)	(574,977)	(792,145)	(1,009,313)	(1,226,481)	(1,443,649)	(1,660,
ļ	240	(454,137)	(661,844)	(879,012)	(1,096,180)	(1,313,348)	(1,530,516)	(1,747,6
	<u>-</u>				AH - % on site			
Balance	(930,884)	0% 225,490	10% 48,642	20%	30%	40%	50%	(000.6
1				(159,091)	(333,034)	(552,489)	(754,278)	(996,8
	100.0%			(000 4 47)	(407.005)	(704.450)		
	102.5%	66,254	(110,594)	(320,147)	(497,085)	(734,150)	(936,262)	
	102.5% 105.0%	66,254 (92,982)	(110,594) (266,560)	(478,668)	(673,599)	(916,134)	(1,118,246)	(1,360,
	102.5% 105.0% 107.5%	66,254 (92,982) (248,746)	(110,594) (266,560) (424,715)	(478,668) (653,471)	(673,599) (855,583)	(916,134) (1,098,117)	(1,118,246) (1,300,230)	(1,360, (1,542,
	102.5% 105.0% 107.5% 110.0%	66,254 (92,982) (248,746) (406,499)	(110,594) (266,560) (424,715) (592,920)	(478,668) (653,471) (835,455)	(673,599) (855,583) (1,037,567)	(916,134) (1,098,117) (1,280,101)	(1,118,246) (1,300,230) (1,482,214)	(1,360,7 (1,542,7 (1,724,7
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5%	66,254 (92,982) (248,746) (406,499) (572,792)	(110,594) (266,560) (424,715) (592,920) (774,904)	(478,668) (653,471) (835,455) (1,017,439)	(673,599) (855,583) (1,037,567) (1,219,551)	(916,134) (1,098,117) (1,280,101) (1,462,085)	(1,118,246) (1,300,230) (1,482,214) (1,664,198)	(1,360,7 (1,542,7 (1,724,7 (1,906,7
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182)	(1,360,1 (1,542,1 (1,724,1 (1,906,1 (2,088,1
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166)	(1,360,7 (1,542,7 (1,724,7 (1,906,7 (2,088,7 (2,270,7
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,563,390)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150)	(1,360,7 (1,542,7 (1,724,7 (1,906,7 (2,088,7 (2,270,7 (2,452,6
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,563,390) (1,745,374)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134)	(1,360,1 (1,542,1 (1,724,1 (1,906,1 (2,088,1 (2,270,1 (2,452,6 (2,634,6
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856) (1,502,840)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,563,390)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150)	(1,360,1 (1,542,1 (1,724,1 (1,906,1 (2,088,1 (2,270,1 (2,452,6 (2,634,6 (2,816,6
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856) (1,502,840) (1,684,824)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,563,390) (1,745,374) (1,927,358)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118)	(1,178,7 (1,360,7 (1,542,7 (1,724,7 (1,906,7 (2,088,7 (2,270,7 (2,452,6 (2,634,6 (2,816,6 (2,998,6 (3,180,6
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856) (1,502,840) (1,684,824) (1,866,808)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,563,390) (1,745,374) (1,927,358) (2,109,342)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102)	(1,360,7 (1,542,7 (1,724,7 (1,906,7 (2,088,7 (2,270,7 (2,452,6 (2,634,6 (2,998,6
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696) (1,846,679)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856) (1,502,840) (1,684,824) (1,866,808) (2,048,792)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,745,374) (1,927,358) (2,109,342) (2,291,326)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102) (2,938,086)	(1,360,7 (1,542,7 (1,724,7 (1,906,7 (2,088,7 (2,270,7 (2,452,6 (2,634,6 (2,816,6 (2,998,6 (3,180,6
	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 125.0% 125.0% 127.5% 130.0%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696) (1,846,679)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,132,872) (1,502,840) (1,502,840) (1,684,824) (1,866,808) (2,048,792)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,563,390) (1,745,374) (1,927,358) (2,109,342) (2,291,326)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102) (2,938,086)	(1,360,7 (1,542,7 (1,724,7 (1,906,7 (2,088,7 (2,270,7) (2,452,6 (2,634,6 (2,998,6 (3,180,6
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696) (1,846,679)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856) (1,502,840) (1,684,824) (1,866,808) (2,048,792)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,563,390) (1,745,374) (1,927,358) (2,109,342) (2,291,326)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs 115% (624,475)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102) (2,938,086)	(1,360,7 (1,542,7 (1,724,7 (1,906,7 (2,088,7 (2,270,7 (2,452,6 (2,816,6 (2,816,6 (3,180,6
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696) (1,846,679)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856) (1,502,840) (1,684,824) (1,866,808) (2,048,792)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,563,390) (1,745,374) (1,927,358) (2,109,342) (2,291,326)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs 115% (624,475) (711,342)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973) (2,735,973)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102) (2,938,086) 125% (1,352,411) (1,439,278)	(1,360,7 (1,542,1 (1,724,1 (1,906,1 (2,088,4 (2,270,7 (2,452,6 (2,634,6 (2,998,6 (3,180,6)
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696) (1,846,679) 100% 329,270 263,495 187,486	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856) (1,502,840) (1,684,824) (1,866,808) (2,048,792) 105% 21,032 (54,977) (126,129)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,745,374) (1,927,358) (2,109,342) (2,291,326) 110% (294,486) (367,191) (444,589)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs 115% (624,475) (711,342) (798,209)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973) 120% (988,443) (1,075,310) (1,162,177)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102) (2,938,086) 125% (1,352,411) (1,439,278) (1,526,145)	(1,360,7 (1,542,1 (1,724,1,1906,6) (2,088,7 (2,270,1 (2,452,6) (2,996,6) (3,180,6) (1,716,5) (1,803,2) (1,803,3) (1,890,1)
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696) (1,846,679) 100% 329,270 263,495 187,486 111,477	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,132,856) (1,502,840) (1,684,824) (1,866,808) (2,048,792) 105% 21,032 (54,977) (126,129) (203,006)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,563,390) (1,745,374) (1,927,358) (2,109,342) (2,291,326) 110% (294,486) (367,191) (444,589) (524,072)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs 115% (624,475) (711,342) (798,209) (885,076)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973) 120% (988,443) (1,075,310) (1,162,177) (1,249,044)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102) (2,938,086) 125% (1,352,411) (1,439,278) (1,526,145) (1,613,012)	(1,360, (1,542, (1,724, (1,906, (2,088, (2,270, (2,452, (2,634, (2,918, (3,180, (1,716, (1,803, (1,976,
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (930,884) 0 20 40 60 80	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696) (1,846,679) 100% 329,270 263,495 187,486 111,477 35,468	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856) (1,502,840) (1,684,824) (1,866,808) (2,048,792) 105% 21,032 (54,977) (126,129) (203,006) (279,884)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,563,390) (1,745,374) (1,927,358) (2,109,342) (2,291,326) 110% (294,486) (367,191) (444,589) (524,072) (607,976)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs 115% (624,475) (711,342) (798,209) (885,076) (971,944)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973) 120% (988,443) (1,075,310) (1,162,177) (1,249,044) (1,335,912)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102) (2,938,086) 125% (1,352,411) (1,439,278) (1,526,145) (1,613,012) (1,699,880)	(1,360, (1,542, (1,724, (1,906, (2,088, (2,270, (2,452, (2,634, (2,916, (3,180, (1,716, (1,803, (1,803, (1,976, (2,063
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (930,884) 0 20 40 60 80 100	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696) (1,846,679) 100% 329,270 263,495 187,486 111,477 35,468 (40,540)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856) (1,502,840) (1,684,824) (1,866,808) (2,048,792) 105% 21,032 (54,977) (126,129) (203,006) (279,884) (352,259)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,563,390) (1,745,374) (1,927,358) (2,109,342) (2,291,326) 110% (294,486) (367,191) (444,589) (524,072) (607,976) (694,843)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs 115% (624,475) (711,342) (798,209) (885,076) (971,944) (1,058,811)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973) (1,075,310) (1,162,177) (1,249,044) (1,335,912) (1,422,779)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102) (2,938,086) 125% (1,352,411) (1,439,278) (1,526,145) (1,613,012) (1,699,880) (1,786,747)	(1,360, (1,542, (1,724, (1,906, (2,088, (2,270, (2,452, (2,816, (2,998, (3,180, (1,716, (1,803, (1,990, (2,063, (2,063, (2,150, (2,150,
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (930.884) 0 0 20 40 60 80 100 120	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696) (1,846,679) 100% 329,270 263,495 187,486 111,477 35,468 (40,540) (116,549)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,132,856) (1,502,840) (1,684,824) (1,866,808) (2,048,792) 105% 21,032 (54,977) (126,129) (203,006) (279,884) (352,259) (430,874)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,745,374) (1,927,358) (2,109,342) (2,291,326) 110% (294,486) (367,191) (444,589) (524,072) (607,796) (694,843) (781,710)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs 115% (624,475) (711,342) (798,209) (885,076) (971,944) (1,1058,811) (1,145,678)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973) 120% (988,443) (1,075,310) (1,162,177) (1,249,044) (1,335,912) (1,422,779) (1,509,646)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102) (2,938,086) 125% (1,352,411) (1,439,278) (1,526,145) (1,613,012) (1,699,880) (1,786,747) (1,873,614)	(1,360, (1,542, (1,724, (1,706, (2,088, (2,270, (2,452, (2,816, (2,998, (3,180, (1,716, (1,803, (1,890, (1,976, (2,063, (2,237, (2,237, (2,237,
Build Costs Balance	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (930,884) 0 20 40 60 80 100 120 140	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696) (1,846,679) 100% 329,270 263,495 187,486 111,477 35,468 (40,540) (116,549) (188,405)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,132,856) (1,502,840) (1,684,824) (1,866,808) (2,048,792) 105% 21,032 (54,977) (126,129) (203,006) (279,884) (352,259) (430,874) (508,975)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,563,390) (1,745,374) (1,927,358) (2,109,342) (2,291,326) 110% (294,486) (367,191) (444,589) (524,072) (607,976) (694,843) (781,710) (868,577)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs 115% (624,475) (711,342) (798,209) (885,076) (971,944) (1,058,811) (1,145,678) (1,232,545)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973) 120% (988,443) (1,075,310) (1,162,177) (1,249,044) (1,335,912) (1,422,779) (1,509,646) (1,596,513)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,574,118) (2,756,102) (2,938,086) 125% (1,352,411) (1,439,278) (1,526,145) (1,613,012) (1,699,880) (1,786,747) (1,873,614) (1,960,481)	(1,360, (1,542, (1,724, (1,906, (2,088, (2,270, (2,452, (2,634, (2,988, (3,180, (1,976, (1,803, (1,803, (1,976, (2,063, (2,257, (2,257, (2,254
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (930,884) 0 20 40 60 80 100 120 140	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696) (1,846,679) 100% 329,270 263,495 187,486 40,540) (116,549) (188,405) (188,405) (188,405) (265,282)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856) (1,502,840) (1,684,824) (1,866,808) (2,048,792) 105% 21,032 (54,977) (126,129) (203,006) (279,884) (352,259) (430,874) (508,975) (591,476)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,563,390) (1,745,374) (1,927,358) (2,109,342) (2,291,326) 110% (294,486) (367,191) (444,589) (524,072) (607,976) (694,843) (781,710) (868,577) (955,444)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs 115% (624,475) (711,342) (798,209) (885,076) (971,944) (1,058,811) (1,145,678) (1,132,2545) (1,319,412)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973) 120% (988,443) (1,075,310) (1,162,177) (1,249,044) (1,335,912) (1,422,779) (1,509,646) (1,596,6513) (1,683,380)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102) (2,938,086) 125% (1,352,411) (1,439,278) (1,526,145) (1,613,012) (1,699,880) (1,786,747) (1,873,614) (1,960,481) (2,047,348)	(1,360, (1,542, (1,724, (1,906, (2,088, (2,270, (2,452, (2,634, (2,918, (3,180, (1,716, (1,803, (1,976, (2,063, (2,150, (2,234, (2,234, (2,241,
Build Costs Balance	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (930,884) 0 20 40 60 80 100 120 140 160 160	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,646,696) (1,846,679) 100% 329,270 263,495 187,486 (40,540) (116,549) (188,405) (265,282) (337,328)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856) (1,502,840) (1,684,824) (1,866,808) (2,048,792) 105% 21,032 (54,977) (126,129) (203,006) (279,884) (352,259) (430,874) (508,975) (591,476) (678,344)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,381,407) (1,563,390) (1,745,374) (1,927,358) (2,109,342) (2,291,326) (294,486) (367,191) (444,589) (524,072) (607,976) (694,843) (781,710) (868,577) (955,444) (1,042,312)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs 115% (624,475) (711,342) (798,209) (885,076) (971,944) (1,058,811) (1,145,678) (1,232,545) (1,319,412) (1,406,280)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973) (1,075,310) (1,162,177) (1,249,044) (1,335,912) (1,422,779) (1,509,646) (1,596,513) (1,683,380) (1,770,248)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102) (2,938,086) 125% (1,352,411) (1,439,278) (1,526,145) (1,613,012) (1,699,880) (1,786,747) (1,873,614) (1,960,481) (2,047,348) (2,134,215)	(1,360, (1,542, (1,724, (1,906, (2,088, (2,270, (2,452, (2,816, (2,998, (3,180, (1,976, (1,976, (1,976, (2,063, (2,150, (2,237, (2,324, (2,411, (2,498,
Build Costs	102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% (930,884) 0 20 40 60 80 100 120 140	66,254 (92,982) (248,746) (406,499) (572,792) (754,776) (936,760) (1,118,744) (1,300,728) (1,482,712) (1,664,696) (1,846,679) 100% 329,270 263,495 187,486 40,540) (116,549) (188,405) (188,405) (188,405) (265,282)	(110,594) (266,560) (424,715) (592,920) (774,904) (956,888) (1,138,872) (1,320,856) (1,502,840) (1,684,824) (1,866,808) (2,048,792) 105% 21,032 (54,977) (126,129) (203,006) (279,884) (352,259) (430,874) (508,975) (591,476)	(478,668) (653,471) (835,455) (1,017,439) (1,199,423) (1,563,390) (1,745,374) (1,927,358) (2,109,342) (2,291,326) 110% (294,486) (367,191) (444,589) (524,072) (607,976) (694,843) (781,710) (868,577) (955,444)	(673,599) (855,583) (1,037,567) (1,219,551) (1,401,535) (1,583,519) (1,765,503) (1,947,487) (2,129,471) (2,311,455) (2,493,439) Build Costs 115% (624,475) (711,342) (798,209) (885,076) (971,944) (1,058,811) (1,145,678) (1,132,2545) (1,319,412)	(916,134) (1,098,117) (1,280,101) (1,462,085) (1,644,069) (1,826,053) (2,008,037) (2,190,021) (2,372,005) (2,553,989) (2,735,973) 120% (988,443) (1,075,310) (1,162,177) (1,249,044) (1,335,912) (1,422,779) (1,509,646) (1,596,6513) (1,683,380)	(1,118,246) (1,300,230) (1,482,214) (1,664,198) (1,846,182) (2,028,166) (2,210,150) (2,392,134) (2,574,118) (2,756,102) (2,938,086) 125% (1,352,411) (1,439,278) (1,526,145) (1,613,012) (1,699,880) (1,786,747) (1,873,614) (1,960,481) (2,047,348)	(1,360,7 (1,542,7 (1,724,7 (1,906,7 (2,088,7 (2,270,7) (2,452,6 (2,634,6 (2,998,6 (3,180,6

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



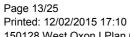
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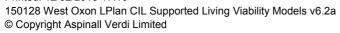
150128 West Oxon LPlan CIL Supported Living Viability Models v6.2a

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SCHEME DETAILS - ASSUMPTIONS						
Total number of units in scheme						45
AH Policy requirement %		90%	AH Target	10%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 Bed houses	0.0%	0	0%	0	0%	(
B Bed houses	0%	0	0%	0	0%	
1 Bed houses	0%	0	0%	0	0%	(
5 Bed houses	0.0%	0	0%	0	0%	
1 Bed Apartment	60.0%	24.6	60.0%	2.4	60%	2
2 Bed Apartment	40.0%	16.4	40.0%	1.6	40%	18
Total number of units	100%	41.0	100%	4.0	100%	4:
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	ınit
Jnit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqft
2 Bed houses	80.0	861		100.0%	80.0	86
Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
Bed houses	130.0	1,399		100.0%	130.0	1,39
I Bed Apartment	60.0	646		65.0%	92.3	99
Bed Apartment	80.0	861		65.0%	123.1	1,32
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
Bed Apartment	2,270.8	24,442	221.5	2,385	2,492.3	26,82
Bed Apartment	2,018.5	21,727	196.9	2,120	2,215.4	23,84
	4,289.2	46,169	418.5	4,504	4,707.7	50,67
Open Market values (£) -	£ psm	£ psf	25%	£		total MV £ (no AH
Bed houses	4,687.5	435	300,000	375,000		,
Bed houses	5,131.6	477	390,000	487,500		
Bed houses	5.795.5	538	510,000	637,500		
Bed houses	6.346.2	590	660,000	825,000		
Bed Apartment	5,000.0	465	240,000	300,000		8,100,00
Bed Apartment	4,687.5	435	300,000	375,000		6,750,00
Affordable Housing -						14,850,00
AH Tenure split	66% Affo	ordable Rent		34%	Intermediate	
RSL Transfer Values (£) -		of MV)			(% of MV)	
Bed houses	130,000 35%			135,000	36%	
Bed houses	145,000 30%			165,000		
Bed houses	185,000 29%			195,000		
Bed houses	210,000 25%			225,000		
Bed Apartment	100,000 33%			110,000		









Private for Sale GDV -				
2 Bed houses	0	@	375,000	-
B Bed houses	0	@	487,500	-
Bed houses	0	@	637,500	-
5 Bed houses	0	@	825,000	-
Bed Apartment	25	@	300,000	7,380,000
2 Bed Apartment	16	@	375,000	6,150,000
	41			13,530,000
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
5 Bed houses	0	@	210,000	-
Bed Apartment	2	@	100,000	158,400
2 Bed Apartment	1	@	115,000	121,440
	3			279,840
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
B Bed houses	0	@	165,000	-
Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
Bed Apartment	1	@	110,000	89,760
2 Bed Apartment	1	@	125,000	68,000
	1			157,760
	45 tota	al		
Grant	4.0	AH units @	0	-
GDV				13,967,600

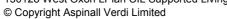
AH on-site cost (£MV - £GDV)

AH on-site cost analysis

19,609 £ per unit

187 £ psm

882,400 £





nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(17,325)
CIL		4,289	sqm (exc. AH)	100 £ psm	3.07%	(428,923)
Site Specific S106/278		45	units @	1,500 per unit		(67,500)
AH Commuted Sum		4,708	3 sqm	0 £ psm	0.00%	=
Construction Costs -						
Demolition and Site Clearance		1.11	acres @	50,000 per acre		(55,598)
2 Bed houses		-	sqm @	1,371.00 psm		-
Bed houses		-	sqm @	1,371.00 psm		=
Bed houses		-	sqm @	1,371.00 psm		-
5 Bed houses		-	sqm @	1,371.00 psm		-
Bed Apartment			sqm @	1,371.00 psm		(3,416,954)
2 Bed Apartment	4,707.7	2,215.4	sqm @	1,371.00 psm		(3,037,292)
External works		6,454,246		15%		(968,137)
			£per unit			
Contingency		7,422,383	@	5%		(371,119)
Professional Fees		7,422,383	@	9%		(668,014)
Disposal Costs -						
Sale Agents Costs		13,530,000		1.00%		(135,300)
Sale Legal Costs		13,967,600		0.50%		(69,838)
Marketing and Promotion		13,530,000	GDV @	3.00%		(405,900)
Finance Costs -						
Finance Fees		9,666,900	@	1.00%		(96,669)
nterest on Development Costs		7.00%	APR	0.565% pcm		(666,588)
Developers Profit						
On private for sale		13,530,000)	20.00%		(2,706,000)
On affordable housing pre-sale		437,600)	6.00%		(26,256)
blended)				19.56%		

RESIDUAL LAND VALUE			
Residual Land Value (gross)			805,186
SDLT	805,186 @		(32,207)
Acquisition Agent fees	805,186 @	1%	(8,052)
Acquisition Legal fees	805,186 @	0.5%	(4,026)
Interest on Land	805,186 @	7.0%	(56,363)
Residual Land Value (net)	15,656 per plot		704,538

TRESHOLD LAND VALUE			
Residential Density	100 dph		
Site Area	0.45 ha	1.11 acres	
	10,462 sqm/ha	45,571 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	14,826 £ per plot		667,170

BALANCE	
Surplus/(Deficit)	37,368



					AH - % on site			
Balance	37,368	0%	10%	20%	30%	40%	50%	60'
	0 0	3,240,101	2,757,485	2,154,214	1,671,598	1,106,772	612,733	1,55
	20	3,180,717	2,703,380	2,106,707	1,629,370	1,070,299	581,663	(23,04
	40	3,121,334	2,649,275	2,059,201	1,587,141	1,033,826	550,594	(47,63
	60	3,061,951	2,595,170	2,011,694	1,544,913	997,352	519,524	(72,23
	80	3,002,567	2,541,065	1,964,187	1,502,685	960,879	488,454	(96,83
CIL £psm	100	2,943,184	2,486,960	1,916,681	1,460,457	924,406	457,384	(116,46
	120	2,883,800	2,432,855	1,869,174	1,418,229	887,932	426,314	(141,33
	140	2,824,417	2,378,750	1,821,667	1,376,000	851,459	395,244	(166,21
	160	2,765,034	2,324,646	1,774,160	1,333,772	814,986	364,174	(191,09
	180	2,705,650	2,270,541	1,726,654	1,291,544	778,512	333,104	(215,97
	200	2,646,267	2,216,436	1,679,147	1,249,316	742,039	311,954	(240,85
	220	2,586,883	2,162,331	1,631,640	1,207,088	705,566	280,524	(265,72
	240	2,527,500	2,108,226	1,584,134	1,164,860	669,092	249,095	(290,60
Delanes	27.260	0			ted sum - £ psm	200	250	30
Balance	37,368 0	3,833,935	50 3,685,476	100 3,537,018	150 3,388,559	200 3,240,101	250 3,091,642	2,943,18
	20	3,774,551	3,626,093	3,477,634	3,329,176	3,180,717	3,032,259	2,883,8
	40	3,715,168	3,566,710	3,418,251	3,269,793	3,121,334	2,972,876	2,824,4
	60	3,655,785	3,507,326	3,358,868	3,210,409	3,061,951	2,913,492	2,765,0
	80	3,596,401	3,447,943	3,299,484	3,151,026	3,002,567	2,854,109	2,705,6
CIL £psm	100	3,537,018	3,388,559	3,240,101	3,091,642	2,943,184	2,794,725	2,646,2
5-12 Lps	120	3,477,634	3,329,176	3,180,717	3,032,259	2,883,800	2,735,342	2,586,8
	140	3,418,251	3,269,793	3,121,334	2,972,876	2,824,417	2,675,959	2,527,50
	160	3,358,868	3,210,409	3,061,951	2,913,492	2,765,034	2,616,575	2,468,1
	180	3,299,484	3,151,026	3,002,567	2,854,109	2,705,650	2,557,192	2,408,7
	200	3,240,101	3,091,642	2,943,184	2,794,725	2,646,267	2,497,808	2,349,3
	220	3,180,717	3,032,259	2,883,800	2,735,342	2,586,883	2,438,425	2,289,9
	240	3,121,334	2,972,876	2,824,417	2,675,959	2,527,500	2,379,042	2,230,58
Balance	37.368	0%	10%	20%	AH - % on site 30%	40%	50%	60
Balance	37,368 100.0%	0% 2,646,267	10% 2,216,436	20% 1,679,147	AH - % on site 30% 1,249,316	40% 742,039	50% 311,954	
Balance					30%			(240,85
Balance	100.0%	2,646,267	2,216,436	1,679,147	30% 1,249,316	742,039	311,954	(240,85 (372,32
Balance	100.0% 102.5%	2,646,267 2,516,858	2,216,436 2,087,027	1,679,147 1,549,738	30% 1,249,316 1,159,573	742,039 609,567	311,954 177,950	(240,85 (372,32 (510,42
Balance	100.0% 102.5% 105.0%	2,646,267 2,516,858 2,387,449	2,216,436 2,087,027 1,957,618	1,679,147 1,549,738 1,420,329	30% 1,249,316 1,159,573 1,027,101	742,039 609,567 477,095	311,954 177,950 43,947	(240,85 (372,32 (510,42 (659,34
Balance Build Costs	100.0% 102.5% 105.0% 107.5%	2,646,267 2,516,858 2,387,449 2,258,040	2,216,436 2,087,027 1,957,618 1,828,209	1,679,147 1,549,738 1,420,329 1,290,920	30% 1,249,316 1,159,573 1,027,101 894,629	742,039 609,567 477,095 344,623	311,954 177,950 43,947 (90,057)	(240,85 (372,32 (510,42 (659,34 (812,48
	100.0% 102.5% 105.0% 107.5% 110.0%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511	30% 1,249,316 1,159,573 1,027,101 894,629 762,157	742,039 609,567 477,095 344,623 221,031	311,954 177,950 43,947 (90,057) (220,267)	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685	742,039 609,567 477,095 344,623 221,031 87,028	311,954 177,950 43,947 (90,057) (220,267) (351,278)	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213	742,039 609,567 477,095 344,623 221,031 87,028 (46,975)	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145)	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802	30% 1,249,316 1,159,573 1,027,101 884,629 762,157 629,685 497,213 364,741 241,382 107,379	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095)	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377)	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625)	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848)	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524)	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 284,463	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110)	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995)	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671)	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36 (1,884,51
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625)	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848)	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524)	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36 (1,884,51
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768 1,132,396	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 284,463 150,460	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142)	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (686,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817)	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36 (1,884,51 (2,037,66
	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768 1,132,396	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 224,463 150,460	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115%	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142)	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817)	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36 (1,884,51 (2,037,66
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768 1,132,396	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 284,463 150,460	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115% 2,463,647	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142)	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817)	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36 (2,037,66
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768 1,132,396	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 284,463 150,460	30% 1,249,316 1,159,573 1,027,101 884,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115% 2,463,647 2,404,264	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142)	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817)	60 (240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36 (1,884,51 (2,037,66
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768 1,132,396	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 284,463 150,460	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115% 2,463,647 2,404,264 2,344,880	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142) 120% 2,204,829 2,145,446 2,086,062	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (686,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817) 125% 1,946,011 1,886,628 1,827,244	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36 (1,884,51 (2,037,66
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0% 37,368 0 20 40 60	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768 1,132,396	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392 105% 2,981,283 2,921,899 2,862,516 2,803,133	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 224,463 150,460	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115% 2,463,647 2,404,264 2,344,880 2,285,497	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142) 120% 2,204,829 2,145,446 2,086,062 2,026,679	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817) 1,946,011 1,866,628 1,827,244 1,767,861	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36 (2,037,66
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 125.0% 127.5% 130.0% 137.368 0 20 40 60 80	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768 1,132,396 100% 3,240,101 3,180,717 3,121,334 3,061,951 3,002,567	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392 105% 2,981,283 2,921,899 2,862,516 2,803,133 2,743,749	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 284,463 150,460 110% 2,722,465 2,663,081 2,603,698 2,544,315 2,484,931	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115% 2,463,647 2,404,264 2,344,880 2,285,497 2,226,113	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142) 120% 2,204,829 2,145,446 2,086,062 2,026,679 1,967,295	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817) 1,946,011 1,886,628 1,827,244 1,767,861 1,708,477	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36 (1,884,51 (2,037,66
Build Costs	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 37,368 0 20 40 60 80 100	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768 1,132,396 100% 3,240,101 3,180,717 3,121,334 3,061,951 3,002,567 2,943,184	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392 105% 2,981,283 2,921,899 2,862,516 2,803,133 2,743,749 2,684,366	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 284,463 150,460 110% 2,722,465 2,663,081 2,603,698 2,544,315 2,444,931 2,425,548	30% 1,249,316 1,159,573 1,027,101 884,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115% 2,463,647 2,404,264 2,344,880 2,285,497 2,226,113 2,166,730	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142) 120% 2,204,829 2,145,446 2,086,062 2,026,679 1,967,295 1,907,912	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817) 1,946,011 1,886,628 1,827,244 1,767,861 1,708,477 1,649,094	(240,85 (372,32) (510,42) (659,34) (812,48) (965,63) (1,118,78) (1,271,92) (1,425,07) (1,578,22) (1,731,36) (1,884,51) (2,037,66) 1300 1,687,11 1,627,8 1,568,41 1,509,00 1,449,61 1,390,21
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.0% 127.5% 130.0% 37,368 0 20 40 60 80 100 120	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768 1,132,396 100% 3,240,101 3,180,717 3,121,334 3,061,951 3,002,567 2,943,184 2,883,800	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392 105% 2,981,283 2,921,899 2,862,516 2,803,133 2,743,749 2,684,366 2,624,982	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 284,463 150,460 110% 2,722,465 2,663,081 2,603,698 2,544,315 2,482,548 2,366,165	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115% 2,463,647 2,404,264 2,344,880 2,285,497 2,226,113 2,166,730 2,107,347	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142) 120% 2,204,829 2,145,446 2,086,062 2,026,679 1,967,295 1,907,912 1,848,529	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817) 125% 1,946,011 1,886,628 1,827,244 1,767,861 1,708,477 1,649,094 1,589,711	(240,85 (372,32) (510,42) (659,34) (812,48) (965,63) (1,118,78) (1,271,92) (1,425,07) (1,578,22) (1,731,36) (1,884,51) (2,037,66) 1300 1,687,11 1,627,8 1,568,41 1,509,0 1,449,61 1,390,2 1,330,81
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 127.5% 130.0% 37,368 0 20 40 60 80 100 120 140	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768 1,132,396 100% 3,240,101 3,180,717 3,121,334 3,061,951 3,002,567 2,943,184 2,838,800 2,824,417	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392 105% 2,981,283 2,921,899 2,862,516 2,803,133 2,743,749 2,684,366 2,624,982 2,565,599	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 224,463 150,460 110% 2,722,465 2,663,081 2,603,698 2,544,315 2,484,931 2,425,548 2,366,165 2,306,781	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115% 2,463,647 2,404,264 2,344,880 2,285,497 2,226,113 2,166,730 2,107,347 2,047,963	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142) 120% 2,204,829 2,145,446 2,086,062 2,026,679 1,967,295 1,907,912 1,848,529 1,789,145	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817) 1,25% 1,946,011 1,886,628 1,827,244 1,767,861 1,708,477 1,649,094 1,589,711 1,530,327	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36 (2,037,66 (2,037,66 (1,884,51 1,627,8 1,568,4 1,509,0 1,449,6 1,390,2 1,330,8 1,271,5
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 122.5% 122.5% 127.5% 130.0% 127.5% 130.0%	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768 1,132,396 100% 3,240,101 3,180,717 3,121,334 3,061,951 3,002,567 2,943,184 2,883,800 2,824,417 2,765,034	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392 105% 2,981,283 2,921,899 2,862,516 2,803,133 2,743,749 2,684,366 2,624,982 2,565,599 2,506,216	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 284,463 150,460 110% 2,722,465 2,663,081 2,603,698 2,544,315 2,484,931 2,425,548 2,366,165 2,366,781 2,247,398	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115% 2,463,647 2,404,264 2,344,880 2,285,497 2,226,113 2,166,730 2,107,347 2,047,963 1,988,580	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142) 120% 2,204,829 2,145,446 2,086,062 2,026,679 1,967,295 1,907,912 1,848,529 1,789,145 1,729,762	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817) 1,946,011 1,886,628 1,827,244 1,767,861 1,708,477 1,649,094 1,589,711 1,530,327 1,470,944	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36 (1,884,51 (2,037,66 (1,884,51 1,568,4: 1,568,4: 1,569,0 1,449,6: 1,330,8: 1,271,5:
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 125.0% 127.5% 130.0% 137.368 0 20 40 60 80 100 120 140 160 180	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,362,177 1,222,768 1,132,396 100% 3,240,101 3,180,717 3,121,334 3,061,951 3,061,956 2,943,184 2,883,800 2,824,417 2,765,650	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392 105% 2,981,283 2,921,899 2,862,516 2,803,133 2,743,749 2,684,366 2,624,982 2,565,599 2,506,216 2,446,832	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 284,463 150,460 110% 2,722,465 2,663,081 2,603,698 2,544,315 2,448,931 2,425,548 2,366,165 2,306,781 2,247,398 2,188,014	30% 1,249,316 1,159,573 1,027,101 884,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115% 2,463,647 2,404,264 2,344,880 2,285,497 2,226,113 2,166,730 2,107,347 2,047,963 1,988,580 1,929,196	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142) 120% 2,204,829 2,145,446 2,086,062 2,026,679 1,967,295 1,907,912 1,848,529 1,789,145	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817) 125% 1,946,011 1,886,628 1,827,244 1,767,861 1,708,477 1,649,094 1,589,711 1,530,327 1,470,944 1,411,560	(240,85 (372,32) (510,42) (659,34) (812,48) (965,63) (1,118,78) (1,271,92) (1,425,07) (1,578,22) (1,731,36) (1,884,51) 1,627,8 1,568,4: 1,509,0- 1,449,6: 1,390,2: 1,330,8: 1,271,50 1,271,51
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 120.0% 122.5% 125.00% 127.5% 130.0% 37,368 0 20 40 60 80 100 120 140 160 180 200	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,352,177 1,222,768 1,132,396 100% 3,240,101 3,180,717 3,121,334 3,061,956 2,943,184 2,883,800 2,824,417 2,765,034 2,705,650 2,646,267	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392 105% 2,981,283 2,921,899 2,862,516 2,803,133 2,743,749 2,684,366 2,624,982 2,566,599 2,566,216 2,446,832 2,387,449	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 284,463 150,460 110% 2,722,465 2,663,081 2,603,698 2,544,315 2,444,931 2,425,548 2,366,165 2,306,781 2,247,398 2,188,014 2,128,631	30% 1,249,316 1,159,573 1,027,101 894,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115% 2,463,647 2,404,264 2,344,880 2,285,497 2,226,113 2,166,730 2,107,347 2,047,963 1,988,580 1,929,196 1,869,813	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142) 120% 2,204,829 2,145,446 2,086,062 2,026,679 1,967,295 1,907,912 1,848,529 1,789,145 1,729,762 1,670,378 1,610,995	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817) 125% 1,946,011 1,886,628 1,827,244 1,767,861 1,708,477 1,649,094 1,589,711 1,530,327 1,470,944 1,411,560 1,352,177	(240,85 (372,32) (510,42) (659,34) (812,48) (965,63) (1,118,78) (1,271,92) (1,425,07) (1,578,22) (1,731,36) (1,884,51) (2,037,66) 1,687,11 1,627,8 1,568,41 1,509,0 1,449,61 1,390,2 1,330,81 1,271,51 1,212,1; 1,152,7
Build Costs Balance	100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 115.0% 127.5% 125.0% 127.5% 130.0% 137.368 0 20 40 60 80 100 120 140 160 180	2,646,267 2,516,858 2,387,449 2,258,040 2,128,631 1,999,222 1,869,813 1,740,404 1,610,995 1,481,586 1,362,177 1,222,768 1,132,396 100% 3,240,101 3,180,717 3,121,334 3,061,951 3,061,956 2,943,184 2,883,800 2,824,417 2,765,650	2,216,436 2,087,027 1,957,618 1,828,209 1,698,800 1,569,391 1,439,982 1,310,573 1,181,164 1,089,808 957,336 824,864 692,392 105% 2,981,283 2,921,899 2,862,516 2,803,133 2,743,749 2,684,366 2,624,982 2,565,599 2,506,216 2,446,832	1,679,147 1,549,738 1,420,329 1,290,920 1,161,511 1,069,690 937,218 804,746 672,274 539,802 407,330 284,463 150,460 110% 2,722,465 2,663,081 2,603,698 2,544,315 2,448,931 2,425,548 2,366,165 2,306,781 2,247,398 2,188,014	30% 1,249,316 1,159,573 1,027,101 884,629 762,157 629,685 497,213 364,741 241,382 107,379 (26,625) (156,110) (291,645) Build Costs 115% 2,463,647 2,404,264 2,344,880 2,285,497 2,226,113 2,166,730 2,107,347 2,047,963 1,988,580 1,929,196	742,039 609,567 477,095 344,623 221,031 87,028 (46,975) (176,693) (312,228) (444,095) (586,848) (739,995) (893,142) 120% 2,204,829 2,145,446 2,086,062 2,026,679 1,967,295 1,907,912 1,848,529 1,789,145	311,954 177,950 43,947 (90,057) (220,267) (351,278) (489,145) (636,084) (789,231) (942,377) (1,095,524) (1,248,671) (1,401,817) 125% 1,946,011 1,886,628 1,827,244 1,767,861 1,708,477 1,649,094 1,589,711 1,530,327 1,470,944 1,411,560	(240,85 (372,32 (510,42 (659,34 (812,48 (965,63 (1,118,78 (1,271,92 (1,425,07 (1,578,22 (1,731,36 (2,037,66

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150128 West Oxon LPlan CIL Supported Living Viability Models v6.2a

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otal number of units in scheme						4:
AH Policy requirement %		100%	AH Target	0%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # unit
Bed houses	0.0%	0	0%	0	0%	
Bed houses	0%	0	0%	0	0%	
Bed houses	0%	0	0%	0	0%	
Bed houses	0.0%	0	0%	0	0%	
Bed Apartment	60.0%	27.0	60.0%	0.0	60%	2
2 Bed Apartment	40.0%	18.0	40.0%	0.0	40%	1
Total number of units	100%	45.0	100%	0.0	100%	4
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	nit
Init Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqf
Bed houses	80.0	861		100.0%	80.0	86
Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
5 Bed houses	130.0	1,399		100.0%	130.0	1,39
Bed Apartment	60.0	646		65.0%	92.3	99
Bed Apartment	80.0	861		65.0%	123.1	1,32
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
5 Bed houses	0.0	0	0.0	0	0.0	
Bed Apartment	2,492.3	26,827	0.0	0	2,492.3	26,82
2 Bed Apartment	2,215.4	23,846	0.0	0	2,215.4	23,84
	4,707.7	50,673	0.0	0	4,707.7	50,67
Open Market values (£) -	£ psm	£ psf	25%	£		total MV £ (no AH
Ped houses	3,593.8	334	230,000	287,500		
B Bed houses	4,210.5	391	320,000	400,000		
Bed houses	4,772.7	443	420,000	525,000		
Bed houses	5,288.5	491	550,000	687,500		
Bed Apartment	4,375.0	406	210,000	262,500		7,087,50
Page Bed Apartment	4,062.5	377	260,000	325,000		5,850,00
Affordable Housing -						12,937,50
AH Tenure split	66% Affo	rdable Rent		34%	Intermediate	
RSL Transfer Values (£) -	(%	of MV)			(% of MV)	
2 Bed houses	130,000 45%	5		135,000	47%	
B Bed houses	145,000 36%			165,000	41%	
Bed houses	185,000 35%			195,000	37%	
Bed houses	210,000 31%			225,000	33%	
1 Bed Apartment	100,000 38%			110,000		
2 Bed Apartment	115,000 35%			125,000		



rivate for Sale GDV -				
Bed houses	0	@	287,500	=
Bed houses	0	@	400,000	-
Bed houses	0	@	525,000	-
Bed houses	0	@	687,500	-
Bed Apartment	27	@	262,500	7,087,500
Bed Apartment	18	@	325,000	5,850,000
	45			12,937,500
ffordable Rented GDV -				
Bed houses	0	@	130,000	-
Bed houses	0	@	145,000	-
Bed houses	0	@	185,000	-
Bed houses	0	@	210,000	-
Bed Apartment	0	@	100,000	-
Bed Apartment	0	@	115,000	-
	0			=
ntermediate GDV -				
Bed houses	0	@	135,000	-
Bed houses	0	@	165,000	-
Bed houses	0	@	195,000	-
Bed houses	0	@	225,000	=
Bed Apartment	0	@	110,000	-
Bed Apartment	0	@	125,000	-
	0			-
	45 tot	al		
Grant	0.0	AH units @	0	

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



DEVELOPMENT COSTS						
nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(17,325)
CIL		4,708	sqm (exc. AH)	0 £ psm	0.00%	-
Site Specific S106/278		45	units @	1,500 per unit		(67,500)
AH Commuted Sum		4,708	3 sqm	0 £ psm	0.00%	-
Construction Costs -						
Demolition and Site Clearance		1.11	acres @	50,000 per acre		(55,598)
2 Bed houses		Ē	sqm @	1,371.00 psm		-
B Bed houses		=	sqm @	1,371.00 psm		-
Bed houses		=	sqm @	1,371.00 psm		-
5 Bed houses		-	sqm @	1,371.00 psm		-
1 Bed Apartment		2,492.3	sqm @	1,371.00 psm		(3,416,954)
2 Bed Apartment	4,707.7	2,215.4	sqm @	1,371.00 psm		(3,037,292)
External works		6,454,246	@	15%		(968,137)
			£per unit			
Contingency		7,422,383	@	5%		(371,119)
Professional Fees		7,422,383	@	9%		(668,014)
Disposal Costs -						
Sale Agents Costs		12,937,500		1.00%		(129,375)
Sale Legal Costs		12,937,500		0.50%		(64,688)
Marketing and Promotion		12,937,500	GDV @	3.00%		(388,125)
Finance Costs -						
Finance Fees		9,209,127	@	1.00%		(92,091)
Interest on Development Costs		7.00%	APR	0.565% pcm		(655,249)
Developers Profit						
On private for sale		12,937,500)	20.00%		(2,587,500)
On affordable housing pre-sale)	6.00%		-
plended)				20.00%		
TOTAL COSTS						(12,543,967)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			393,533
SDLT	393,533 @		(11,806)
Acquisition Agent fees	393,533 @	1%	(3,935)
Acquisition Legal fees	393,533 @	0.5%	(1,968)
Interest on Land	393,533 @	7.0%	(27,547)
Residual Land Value (net)	7,739 per plot		348,277

TRESHOLD LAND VALUE			
Residential Density	100 dph		
Site Area	0.45 ha	1.11 acres	
	10,462 sqm/ha	45,571 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	14,826 £ per plot		667,170

BALANCE	
Surplus/(Deficit)	(318,893)



					ALL 0/			
Delege	(040,000)	00/	100/	000/	AH - % on site	400/	500/	000
Balance	(318,893)	0%	10%	20%	30%	40%	50%	609
	0	1,882,472	1,549,566	1,173,419	832,633	406,651	73,054	(351,060
	20	1,823,089	1,495,461	1,124,788	789,406	370,178	41,625	(376,500
	40	1,763,705	1,441,356	1,076,157	746,178	333,704	10,196	(401,94)
	60 80	1,704,322	1,387,251	1,027,526	702,950	307,095	(21,233)	(427,38)
CII Foom	100	1,644,939	1,333,146	978,894	659,723	270,200	(52,662)	(451,68
CIL £psm	120	1,585,555	1,279,042	930,263	616,495	233,305	(84,091)	(477,40
	140	1,526,172 1,466,789	1,224,937 1,170,832	881,632 833,001	573,267 530,040	196,410 159,515	(115,520) (142,275)	(503,12 (528,84
	160	1,400,705	1,156,318	784,370	486,812	122,620	(174,063)	(554,56
	180	1,348,022	1,100,932	735,739	443,584	85,725	(205,851)	(582,54
	200	1,288,638	1,045,547	687,108	400,356	48,830	(237,640)	(610,65
	220	1,229,255	990,161	638,477	357,129	11,935	(269,428)	(638,76
	240	1,169,872	934,776	589,845	313,901	(24,960)	(301,216)	(666,87
Į		,,,,,,,,,,,	221,112	220,012	210,001	(= 1,000)	(551,215)	(000,0)
				AH commut	ed sum - £ psm			
Balance	(318,893)	0	50	100	150	200	250	30
	0	2,149,698	2,001,239	1,852,781	1,704,322	1,555,864	1,407,405	1,258,94
	20	2,090,314	1,941,856	1,793,397	1,644,939	1,496,480	1,348,022	1,199,56
	40	2,030,931	1,882,472	1,734,014	1,585,555	1,437,097	1,288,638	1,140,18
	60	1,971,547	1,823,089	1,674,630	1,526,172	1,377,713	1,229,255	1,119,53
	80	1,912,164	1,763,705	1,615,247	1,466,789	1,318,330	1,169,872	1,058,74
CIL £psm	100	1,852,781	1,704,322	1,555,864	1,407,405	1,258,947	1,149,931	997,98
	120	1,793,397	1,644,939	1,496,480	1,348,022	1,199,563	1,089,142	937,17
	140	1,734,014	1,585,555	1,437,097	1,288,638	1,140,180	1,028,353	876,38
	160	1,674,630	1,526,172	1,377,713	1,229,255	1,119,537	967,564	815,59
	180	1,615,247	1,466,789	1,318,330	1,169,872	1,058,748	906,775	754,80
	200	1,555,864	1,407,405	1,258,947	1,149,931	997,959	845,986	694,01
	220	1,496,480	1,348,022	1,199,563	1,089,142	937,170	785,198	633,22
	240	1,437,097	1,288,638	1,140,180	1,028,353	876,381	724,409	572,43
					AH - % on site			
Balance	(318,893)	0%	10%	20%	30%	40%	50%	60
	100.0%	1,615,247	1,306,094	954,579	638,109	251,752	(68,377)	(464,54
	102.5%	1,485,838	1,176,685	822,107	505,637	117,749	(198,339)	(609,19
	105.0%	1,356,429	1,085,223	689,635	373,165	(16,255)	(333,874)	(762,34
	107.5%	1,227,020	952,751	557,163	249,903	(145,621)	(466,474)	(915,48
	110.0%	1,136,749	820,279	424,691	115,900	(281,156)	(611,307)	(1,068,63
Build Costs	112.5%	1,004,277	687,807	302,025	(18,104)	(413,543)	(764,453)	(1,221,78
	115.0%	871,805	555,335	168,022	(147,492)	(552,099)	(917,600)	(1,374,92
	117.5%	739,333	422,863	34,018	(283,026)	(704,885)	(1,070,747)	(1,528,07
l I		606,861	300,176	(99,985)	(415,456)	(858,032)	(1,223,894)	(1,681,22
	120.0%				(554,032)	(1,011,179)	(1,377,040)	(1,834,36
	120.0% 122.5%	474,390	166,172	(230,309)			(1,530,187)	(1,987,51
		474,390 341,918	166,172 32,169	(361,547)	(706,999)	(1,164,326)		
	122.5%					(1,164,326) (1,317,472)	(1,683,334)	(2,140,66
	122.5% 125.0%	341,918	32,169	(361,547)	(706,999)		(1,683,334) (1,836,481)	
	122.5% 125.0% 127.5%	341,918 218,294	32,169 (101,834)	(361,547) (499,528)	(706,999) (860,145) (1,013,292)	(1,317,472)		
Sets	122.5% 125.0% 127.5% 130.0%	341,918 218,294 84,291	32,169 (101,834) (232,179)	(361,547) (499,528) (647,431)	(706,999) (860,145) (1,013,292) Build Costs	(1,317,472) (1,470,619)	(1,836,481)	(2,293,80
Balance	122.5% 125.0% 127.5% 130.0%	341,918 218,294 84,291	32,169 (101,834) (232,179)	(361,547) (499,528) (647,431)	(706,999) (860,145) (1,013,292) Build Costs 115%	(1,317,472) (1,470,619)	(1,836,481)	(2,293,80
Balance	122.5% 125.0% 127.5% 130.0% (318,893)	341,918 218,294 84,291 100% 1,882,472	32,169 (101,834) (232,179) 105% 1,623,654	(361,547) (499,528) (647,431) 110% 1,364,836	(706,999) (860,145) (1,013,292) Build Costs 115% 1,145,355	(1,317,472) (1,470,619) 120% 880,412	(1,836,481) 125% 615,468	(2,293,80° 130° 350,52
Balance	122.5% 125.0% 127.5% 130.0% (318,893) 0 20	341,918 218,294 84,291 100% 1,882,472 1,823,089	32,169 (101,834) (232,179) 105% 1,623,654 1,564,271	(361,547) (499,528) (647,431) 110% 1,364,836 1,305,453	(706,999) (860,145) (1,013,292) Build Costs 115% 1,145,355 1,084,567	(1,317,472) (1,470,619) 120% 880,412 819,623	(1,836,481) 125% 615,468 554,679	130 ¹ 350,52 299,51
Balance	122.5% 125.0% 127.5% 130.0% (318.893) 0 20 40	341,918 218,294 84,291 100% 1,882,472 1,823,089 1,763,705	32,169 (101,834) (232,179) 105% 1,623,654 1,564,271 1,504,888	(361,547) (499,528) (647,431) 110% 1,364,836 1,305,453 1,246,070	(706,999) (860,145) (1,013,292) Build Costs 115% 1,145,355 1,084,567 1,023,778	(1,317,472) (1,470,619) 120% 880,412 819,623 758,834	125% 615,468 554,679 493,890	130 350,52 299,51 238,02
Balance	122.5% 125.0% 127.5% 130.0% (318.893) 0 20 40 60	341,918 218,294 84,291 100% 1,882,472 1,823,089 1,763,705 1,704,322	32,169 (101,834) (232,179) 105% 1,623,654 1,564,271 1,504,888 1,445,504	(361,547) (499,528) (647,431) 110% 1,364,836 1,305,453 1,246,070 1,186,686	(706,999) (860,145) (1,013,292) Build Costs 115% 1,145,355 1,084,567 1,023,778 962,989	(1,317,472) (1,470,619) 120% 880,412 819,623 758,834 698,045	125% 615,468 554,679 493,890 433,101	130 350,52 299,51 238,02 176,52
	122.5% 125.0% 127.5% 130.0% (318.893) 0 20 40 60 80	341,918 218,294 84,291 100% 1.882,472 1,823,089 1,763,705 1,704,322 1,644,939	32,169 (101,834) (232,179) 105% 1,623,654 1,564,271 1,504,888 1,445,504 1,386,121	(361,547) (499,528) (647,431) 110% 1,364,836 1,305,453 1,246,070 1,186,686 1,167,144	(706,999) (860,145) (1,013,292) Build Costs 115% 1,145,355 1,084,567 1,023,778 962,989 902,200	120% 880,412 819,623 758,834 698,045 637,256	125% 615,468 554,679 493,890 433,101 372,312	130 350,52 299,51 238,02 176,52 115,03
Balance CIL £psm	122.5% 125.0% 127.5% 130.0% (318.893) 0 20 40 60 80 100	341,918 218,294 84,291 100% 1,882,472 1,823,089 1,763,705 1,704,322 1,644,939 1,585,555	32,169 (101,834) (232,179) 105% 1,623,654 1,564,271 1,504,888 1,445,504 1,386,121 1,326,737	(361,547) (499,528) (647,431) 110% 1,364,836 1,305,453 1,246,070 1,186,640 1,167,144 1,106,355	(706,999) (860,145) (1,013,292) Build Costs 115% 1,145,355 1,084,567 1,023,778 962,989 902,200 841,411	120% 880,412 819,623 758,834 698,045 637,256 576,467	125% 615,468 554,679 493,890 433,101 372,312 311,523	130 350,52 299,51 176,52 115,03 53,54
	122.5% 125.0% 127.5% 130.0% (318.893) 0 20 40 60 80 100 120	341,918 218,294 84,291 100% 1,882,472 1,823,089 1,763,705 1,704,322 1,644,939 1,585,555 1,526,172	32,169 (101,834) (232,179) 105% 1,623,654 1,564,271 1,504,888 1,445,504 1,386,121 1,326,737 1,267,354	(361,547) (499,528) (647,431) 110% 1,364,836 1,305,453 1,246,070 1,186,686 1,167,144 1,106,355 1,045,566	(706,999) (860,145) (1,013,292) Build Costs 115% 1,145,355 1,084,567 1,023,778 962,989 902,200 841,411 780,622	120% 880,412 819,623 758,834 698,045 637,256 576,467 515,678	125% 615,468 554,679 493,890 433,101 372,312 311,523 260,060	130 350,52 299,51 238,02 176,52 115,03 53,54 (7,94
	122.5% 125.0% 127.5% 130.0% (318.893) 0 20 40 60 80 100 120 140	341,918 218,294 84,291 100% 1,882,472 1,823,089 1,763,705 1,704,322 1,644,399 1,585,555 1,526,172 1,466,789	32,169 (101,834) (232,179) 105% 1,623,654 1,564,271 1,504,888 1,445,504 1,386,121 1,326,737 1,267,354 1,207,971	(361,547) (499,528) (647,431) 110% 1,364,836 1,305,453 1,246,070 1,186,886 1,167,144 1,106,355 1,045,566 984,777	(706,999) (860,145) (1,013,292) Build Costs 115% 1,145,367 1,023,778 962,989 902,200 841,411 780,622 719,833	120% 880,412 81,623 758,834 698,045 637,256 576,467 515,678 454,889	125% 615,468 554,679 493,890 433,101 372,312 311,523 260,060 198,569	130 350,5; 299,5; 238,0; 176,5; 115,0; 53,5; (7,94
	122.5% 125.0% 127.5% 130.0% (318.893) 0 20 40 60 80 100 120 140 160	341,918 218,294 84,291 100% 1,882,472 1,823,089 1,763,705 1,704,322 1,644,939 1,585,555 1,526,172 1,466,789 1,407,405	32,169 (101,834) (232,179) 105% 1,623,654 1,564,271 1,504,888 1,445,504 1,386,121 1,326,737 1,267,354 1,207,971 1,148,587	(361,547) (499,528) (647,431) 110% 1,364,836 1,305,453 1,224,070 1,186,686 1,167,144 1,106,556 1,984,777 923,988	(706,999) (860,145) (1,013,292) Build Costs 115% 1,145,355 1,084,567 1,023,778 962,989 902,200 841,411 780,622 719,833 659,044	(1,317,472) (1,470,619) 120% 880,412 819,623 758,834 698,045 637,256 576,467 515,678 454,889 394,100	125% 615,468 554,679 493,890 433,101 372,312 311,523 260,060 198,569 137,077	130 350,5; 299,5; 238,0; 176,5; 115,0; 53,54 (69,43 (126,07
	122.5% 125.0% 127.5% 130.0% (318.893) 0 20 40 60 80 100 120 140 160 180	341,918 218,294 84,291 100% 1,882,472 1,823,089 1,763,705 1,704,322 1,644,939 1,585,555 1,526,172 1,466,789 1,407,405 1,348,022	32,169 (101,834) (232,179) 105% 1,623,654 1,564,271 1,504,888 1,445,504 1,386,121 1,326,737 1,267,354 1,207,971 1,148,587 1,128,143	(361,547) (499,528) (647,431) 110% 1,364,836 1,305,453 1,246,070 1,186,686 1,167,144 1,106,355 1,045,566 984,777 923,988 863,199	(706,999) (860,145) (1,013,292) Build Costs 115% 1,145,355 1,084,567 1,023,778 962,989 902,200 841,411 780,622 719,833 659,044 598,255	120% 880,412 819,623 758,834 698,045 637,256 576,467 515,678 454,889 394,100 333,311	125% 615,468 554,679 493,890 433,101 372,312 311,523 260,060 198,569 137,077 75,585	130 350,5; 299,5; 238,0; 176,5; 115,0; 53,5; (7,94 (69,43) (126,07) (188,26
	122.5% 125.0% 127.5% 130.0% (318.893) 0 20 40 60 80 100 120 140 160 180 200	341,918 218,294 84,291 100% 1.882,472 1.823,089 1,763,705 1,704,322 1,644,939 1,585,555 1,526,172 1,466,789 1,407,405 1,348,022 1,288,638	32,169 (101,834) (232,179) 105% 1,623,654 1,564,271 1,504,888 1,445,504 1,386,121 1,326,737 1,267,354 1,207,971 1,148,587 1,128,143 1,067,354	(361,547) (499,528) (647,431) 110% 1,364,836 1,305,453 1,246,070 1,186,686 1,167,144 1,106,355 1,045,566 984,777 923,988 863,199 802,410	(706,999) (860,145) (1,013,292) Build Costs 1,145,355 1,084,567 1,023,778 962,989 902,200 841,411 780,622 719,833 659,044 598,255 537,466	120% 880,412 819,623 758,834 698,045 637,256 576,467 515,678 454,889 394,100 333,311 282,100	125% 615,468 554,679 493,890 433,101 372,312 311,523 260,060 198,569 137,077 75,585 14,094	130 350,52 299,51 238,02 176,52 115,03 53,54 (7,944 (69,43) (126,07- (188,26 (250,46
	122.5% 125.0% 127.5% 130.0% (318.893) 0 20 40 60 80 100 120 140 160 180	341,918 218,294 84,291 100% 1,882,472 1,823,089 1,763,705 1,704,322 1,644,939 1,585,555 1,526,172 1,466,789 1,407,405 1,348,022	32,169 (101,834) (232,179) 105% 1,623,654 1,564,271 1,504,888 1,445,504 1,386,121 1,326,737 1,267,354 1,207,971 1,148,587 1,128,143	(361,547) (499,528) (647,431) 110% 1,364,836 1,305,453 1,246,070 1,186,686 1,167,144 1,106,355 1,045,566 984,777 923,988 863,199	(706,999) (860,145) (1,013,292) Build Costs 115% 1,145,355 1,084,567 1,023,778 962,989 902,200 841,411 780,622 719,833 659,044 598,255	120% 880,412 819,623 758,834 698,045 637,256 576,467 515,678 454,889 394,100 333,311	125% 615,468 554,679 493,890 433,101 372,312 311,523 260,060 198,569 137,077 75,585	(2,140,66 (2,293,80) 1300,52 299,51 238,02 176,52 115,03 53,54 (7,944 (69,43i (126,07: (188,26) (250,46) (312,65i (370,75)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



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150128 West Oxon LPlan CIL Supported Living Viability Models v6.2a

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otal number of units in scheme						45
AH Policy requirement %		100%	AH Target	0%	on-site	
Jnit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # unit
Bed houses	0.0%	0	0%	0	0%	(
Bed houses	0%	0	0%	0	0%	
Bed houses	0%	0	0%	0	0%	
Bed houses	0.0%	0	0%	0	0%	
Bed Apartment	60.0%	27.0	60.0%	0.0	60%	2
Bed Apartment	40.0%	18.0	40.0%	0.0	40%	1
otal number of units	100%	45.0	100%	0.0	100%	4:
	Net sales (NIA) per	unit		Net to Gross %	Gross (GIA) per u	nit
nit Floor areas -	(sqm)	(sqft)		%	(sqm)	(sqf
Bed houses	80.0	861		100.0%	80.0	86
Bed houses	95.0	1,023		100.0%	95.0	1,02
Bed houses	110.0	1,184		100.0%	110.0	1,18
Bed houses	130.0	1,399		100.0%	130.0	1,39
Bed Apartment	60.0	646		65.0%	92.3	99
Bed Apartment	80.0	861		65.0%	123.1	1,32
	Market Units GIA		AH units GIA		Total GIA	
otal Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqf
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
Bed houses	0.0	0	0.0	0	0.0	
Bed Apartment	2,492.3	26,827	0.0	0	2,492.3	26,82
Bed Apartment	2,215.4	23,846	0.0	0	2,215.4	23,84
	4,707.7	50,673	0.0	0	4,707.7	50,673
pen Market values (£) -	£ psm	£ psf	25%	£		total MV £ (no AH
Bed houses	3,359.4	312	215,000	268,750		
Bed houses	3,684.2	342	280,000	350,000		
Bed houses	4,431.8	412	390,000	487,500		
Bed houses	4,807.7	447	500,000	625,000		
Bed Apartment	3,125.0	290	150,000	187,500		5,062,50
Ped Apartment	3,281.3	305	210,000	262,500		4,725,00 9,787,50
Affordable Housing -						-,,
AH Tenure split		rdable Rent			Intermediate	
RSL Transfer Values (£) -		of MV)			(% of MV)	
Bed houses	130,000 48%			135,000		
Bed houses	145,000 41%			165,000		
Bed houses	185,000 38%			195,000		
Bed houses	210,000 34%			225,000		
Bed Apartment	100,000 53%			110,000		
2 Bed Apartment	115,000 44%	6		125,000	48%	



GROSS DEVELOPMENT VALUE				
Private for Sale GDV -				
2 Bed houses	0	@	268,750	=
B Bed houses	0	@	350,000	=
Bed houses	0	@	487,500	=
5 Bed houses	0	@	625,000	=
1 Bed Apartment	27	@	187,500	5,062,500
2 Bed Apartment	18	@	262,500	4,725,000
	45			9,787,500
Affordable Rented GDV -				
2 Bed houses	0	@	130,000	-
B Bed houses	0	@	145,000	=
Bed houses	0	@	185,000	=
5 Bed houses	0	@	210,000	=
1 Bed Apartment	0	@	100,000	=
2 Bed Apartment	0	@	115,000	-
	0			-
ntermediate GDV -				
2 Bed houses	0	@	135,000	-
Bed houses	0	@	165,000	-
Bed houses	0	@	195,000	-
5 Bed houses	0	@	225,000	-
1 Bed Apartment	0	@	110,000	-
2 Bed Apartment	0	@	125,000	-
	0			-
	45 tota	al		
Grant	0.0	AH units @	0	-
GDV				9,787,500

AH on-site cost (£MV - £GDV) 0 £ per unit 0 £ psm



nitial Payments -						
Planning Application Professional Fees and reports						(25,000)
Statutory Planning Fees						(17,325)
CIL		4,708	sqm (exc. AH)	0 £ psm	0.00%	-
Site Specific S106/278		45	units @	1,500 per unit		(67,500)
AH Commuted Sum		4,708	3 sqm	0 £ psm	0.00%	-
Construction Costs -						
Demolition and Site Clearance		1.11	acres @	50,000 per acre		(55,598)
2 Bed houses		-	sqm @	1,371.00 psm		-
Bed houses		-	sqm @	1,371.00 psm		=
Bed houses		-	sqm @	1,371.00 psm		=
5 Bed houses		-	sqm @	1,371.00 psm		=
1 Bed Apartment			sqm @	1,371.00 psm		(3,416,954)
2 Bed Apartment	4,707.7	2,215.4	sqm @	1,371.00 psm		(3,037,292)
External works		6,454,246		15%		(968,137)
			£per unit			
Contingency		7,422,383	@	5%		(371,119)
Professional Fees		7,422,383	@	9%		(668,014)
Disposal Costs -						
Sale Agents Costs		9,787,500		1.00%		(97,875)
Sale Legal Costs		9,787,500		0.50%		(48,938)
Marketing and Promotion		9,787,500	GDV @	3.00%		(293,625)
Finance Costs -		0.007.5==				
Finance Fees		9,067,377	@	1.00%		(90,674)
nterest on Development Costs		7.00%	APR	0.565% pcm		(704,897)
Developers Profit						
On private for sale		9,787,500)	20.00%		(1,957,500)
On affordable housing pre-sale		C)	6.00%		-
blended)				20.00%		

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(2,032,947)
SDLT	- @		=
Acquisition Agent fees	- @	1%	=
Acquisition Legal fees	- @	0.5%	=
Interest on Land	- @	7.0%	=
Residual Land Value (net)	(45,177) per plot		(2,032,947)

TRESHOLD LAND VALUE			
Residential Density	100 dph		
Site Area	0.45 ha	1.11 acres	
	10,462 sqm/ha	45,571 sqft/ac	
Threshold Land Value	1,482,600 £ per ha	600,000 £ per acre	
	14,826 £ per plot		667,170

BALANCE	
Surplus/(Deficit)	(2,700,117)



					AH - % on site			
Balance	(2,700,117)	0%	10%	20%	30%	40%	50%	60
	0	473,414	288,874	43,323	(148,514)	(393,275)	(600,700)	(881,32
	20	412,625	232,848	(5,870)	(192,741)	(431,435)	(636,618)	(909,43
	40	351,836	176,822	(55,064)	(236,968)	(468,640)	(672,537)	(937,55
	60	300,839	120,796	(104,257)	(281,195)	(507,222)	(708,456)	(965,66
	80	239,348	64,771	(148,850)	(325,422)	(545,804)	(744,375)	(993,77
CIL £psm	100	177,856	8,745	(198,606)	(365,439)	(587,025)	(780,294)	(1,021,88
	120	116,364	(47,281)	(248,361)	(410,665)	(629,190)	(816,213)	(1,049,99
	140	54,873	(103,307)	(298,117)	(454,786)	(671,356)	(852,132)	(1,078,10
	160	(6,619)	(154,799)	(343,169)	(500,512)	(713,522)	(888,051)	(1,106,21
	180	(68,111)	(211,465)	(394,049)	(546,239)	(755,688)	(923,970)	(1,134,32
	200	(124,730)	(268,131)	(443,702)	(595,309)	(797,853)	(959,889)	(1,162,43
	220	(186,924)	(324,797)	(495,145)	(645,283)	(840,019)	(995,808)	(1,190,54
	240	(249,119)	(377,520)	(546,587)	(695,257)	(882,185)	(1,031,727)	(1,218,65
				All commu	ted sum - £ psm			
Balance	(2,700,117)	0	50	100	150	200	250	3
Balance	(2,700,117)	564,597	412,625	270,093	116,364	(37,365)	(186,924)	(337,58
	20	503,808	351,836	208,602	54,873	(98,857)	(249,119)	(401,18
	40	443,019	300,839	147,110	(6,619)	(155,827)	(311,313)	(463,77
	60	382,230	239,348	85,618	(68,111)	(218,021)	(369,384)	(528,07
	80	321,442	177,856	24,127	(124,730)	(280,216)	(432,984)	(595,76
CIL £psm	100	270,093			(186,924)			
CIL Epsili	120	208,602	116,364	(37,365)	(249,119)	(337,584) (401,184)	(495,928)	(666,04
	140		54,873	(98,857)			(560,626)	(736,3
		147,110	(6,619)	(155,827)	(311,313)	(463,776)	(630,902)	(806,59
	160	85,618	(68,111)	(218,021)	(369,384)	(528,079)	(701,178)	(876,86
	180	24,127	(124,730)	(280,216)	(432,984)	(595,764)	(771,454)	(947,14
	200	(37,365)	(186,924)	(337,584)	(495,928)	(666,040)	(841,730)	(1,017,42
	000							
	220 240	(98,857) (155,827)	(249,119) (311,313)	(401,184) (463,776)	(560,626) (630,902)	(736,316) (806,592)	(912,007) (982,283)	
Balance					(630,902)			(1,157,97
Balance	240	(155,827)	(311,313)	(463,776)	(630,902) AH - % on site	(806,592)	(982,283)	(1,157,97 60
Balance	(2,700,117)	(155,827)	(311,313)	(463,776)	(630,902) AH - % on site 30%	(806,592)	(982,283)	(1,157,97 60 (923,48
Balance	(2,700,117) 100.0%	0% 382,230	(311,313) 10% 204,835	20% (30,467)	(630,902) AH - % on site 30% (214,854)	(806,592) 40% (449,350)	(982,283) 50% (654,578)	(1,157,97 60 (923,49 (1,076,64
Balance	(2,700,117) 100.0% 102.5%	0% 382,230 259,073 125,070	10% 204,835 70,832	20% (30,467) (159,996)	AH - % on site 30% (214,854) (345,743)	40% (449,350) (592,591)	(982,283) 50% (654,578) (807,725)	60 (923,49 (1,076,64 (1,229,78
Balance	(2,700,117) 100.0% 102.5% 105.0%	0% 382,230 259,073 125,070 (8,933)	10% 204,835 70,832 (63,172) (193,075)	20% (30,467) (159,996) (295,531) (428,243)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968)	40% (449,350) (592,591) (745,738) (898,885)	50% (654,578) (807,725) (960,871) (1,114,018)	60 (923,44 (1,076,64 (1,229,78 (1,382,93
Balance Build Costs	(2,700,117) 100.0% 102.5% 105.0% 107.5%	0% 382,230 259,073 125,070 (8,933) (138,216)	10% 204,835 70,832 (63,172) (193,075) (328,609)	20% (30,467) (159,996) (295,531) (428,243) (567,981)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165)	60 (923,48 (1,076,64 (1,229,78 (1,382,93 (1,536,08
	(2,700,117) 100.0% 102.5% 105.0% 107.5% 110.0% 112.5%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115) (936,262)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312)	(1,157,9) 60 (923,49 (1,076,64 (1,229,76 (1,382,9) (1,536,08 (1,689,2)
	(2,700,117) 100.0% 102.5% 105.0% 107.5% 110.0%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358)	20% (30.467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115) (936,262) (1,089,408)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458)	(1,157,97) 60 (923,48 (1,076,64 (1,229,76 (1,382,93 (1,536,08 (1,689,22 (1,842,37
	(2,700,117) 100.0% 102.5% 105.0% 110.0% 1110.0% 112.5% 115.0%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505)	20% (30.467) (159.996) (295.531) (428,243) (667.981) (721.128) (874.275) (1,027.422)	AH - % on site 30% (214,854) (345,743) (629,968) (783,115) (936,262) (1,089,408) (1,242,555)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605)	(1,157,97) 6((923,44) (1,076,64) (1,229,76) (1,536,08) (1,689,22) (1,842,37) (1,995,52)
	(2,700,117) 100.0% 102.5% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568)	AH - % on site 30% (214,854) (345,743) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618)	50% (664,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752)	(1,157,97) 60 (923,44) (1,076,64) (1,229,76) (1,382,97) (1,536,08) (1,689,22) (1,842,37) (1,995,52) (2,148,66)
	(2,700,117) 100.0% 102.5% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,558,325) (1,511,472) (1,664,618) (1,817,765)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899)	(1,157,97) (1,076,6-4) (1,229,74) (1,536,08) (1,689,22) (1,842,37) (1,995,52) (2,148,64) (2,301,8-7)
	(2,700,117) 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 12.5% 122.5% 122.5%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945)	20% (30,467) (159,996) (295,531) (428,243) (67,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,486,862)	AH - % on site 30% (214.854) (345.743) (483.549) (629.968) (783.115) (936.262) (1,089.408) (1,242.555) (1,395.702) (1,548.848) (1,701,995)	40% (449.350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,817,765) (1,970,912)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045)	(1,157,9) 6((923,4) (1,076,6- (1,229,7) (1,382,9) (1,689,22 (1,842,3) (1,995,52 (2,148,6) (2,301,8) (2,454,9)
	(2,700,117) 100.0% 102.5% 107.5% 110.0% 112.5% 115.0% 117.5% 120.0% 122.5%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,558,325) (1,511,472) (1,664,618) (1,817,765)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899)	(1,157,97 60 (923,45 (1,076,64 (1,229,75 (1,382,93 (1,536,05 (1,689,22 (1,842,37 (1,995,52 (2,148,66 (2,301,81 (2,454,96 (2,608,10
	(2,700,117) 100.0% 102.5% 105.0% 107.5% 110.0% 115.0% 117.5% 120.0% 125.0% 125.0%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812) (1,155,958)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092)	20% (30.467) (159.996) (295.531) (428,243) (567.981) (721,128) (874.275) (1,027.422) (1,180.568) (1,333.715) (1,486.862) (1,640.009)	AH - % on site 30% (214,854) (345,743) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142)	40% (449,350) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,877,765) (1,970,912) (2,124,059)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192)	60 (923.45 (1,076.64 (1,229.75) (1,536.06) (1,689.25) (1,842.35) (1,995.55) (2,148.66) (2,301.86) (2,454.96) (2,608.10)
Build Costs	(2,700,117) 100.0% 102.5% 105.0% 107.5% 110.0% 117.5% 120.0% 122.5% 125.0% 127.5% 130.0%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812) (1,155,958) (1,309,105)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239)	20% (30.467) (159.996) (295.531) (428,243) (567.981) (721,128) (874.275) (1,027.422) (1,180.568) (1,333.715) (1,486.862) (1,640,009) (1,793,155)	AH - % on site 30% (214,854) (345,743) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289)	40% (449,350) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,877,965) (1,970,912) (2,124,059) (2,277,205)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339)	(1,157,97 (923,44 (1,076,64 (1,229,76 (1,382,93 (1,536,06 (1,689,22 (1,842,37 (1,995,52 (2,148,66 (2,301,81 (2,454,96 (2,608,10 (2,761,25
	(2,700,117) 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 130.0%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812) (1,155,958) (1,309,105)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,486,862) (1,644,009) (1,793,155)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115%	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205)	50% (664,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339)	(1,157,97 60 (923,48 (1,076,64 (1,229,78 (1,382,93 (1,536,08 (1,689,22 (1,842,37 (1,995,52 (2,148,66 (2,301,81 (2,454,96 (2,608,10 (2,761,25
Build Costs	(2,700,117) 100.0% 102.5% 105.0% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812) (1,155,958) (1,309,105)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,486,862) (1,640,009) (1,793,155)	AH - % on site 30% (214,854) (345,743) (483,5996) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115% (315,994)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339)	(1,157,97 60 (923,49 (1,076,64 (1,229,78 (1,382,93 (1,536,08 (1,689,22 (1,842,37 (1,995,52 (2,148,66 (2,301,81 (2,454,96 (2,608,10 (2,761,25
Build Costs	(2,700,117) 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 122.5% 125.0% 130.0%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812) (1,155,958) (1,309,105)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,486,862) (1,644,009) (1,793,155)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115%	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205)	50% (664,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339)	(1,087,68 (1,157,97) 60 (923,48 (1,076,64 (1,229,78 (1,382,93) (1,536,08 (1,689,22 (1,448,66 (2,301,81 (2,454,96 (2,608,10 (2,761,25)
Build Costs	(2,700,117) 100.0% 102.5% 105.0% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812) (1,155,958) (1,309,105)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,486,862) (1,640,009) (1,793,155)	AH - % on site 30% (214,854) (345,743) (483,5996) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115% (315,994)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339)	(1,157,97 60 (923,49 (1,076,64 (1,229,78 (1,382,93 (1,536,08 (1,689,22 (1,842,37 (1,995,52 (2,148,66 (2,301,81 (2,454,96 (2,608,10 (2,761,25
Build Costs	(2,700,117) 100.0% 102.5% 107.5% 110.0% 112.5% 115.0% 122.5% 120.0% 127.5% 130.0%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (699,518) (849,665) (1,002,812) (1,155,958) (1,309,105)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,466,862) (1,640,009) (1,793,155)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115% (315,994) (374,171)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,551,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339) 125% (897,397) (967,674)	(1,157,97 60 (923,49 (1,076,64 (1,229,78 (1,382,93 (1,536,08 (1,689,22 (1,842,37 (1,995,52 (2,148,66 (2,301,81 (2,454,96 (2,608,10 (2,761,25
Build Costs	(2,700,117) 100.0% 102.5% 105.0% 107.5% 110.0% 117.5% 120.0% 127.5% 120.0% 127.5% 130.0%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812) (1,155,958) (1,309,105)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239) 105% 217,307 155,816 94,324	20% (30.467) (159.996) (295.531) (428,243) (567.981) (721,128) (874.275) (1,027.422) (1,180.568) (1,333.715) (1,486.862) (1,640,009) (1,793,155)	AH - % on site 30% (214,854) (345,743) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115% (315,994) (374,171) (437,771)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339) 125% (897,397) (967,674) (1,037,950)	(1,157,97 (923,45 (1,076,64 (1,229,76 (1,382,93 (1,536,06 (1,689,22 (1,842,37 (1,995,52 (2,148,66 (2,301,81 (2,454,96 (2,608,10 (2,761,25 (1,273,96 (1,273,96 (1,344,24
Build Costs	(2,700,117) 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 120.0% 127.5% 120.0% 127.5% 130.0% (2,700,117) 0 20 40 60	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812) (1,155,958) (1,309,105)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239) 105% 217,307 155,816 94,324 32,832	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,486,862) (1,640,009) (1,793,155)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115% (315,994) (374,171) (437,771) (500,768)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205)	50% (664,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339) 125% (897,397) (967,674) (1,037,950) (1,108,226)	(1,157,9) 6((923,4) (1,076,64 (1,229,7) (1,382,9) (1,536,0) (1,689,22) (1,842,31) (1,995,52) (2,448,66 (2,301,8) (2,454,9) (2,454,9) (2,608,1) (2,761,26) (1,203,66) (1,
Build Costs	(2,700,117) 100.0% 102.5% 105.0% 110.0% 112.5% 125.0% 127.5% 130.0% 127.5% 130.0%	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812) (1,155,968) (1,309,105) 100% 473,414 412,625 351,836 300,839 239,348	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239) 105% 217,307 155,816 94,324 32,832 (28,659)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,468,682) (1,640,009) (1,793,155)	AH - % on site 30% (214,854) (345,743) (483,54) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115% (315,994) (374,171) (437,771) (500,768) (565,915)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339) 125% (897,397) (967,674) (1,037,950) (1,108,226) (1,178,502)	(1,157,9) (1,157,9) (923,4) (1,076,6) (1,382,2) (1,536,0) (1,689,2) (1,842,3) (2,448,6) (2,301,8) (2,454,9) (2,608,1) (2,761,2) (1,203,6) (1,203,6) (1,203,6) (1,203,6) (1,203,6) (1,444,5) (1,444,5) (1,444,5) (1,444,5) (1,444,5) (1,444,5) (1,444,5) (1,444,5) (1,444,5) (1,444,5) (1,444,5) (1,444,5)
Build Costs	(2,700,117) 100.0% 102.5% 105.0% 107.5% 110.0% 112.5% 125.0% 127.5% 120.0% 127.5% 130.0% (2,700,117) 0 20 40 60 80 100	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (496,65) (1,002,812) (1,155,958) (1,309,105) 100% 473,414 412,625 351,836 300,839 239,348 177,856	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239) 105% 217,307 155,816 94,324 32,832 (28,659) (90,151) (147,022)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,486,862) (1,640,009) (1,793,155) 110% (50,699) (112,191) (189,314) (231,508) (293,702) (351,375)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115% (315,994) (374,171) (437,771) (500,768) (565,915) (636,192)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,511,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205) 120% (591,104) (661,380) (731,656) (801,933) (872,209) (942,485)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339) 125% (897,397) (967,674) (1,037,950) (1,108,226) (1,178,502) (1,248,778)	(1,157,9) (1,157,9) (1,076,64 (1,229,76 (1,382,2) (1,536,06 (1,689,22 (1,842,3) (2,454,96 (2,301,8) (2,454,96 (2,608,10 (2,761,25 (1,273,96 (1,273,96 (1,444,27 (1,444,77 (1,555,07
Build Costs	(2,700,117) 100.0% 102.5% 105.0% 107.5% 110.0% 117.5% 120.0% 127.5% 130.0% (2,700,117) 0 20 40 60 80 100 120	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (496,6518) (4,02,812) (1,155,958) (1,309,105) 100% 473,414 412,625 351,836 300,839 239,348 177,856 116,364 54,873	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239) 105% 217,307 155,816 94,324 32,832 (28,659) (90,151) (147,022) (209,216)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,486,862) (1,640,009) (1793,155) 110% (50,699) (112,191) (169,314) (231,508) (293,702) (351,375) (414,975)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115% (315,994) (374,171) (437,771) (500,768) (656,915) (636,192) (706,468) (776,744)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205) 120% (591,104) (661,380) (731,656) (801,933) (872,209) (942,485) (1,012,761)	50% (664,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339) 125% (897,397) (967,674) (1,037,950) (1,108,226) (1,178,502) (1,248,778) (1,319,055) (1,319,055) (1,389,331)	(1,157,9) 6((923,4) (1,076,6- (1,229,7) (1,382,9) (1,536,0) (1,689,2) (1,995,5) (2,148,6) (2,345,4) (2,454,9) (2,608,1) (2,761,2) (1,203,6) (1,203,6) (1,203,6) (1,203,6) (1,203,6) (1,203,6) (1,344,2) (1,444,5) (1,445,5) (1,445,5) (1,655,6) (1,655,6) (1,655,6) (1,655,6) (1,655,6) (1,655,6)
Build Costs	(2,700,117) 100.0% 102.5% 105.0% 110.0% 112.5% 120.0% 122.5% 130.0% (2,700,117) 0 20 40 60 80 100 120 140 160	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812) (1,155,958) (1,309,105) 100% 473,414 412,625 351,836 300,839 239,348 177,856 116,364 54,873 (6,619)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239) 105% 217,307 155,816 94,324 32,832 (28,659) (90,151) (147,022) (209,216) (271,411)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,486,862) (1,640,009) (1,793,155) 110% (50,699) (112,191) (169,314) (231,508) (293,702) (351,375) (414,975) (447,7720) (542,023)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115% (315,994) (374,171) (437,771) (500,768) (565,915) (636,192) (706,468)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205) 120% (591,104) (661,380) (731,656) (801,933) (872,209) (942,485) (1,012,761) (1,083,037) (1,153,314)	50% (664,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339) 125% (897,397) (967,674) (1,037,950) (1,108,226) (1,178,502) (1,248,778) (1,319,055) (1,319,055) (1,319,055) (1,189,607)	(1,157,9) (1,157,9) (923,4) (1,076,6- (1,229,7) (1,382,9; (1,536,0) (1,689,2; (2,148,6) (2,301,8- (2,454,9) (2,761,2) (2,761,2) (1,203,6) (1,273,9) (1,344,2- (1,444,5) (1,448,7) (1,555,0) (1,695,6) (1,695,6) (1,695,6) (1,695,6) (1,695,6)
Build Costs	(2,700,117) 100.0% 102.5% 105.0% 110.0% 112.5% 110.0% 122.5% 120.0% 127.5% 130.0% (2,700,117) 0 20 40 60 80 100 120 140 160 180	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812) (1,155,958) (1,309,105) 100% 473,414 412,625 351,836 300,839 239,348 177,856 116,364 54,873 (6,619) (68,111)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239) 105% 217,307 155,816 94,324 32,832 (28,659) (90,151) (147,022) (209,216) (271,411) (333,605)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,486,862) (1,496,862) (1,490,314) (50,699) (112,191) (169,314) (231,508) (293,702) (351,375) (414,975) (477,720) (542,023) (611,003)	AH - % on site 30% (214,854) (345,743) (483,549) (829,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115% (315,994) (374,171) (407,771) (500,768) (565,915) (636,192) (706,468) (776,744) (847,020) (917,296)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,551,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205) 120% (591,104) (661,380) (731,656) (801,933) (872,209) (942,485) (1,012,761) (1,083,037) (1,153,314) (1,223,590)	50% (654,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339) 125% (897,397) (967,674) (1,037,950) (1,108,226) (1,178,502) (1,248,778) (1,319,055) (1,389,331) (1,459,607) (1,529,883)	(1,157,9) (6) (923,4) (1,076,6) (1,322,7) (1,536,0) (1,689,2) (1,842,3) (2,454,9) (2,454,9) (2,608,1) (2,761,2) (1,273,9) (1,344,2) (1,414,5) (1,444,7) (1,655,0) (1,655,3) (1,655,6) (1,765,9) (1,7
Build Costs	(2,700,117) 100.0% 102.5% 105.0% 110.0% 112.5% 120.0% 122.5% 130.0% (2,700,117) 0 20 40 60 80 100 120 140 160	0% 382,230 259,073 125,070 (8,933) (138,216) (273,751) (405,971) (544,443) (696,518) (849,665) (1,002,812) (1,155,958) (1,309,105) 100% 473,414 412,625 351,836 300,839 239,348 177,856 116,364 54,873 (6,619)	10% 204,835 70,832 (63,172) (193,075) (328,609) (461,031) (605,358) (758,505) (911,652) (1,064,798) (1,217,945) (1,371,092) (1,524,239) 105% 217,307 155,816 94,324 32,832 (28,659) (90,151) (147,022) (209,216) (271,411)	20% (30,467) (159,996) (295,531) (428,243) (567,981) (721,128) (874,275) (1,027,422) (1,180,568) (1,333,715) (1,486,862) (1,640,009) (1,793,155) 110% (50,699) (112,191) (169,314) (231,508) (293,702) (351,375) (414,975) (447,7720) (542,023)	AH - % on site 30% (214,854) (345,743) (483,549) (629,968) (783,115) (936,262) (1,089,408) (1,242,555) (1,395,702) (1,548,848) (1,701,995) (1,855,142) (2,008,289) Build Costs 115% (315,994) (374,171) (437,771) (500,768) (565,915) (636,192) (706,468)	40% (449,350) (592,591) (745,738) (898,885) (1,052,032) (1,205,178) (1,358,325) (1,511,472) (1,664,618) (1,817,765) (1,970,912) (2,124,059) (2,277,205) 120% (591,104) (661,380) (731,656) (801,933) (872,209) (942,485) (1,012,761) (1,083,037) (1,153,314)	50% (664,578) (807,725) (960,871) (1,114,018) (1,267,165) (1,420,312) (1,573,458) (1,726,605) (1,879,752) (2,032,899) (2,186,045) (2,339,192) (2,492,339) 125% (897,397) (967,674) (1,037,950) (1,108,226) (1,178,502) (1,248,778) (1,319,055) (1,319,055) (1,319,055) (1,189,607)	(1,157,9) 6(923,4\(\) (1,076,64\) (1,229,7\(\) (1,382,9\) (1,536,0\) (1,689,2\) (1,536,0\) (1,842,3\) (1,995,5\) (2,148,6\) (2,301,8\) (2,454,9\) (2,608,10\) (2,761,2\) (1,233,9\) (1,233,9\) (1,244,2\) (1,444,5\) (1,448,7\) (1,455,5\) (1,655,3\) (1,625,3\)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs



Appendix 4 – Commercial Appraisals



141212 West Oxon LPIan CIL Commerical Viability Models v3.1a Scheme 1 (B1)

CHEME DETAILS - ASSUMPTIONS					
floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
rea 1	400	4,306	80.0%	500.0	5,382
rea 2	0	0	80.0%	0.0	0,002
rea 3	0	0	80.0%	0.0	0
rea 4	0	0	80.0%	0.0	0
rea 5		0	80.0%	0.0	0
rea 6		0	80.0%	0.0	0
otal floor area	400	4,306	80.0%	500	5,382

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	4,306	@	18.00	77,500	
area 2	0	@	18.00	-	
area 3	0	@	18.00	=	
area 4	0	@	18.00	-	
area 5	0	@	18.00	-	
area 6	0	@	18.00	=	
Estimated Gross Rental Value per annum			-	77,500	
Yield		@	7.5%		
capitalised rent				1,033,335	
less					
Rent Free / Void allowance	12 mon	ths rent		(77,500)	
Purchasers costs		@	5.76%	(52,058)	903,778
GDV					903,778

141212 West Oxon LPIan CIL Commerical Viability Models v3.1a Scheme 1 (B1)

1,156,682 @	20.00%	(231,336)
7.00% APR	0.565% pcm	(6,336)
1,138,956 @	1.00%	(11,390)
903,778 GDV @	1.00%	(9,038
		(4,519
	1.00%	(9,038
	5.00%	(3,875
	15.00%	(11,625
957,541 @	10%	(95,754
911,944 @	<mark></mark>	(45,597
815,000 @	10%	(81,500
- sqm @	1,630.00 psm	
	the state of the s	
- sqm @		
500.00 sqm @	1,630.00 psm	(815,000
0.31 acres @	50,000 per acre	(15,444
		(10,000
500 sqm @	0 £ psm	
		(2,567
		(35,000
	0.31 acres @ 500.00 sqm @ - sqm @ 957,541 @ 77,500 ERV @ 77,500 ERV @ 903,778 GDV @ 903,778 GDV @ 903,778 GDV @ 1,138,956 @	0.31 acres @ 50,000 per acre 500.00 sqm @ 1,630.00 psm 1

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(484,241)
SDLT (HMRC % rates)	- @		=
Acquisition Agent fees	- @	1%	=
Acquisition Legal fees	- @	0.5%	=
Interest on Land	- @	7.0%	=
Residual Land Value (net)			(484,241)

THRESHOLD LAND VALUE			
Site density	4,000 sqm per hectare	40%	
Site Area	0.13 ha	0.31 acres	
	4,000 sqm/ha	17,424 sqft/ac	
Threshold Land Value	741,300 £ per ha	300,000 £ per acre	
			92,663

BALANCE	
Surplus/(Deficit)	(576,903)



141212 West Oxon LPlan CIL Commerical Viability Models v3.1a Scheme 1 (B1)

					GDV			
Balance	(576,903)	85%	90%	95%	100%	105%	110%	11
	0	(708,353)	(664,537)	(620,720)	(576,903)	(533,087)	(489,270)	(445,4
	20	(720,542)	(676,725)	(632,909)	(589,092)	(545,275)	(501,458)	(457,
	40	(732,731)	(688,914)	(645,097)	(601,280)	(557,464)	(513,647)	(469,
	60	(744,919)	(701,102)	(657,286)	(613,469)	(569,652)	(525,835)	(482,
	80	(757,108)	(713,291)	(669,474)	(625,657)	(581,841)	(538,024)	(494,
CIL £psm	100	(769,296)	(725,479)	(681,663)	(637,846)	(594,029)	(550,212)	(506,
	120	(781,485)	(737,668)	(693,851)	(650,034)	(606,218)	(562,401)	(518,
	140	(793,673)	(749,856)	(706,040)	(662,223)	(618,406)	(574,590)	(530,
	160	(805,862)	(762,045)	(718,228)	(674,412)	(630,595)	(586,778)	(542,
	180	(818,050)	(774,234)	(730,417)	(686,600)	(642,783)	(598,967)	(555,
	200	(830,239)	(786,422)	(742,605)	(698,789)	(654,972)	(611,155)	(567,
	220	(842,427)	(798,611)	(754,794)	(710,977)	(667,160)	(623,344)	(579,
•	240	(854,616)	(810,799)	(766,982)	(723,166) Build Costs	(679,349)	(635,532)	(591,7
Balance	(576,903)	(854,616) 85%	(810,799)	(766,982) 95%	, , ,	(679,349)	(635,532)	·
Balance	_			, , , ,	Build Costs			1
Balance	(576,903)	85%	90%	95%	Build Costs	105%	110%	1 (766,
Balance	(576,903) 0	85% (387,593)	90% (450,696)	95% (513,800)	Build Costs 100% (576,903)	105% (640,007)	110% (703,110)	1 (766, (778,
Balance	(576,903) 0 20	85% (387,593) (399,781)	90% (450,696) (462,885)	95% (513,800) (525,988)	Build Costs 100% (576,903) (589,092)	105% (640,007) (652,195)	110% (703,110) (715,299)	1 (766, (778,
Balance	(576,903) 0 20 40	85% (387,593) (399,781) (411,970)	90% (450,696) (462,885) (475,073)	95% (513,800) (525,988) (538,177)	Build Costs 100% (576,903) (589,092) (601,280)	105% (640,007) (652,195) (664,384)	110% (703,110) (715,299) (727,487)	1 (766, (778, (790,
Balance CIL £psm	(576,903) 0 20 40 60	85% (387,593) (399,781) (411,970) (424,158)	90% (450,696) (462,885) (475,073) (487,262)	95% (513,800) (525,988) (538,177) (550,365)	Build Costs 100% (576,903) (589,092) (601,280) (613,469)	105% (640,007) (652,195) (664,384) (676,572)	110% (703,110) (715,299) (727,487) (739,676)	1 (766, (778, (790, (802,
	(576,903) 0 20 40 60 80	85% (387,593) (399,781) (411,970) (424,158) (436,347)	90% (450,696) (462,885) (475,073) (487,262) (499,450)	95% (513,800) (525,988) (538,177) (550,365) (562,554)	Build Costs 100% (576,903) (589,092) (601,280) (613,469) (625,657)	105% (640,007) (652,195) (664,384) (676,572) (688,761)	110% (703,110) (715,299) (727,487) (739,676) (751,864)	1 (766, (778, (790, (802, (814,
	(576,903) 0 20 40 60 80 100	85% (387,593) (399,781) (411,970) (424,158) (436,347) (448,535)	90% (450,696) (462,885) (475,073) (487,262) (499,450) (511,639)	95% (513,800) (525,988) (538,177) (550,365) (562,554) (574,742)	Build Costs 100% (576,903) (589,092) (601,280) (613,469) (625,657) (637,846)	105% (640,007) (652,195) (664,384) (676,572) (688,761) (700,949)	110% (703,110) (715,299) (727,487) (739,676) (751,864) (764,053)	11 (766, (778, (790, (802, (814, (827,
	(576,903) 0 20 40 60 80 100 120	85% (387,593) (399,781) (411,970) (424,158) (436,347) (448,535) (460,724)	90% (450,696) (462,885) (475,073) (487,262) (499,450) (511,639) (523,827)	95% (513,800) (525,988) (538,177) (550,365) (562,554) (574,742) (586,931)	Build Costs 100% (576,903) (589,092) (601,280) (613,469) (625,657) (637,846) (650,034)	105% (640,007) (652,195) (664,384) (676,572) (688,761) (700,949) (713,138)	110% (703,110) (715,299) (727,487) (739,676) (751,864) (764,053) (776,241)	1 (766, (778, (790, (802, (814, (827, (839,
	(576,903) 0 20 40 60 80 100 120 140	85% (387,593) (399,781) (411,970) (424,158) (436,347) (448,535) (460,724) (472,912)	90% (450,696) (462,885) (475,073) (487,262) (499,450) (511,639) (523,827) (536,016)	95% (513,800) (525,988) (538,177) (550,365) (562,554) (562,554) (568,931) (599,119)	Build Costs 100% (576,903) (589,092) (601,280) (613,469) (625,657) (637,846) (650,034) (662,223)	105% (640,007) (652,195) (664,384) (676,572) (688,761) (700,949) (713,138) (725,327)	110% (703,110) (715,299) (727,487) (739,676) (751,864) (764,053) (776,241) (788,430)	1 (766, (778, (790, (802, (814, (827, (839, (851, (863, (864
	(576,903) 0 20 40 60 80 100 120 140	85% (387,593) (399,781) (411,970) (424,158) (436,347) (448,535) (460,724) (472,912) (485,101)	90% (450,696) (462,885) (475,073) (487,262) (499,450) (511,639) (523,827) (536,016) (548,204)	95% (513,800) (525,988) (538,177) (550,365) (562,554) (574,742) (586,931) (599,119) (611,308)	Build Costs 100% (576,903) (589,092) (601,280) (613,469) (625,657) (637,846) (650,034) (662,223) (674,412)	105% (640,007) (652,195) (664,384) (676,572) (688,761) (700,949) (713,138) (725,327) (737,515)	110% (703,110) (715,299) (727,487) (739,676) (751,864) (764,053) (776,241) (788,430) (800,619)	1 (766, (778, (790, (802, (814, (827, (839, (851, (863, (875, (875, (876, (876, (875, (876, (875, (876
	(576,903) 0 20 40 60 80 100 120 140 160 180	85% (387,593) (399,781) (411,970) (424,158) (436,347) (448,535) (460,724) (472,912) (485,101) (497,290)	90% (450,696) (462,885) (475,073) (487,262) (499,450) (511,639) (523,827) (536,016) (548,204) (560,393)	95% (513,800) (525,988) (538,177) (550,365) (562,564) (574,742) (586,931) (599,119) (611,308) (623,497)	Build Costs 100% (576,903) (589,092) (601,280) (613,469) (625,657) (637,846) (650,034) (662,223) (674,412) (686,600)	105% (640,007) (652,195) (664,384) (676,572) (688,761) (700,949) (713,138) (725,327) (737,515) (749,704)	110% (703,110) (715,299) (727,487) (739,676) (761,864) (764,053) (776,241) (788,430) (800,619) (812,807)	(591, 1 (766, (778, (790, (802, (814, (827, (839, (851, (863, (875, (888,

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells



141212 West Oxon LPIan CIL Commerical Viability Models v3.1a Scheme 2 (B2-B8)

_					
	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
Floor areas: area 1	500	5,382	100.0%	500.0	5,382
	300				
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	500	5,382	100.0%	500	5,382

GDV					406,725
Purchasers costs		@	5.76%	(23,427)	406,725
Rent Free / Void allowance	12 mon	ths rent		(37,405)	
less					
capitalised rent				467,557	
Yield		@	8.0%		
Estimated Gross Rental Value per annum				37,405	
area 6	0	@	6.95	-	
area 5	0	@	6.95	-	
area 4	0	@	6.95	-	
area 3	0	@	6.95	-	
area 2	0	@	6.95	-	
area 1	5,382	@	6.95	37,405	
	sqft		£ psf	£	
GROSS DEVELOPMENT VALUE					

141212 West Oxon LPIan CIL Commerical Viability Models v3.1a Scheme 2 (B2-B8)

Initial Payments -			
Planning Application Professional Fees and reports			(35,000
Statutory Planning Fees			(2,567
CIL	500 sqm @	0 £ psm	
Site Specific S106/278			(10,000
Construction Costs -			
Demolition and Site Clearance (allowance)	0.31 acres	@ 50,000 per acre	(15,444
area 1	500.00 sqm @	714.00 psm	(357,000
area 2	- sqm (714.00 psm	
area 3	- sqm (714.00 psm	
area 4	- sqm (to the control of the	
area 5	- sqm (
area 6	- sqm (c	714.00 psm	
External works	357,000 @	10%	(35,700
Contingency	408,144 @	<mark>- 5%</mark>	(20,407
Professional Fees	428,551 @	10%	(42,855
Disposal Costs -			
Letting Agents Costs	37,405 ERV ((5,611
Letting Legal Costs	37,405 ERV ((1,870
nvestment Sale Agents Costs	406,725 GDV ((4,067
nvestment Sale Legal Costs	406,725 GDV		(2,034
Marketing and Promotion	406,725 GDV	<u>1.00%</u>	(4,067
Finance Costs -			
Finance Fees	536,622 @	1.00%	(5,366
nterest (cashflow basis incl. land)	7.00% APR	0.565% pcm	(2,228
Developers Profit	544,216 @	20.00%	(108,843

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(246,334)
SDLT (HMRC % rates)	- @		=
Acquisition Agent fees	- @	1%	=
Acquisition Legal fees	- @	0.5%	=
Interest on Land	- @	7.0%	=
Residual Land Value (net)			(246,334)

THRESHOLD LAND VALUE			
Site density	4,000 sqm per hectare	40%	
Site Area	0.13 ha	0.31 acres	
	4,000 sqm/ha	17,424 sqft/ac	
Threshold Land Value	741,300 £ per ha	300,000 £ per acre	
			92,663

BALANCE	
Surplus/(Deficit)	(338,997)



141212 West Oxon LPlan CIL Commerical Viability Models v3.1a Scheme 2 (B2-B8)

					GDV			
Balance	(338,997)	85%	90%	95%	100%	105%	110%	
	0	(398,154)	(378,435)	(358,716)	(338,997)	(319,278)	(299,559)	(27
	20	(410,343)	(390,623)	(370,904)	(351,185)	(331,466)	(311,747)	(29
	40	(422,531)	(402,812)	(383,093)	(363,374)	(343,655)	(323,936)	(30
	60	(434,720)	(415,001)	(395,281)	(375,562)	(355,843)	(336,124)	(31
	80	(446,908)	(427,189)	(407,470)	(387,751)	(368,032)	(348,313)	(32
CIL £psm	100	(459,097)	(439,378)	(419,659)	(399,939)	(380,220)	(360,501)	(34
	120	(471,285)	(451,566)	(431,847)	(412,128)	(392,409)	(372,690)	(3
	140	(483,474)	(463,755)	(444,036)	(424,317)	(404,597)	(384,878)	(3)
	160	(495,662)	(475,943)	(456,224)	(436,505)	(416,786)	(397,067)	(3
	180	(507,851)	(488,132)	(468,413)	(448,694)	(428,975)	(409,255)	(38
	200	(520,039)	(500,320)	(480,601)	(460,882)	(441,163)	(421,444)	(4)
	220	(532,228)	(512,509)	(492,790)	(473,071)	(453,352)	(433,633)	(4
I	240	(544,416)	(524,697)	(504,978)	(485,259) Build Costs	(465,540)	(445,821)	(42
Balance	(338,997)	(544,416)	90%	(504,978) 95%	, , ,	(465,540)	110%	(42
Balance	_	, ,			Build Costs			
Balance	(338,997)	85%	90%	95%	Build Costs 100%	105%	110%	(4:
Balance	(338,997) 0	85% (256,207)	90% (283,803)	95% (311,400)	Build Costs 100% (338,997)	105% (366,594)	110% (394,190)	(4:
Balance	(338,997) 0 20	85% (256,207) (268,395)	90% (283,803) (295,992)	95% (311,400) (323,589)	Build Costs 100% (338,997) (351,185)	105% (366,594) (378,782)	110% (394,190) (406,379)	(4 (4 (4
Balance	(338,997) 0 20 40	85% (256,207) (268,395) (280,584)	90% (283,803) (295,992) (308,180)	95% (311,400) (323,589) (335,777)	Build Costs 100% (338,997) (351,185) (363,374)	105% (366,594) (378,782) (390,971)	110% (394,190) (406,379) (418,567)	(4) (4) (4)
Balance CIL £psm	(338,997) 0 20 40 60	85% (256,207) (268,395) (280,584) (292,772)	90% (283,803) (295,992) (308,180) (320,369)	95% (311,400) (323,589) (335,777) (347,966)	Build Costs 100% (338,997) (351,185) (363,374) (375,562)	105% (366,594) (378,782) (390,971) (403,159)	110% (394,190) (406,379) (418,567) (430,756)	(4: (4: (4: (4: (4:
	(338,997) 0 20 40 60 80	85% (256,207) (268,395) (280,584) (292,772) (304,961)	90% (283,803) (295,992) (308,180) (320,369) (332,558)	95% (311,400) (323,589) (335,777) (347,966) (360,154)	Build Costs 100% (338,997) (351,185) (363,374) (375,562) (387,751)	105% (366,594) (378,782) (390,971) (403,159) (415,348)	110% (394,190) (406,379) (418,567) (430,756) (442,944)	(4 (4 (4 (4 (4
	(338,997) 0 20 40 60 80 100	85% (256,207) (268,395) (280,584) (292,772) (304,961) (317,149)	90% (283,803) (295,992) (308,180) (320,369) (332,558) (344,746)	95% (311,400) (323,589) (335,777) (347,966) (360,154) (372,343)	Build Costs 100% (338,997) (351,185) (363,374) (375,562) (387,751) (399,939)	105% (366,594) (378,782) (390,971) (403,159) (415,348) (427,536)	110% (394,190) (406,379) (418,567) (430,756) (442,944) (455,133)	(4: (4: (4: (4: (4: (4:
	(338,997) 0 20 40 60 80 100 120	85% (256,207) (268,395) (280,584) (292,772) (304,961) (317,149) (329,338)	90% (283,803) (295,992) (308,180) (320,369) (332,558) (344,746) (356,935)	95% (311,400) (323,589) (335,777) (347,966) (360,154) (372,343) (384,531)	Build Costs 100% (338.997) (351.185) (363.374) (375.562) (387.751) (399.939) (412.128)	105% (366,594) (378,782) (390,971) (403,159) (415,348) (427,536) (439,725)	110% (394,190) (406,379) (418,567) (430,756) (442,944) (455,133) (467,321)	(4: (4: (4: (4: (4: (4: (4:
	(338,997) 0 20 40 60 80 100 120 140	85% (256,207) (268,395) (280,584) (292,772) (304,961) (317,149) (329,338) (341,526)	90% (283,803) (295,992) (308,180) (320,369) (332,558) (344,746) (356,935) (369,123)	95% (311,400) (323,589) (335,777) (347,966) (360,154) (372,343) (384,531) (396,720)	Build Costs 100% (338,997) (351,185) (363,374) (375,562) (387,751) (399,939) (412,128) (424,317)	105% (366,594) (378,782) (390,971) (403,159) (415,348) (427,536) (439,725) (451,913)	110% (394,190) (406,379) (418,567) (430,756) (442,944) (455,133) (467,321) (479,510)	(4: (4: (4: (4: (4: (4: (4: (5: (5:
	(338,997) 0 20 40 60 80 100 120 140 160	85% (256,207) (268,395) (280,584) (292,772) (304,961) (317,149) (329,338) (341,526) (353,715)	90% (283,803) (295,992) (308,180) (320,369) (332,558) (344,746) (356,935) (369,123) (381,312)	95% (311,400) (323,589) (335,777) (347,966) (360,154) (372,343) (384,531) (396,720) (408,908)	Build Costs 100% (338,997) (351,185) (363,374) (375,562) (387,751) (399,939) (412,128) (424,317) (436,505)	105% (366,594) (378,782) (390,971) (403,159) (415,348) (427,536) (439,725) (451,913) (464,102)	110% (394,190) (406,379) (418,567) (430,756) (442,944) (455,133) (467,321) (479,510) (491,698)	(42) (43) (44) (44) (44) (44) (50) (55) (55)
	(338,997) 0 20 40 60 80 100 120 140 160 180	85% (256,207) (268,395) (280,584) (292,772) (304,961) (317,149) (329,338) (341,526) (353,715) (365,903)	90% (283,803) (295,992) (308,180) (320,369) (332,558) (344,746) (356,935) (369,123) (381,312) (393,500)	95% (311,400) (323,589) (335,777) (347,966) (360,154) (372,343) (384,531) (396,720) (408,908) (421,097)	Build Costs 100% (338,997) (351,185) (363,374) (375,562) (387,751) (399,939) (412,128) (424,317) (436,505) (448,694)	105% (366,594) (378,782) (390,971) (403,159) (415,348) (427,536) (439,725) (451,913) (464,102) (476,290)	110% (394,190) (406,379) (418,567) (430,756) (442,944) (455,133) (467,321) (479,510) (491,698) (503,887)	(42) (44) (44) (44) (44) (56) (55)

NOTES

Cells highlighted in green are sensitivity input cells



141212 West Oxon LPIan CIL Commerical Viability Models v3.1a Scheme 3 (B2-B8)

loor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
rea 1	5,000	53,820	100.0%	5,000.0	53,820
rea 2	0	0	100.0%	0.0	0
rea 3	0	0	100.0%	0.0	0
rea 4	0	0	100.0%	0.0	0
rea 5		0	100.0%	0.0	0
rea 6		0	100.0%	0.0	0
otal floor area	5,000	53,820	100.0%	5,000	53,820

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	53,820	@	6.95	374,046	
area 2	0	@	6.95	-	
area 3	0	@	6.95	-	
area 4	0	@	6.95	_	
area 5	0	@	6.95	-	
area 6	0	@	6.95	=	
Estimated Gross Rental Value per annum			-	374,046	
Yield		@	8.0%		
capitalised rent				4,675,573	
less					
Rent Free / Void allowance	12 mon	ths rent		(374,046)	
Purchasers costs		@	5.76%	(234,274)	4,067,254
GDV					4,067,254

141212 West Oxon LPIan CIL Commerical Viability Models v3.1a Scheme 3 (B2-B8)

DEVELOPMENT COSTS			
nitial Payments -			
Planning Application Professional Fees and reports			(35,000)
Statutory Planning Fees			(17,132)
CIL	5,000 sqm @	0 £ psm	=
Site Specific S106/278			(10,000)
Construction Costs -			
Demolition and Site Clearance (allowance)	3.09 acres @	50,000 per acre	(154,438)
area 1	5,000.00 sqm @	714.00 psm	(3,570,000)
irea 2	- sqm @	714.00 psm	=
area 3	- sqm @	714.00 psm	-
area 4	- sqm @	714.00 psm	-
area 5	- sqm @	714.00 psm	-
area 6	- sqm @	714.00 psm	-
External works	3,570,000 @	10%	(357,000
Contingency	4,081,438 @	<mark>5%</mark>	(204,072)
Professional Fees	4,285,509 @	10%	(428,551)
Disposal Costs -			
Letting Agents Costs	374,046 ERV @	15.00%	(56,107)
etting Legal Costs	374,046 ERV @	5.00%	(18,702)
nvestment Sale Agents Costs	4,067,254 GDV @	1.00%	(40,673)
nvestment Sale Legal Costs	4,067,254 GDV @	0.50%	(20,336)
Marketing and Promotion	4,067,254 GDV @	1.00%	(40,673
Finance Costs -			
Finance Fees	4,952,683 @	1.00%	(49,527)
nterest (cashflow basis incl. land)	7.00% APR	0.565% pcm	(19,923)
Developers Profit	5,022,133 @	20.00%	(1,004,427)
TOTAL COSTS			(6,026,560)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(1,959,306)
SDLT (HMRC % rates)	- @		=
Acquisition Agent fees	- @	1%	=
Acquisition Legal fees	- @	0.5%	=
Interest on Land	- @	7.0%	=
Residual Land Value (net)			(1,959,306)

THRESHOLD LAND VALUE			
Site density	4,000 sqm per hectare	40%	
Site Area	1.25 ha	3.09 acres	
	4,000 sqm/ha	17,424 sqft/ac	
Threshold Land Value	741,300 £ per ha	300,000 £ per acre	
			926,625

BALANCE	
Surplus/(Deficit)	(2,885,931)



141212 West Oxon LPlan CIL Commerical Viability Models v3.1a Scheme 3 (B2-B8)

					GDV			
Balance	(2,885,931)	85%	90%	95%	100%	105%	110%	11
	0	(3,477,503)	(3,280,312)	(3,083,122)	(2,885,931)	(2,688,740)	(2,491,550)	(2,294,
	20	(3,599,388)	(3,402,197)	(3,205,007)	(3,007,816)	(2,810,626)	(2,613,435)	(2,416,
	40	(3,721,273)	(3,524,083)	(3,326,892)	(3,129,701)	(2,932,511)	(2,735,320)	(2,538,
	60	(3,843,159)	(3,645,968)	(3,448,777)	(3,251,587)	(3,054,396)	(2,857,206)	(2,660,
	80	(3,965,044)	(3,767,853)	(3,570,663)	(3,373,472)	(3,176,281)	(2,979,091)	(2,781,
CIL £psm	100	(4,086,929)	(3,889,739)	(3,692,548)	(3,495,357)	(3,298,167)	(3,100,976)	(2,903,
	120	(4,208,814)	(4,011,624)	(3,814,433)	(3,617,243)	(3,420,052)	(3,222,861)	(3,025,
	140	(4,330,700)	(4,133,509)	(3,936,319)	(3,739,128)	(3,541,937)	(3,344,747)	(3,147,
	160	(4,452,585)	(4,255,394)	(4,058,204)	(3,861,013)	(3,663,823)	(3,466,632)	(3,269,
	180	(4,574,470)	(4,377,280)	(4,180,089)	(3,982,898)	(3,785,708)	(3,588,517)	(3,391,
	200	(4,696,356)	(4,499,165)	(4,301,974)	(4,104,784)	(3,907,593)	(3,710,403)	(3,513,
	220	(4,818,241)	(4,621,050)	(4,423,860)	(4,226,669)	(4,029,478)	(3,832,288)	(3,635,
	240	(4,940,126)	(4,742,936)	(4,545,745)	(4,348,554) Build Costs	(4,151,364)	(3,954,173)	(3,756,9
Balance	<u> </u>				Build Costs			
Balance	(2,885,931)	85%	90%	95%	Build Costs 100%	105%	110%	1
Balance	(2,885,931) 0	85% (2,058,030)	90% (2,333,997)	95% (2,609,964)	Build Costs 100% (2,885,931)	105% (3,161,898)	110% (3,437,865)	1 (3,713,
Balance	(2,885,931) 0 20	85% (2,058,030) (2,179,915)	90% (2,333,997) (2,455,882)	95% (2,609,964) (2,731,849)	Build Costs 100% (2,885,931) (3,007,816)	105% (3,161,898) (3,283,783)	110% (3,437,865) (3,559,750)	1 (3,713, (3,835,
Balance	(2,885,931) 0 20 40	85% (2,058,030) (2,179,915) (2,301,801)	90% (2,333,997) (2,455,882) (2,577,768)	95% (2,609,964) (2,731,849) (2,853,734)	Build Costs 100% (2,885,931) (3,007,816) (3,129,701)	105% (3,161,898) (3,283,783) (3,405,668)	110% (3,437,865) (3,559,750) (3,681,635)	1 (3,713, (3,835, (3,957,
Balance	(2,885,931) 0 20	85% (2,058,030) (2,179,915) (2,301,801) (2,423,686)	90% (2,333,997) (2,455,882) (2,577,768) (2,699,653)	95% (2,609,964) (2,731,849) (2,853,734) (2,975,620)	Build Costs 100% (2,885,931) (3,007,816) (3,129,701) (3,251,587)	105% (3,161,898) (3,283,783) (3,405,668) (3,527,554)	110% (3,437,865) (3,559,750) (3,681,635) (3,803,521)	1 (3,713, (3,835, (3,957, (4,079,
Balance CIL £psm	(2,885,931) 0 20 40 60	85% (2,058,030) (2,179,915) (2,301,801)	90% (2,333,997) (2,455,882) (2,577,768)	95% (2,609,964) (2,731,849) (2,853,734)	Build Costs 100% (2,885,931) (3,007,816) (3,129,701)	105% (3,161,898) (3,283,783) (3,405,668)	110% (3,437,865) (3,559,750) (3,681,635)	(3,756,: 1 (3,713,: (3,835,: (3,957,: (4,079,: (4,201,: (4,323,:
	(2,885,931) 0 20 40 60 80	85% (2,058,030) (2,179,915) (2,301,801) (2,423,686) (2,545,571)	90% (2,333,997) (2,455,882) (2,577,768) (2,699,653) (2,821,538)	95% (2,609,964) (2,731,849) (2,853,734) (2,975,620) (3,097,505)	Build Costs 100% (2,885,931) (3,007,816) (3,129,701) (3,251,587) (3,373,472)	105% (3,161,898) (3,283,783) (3,405,668) (3,527,554) (3,649,439)	110% (3,437,865) (3,559,750) (3,681,635) (3,803,521) (3,925,406)	1 (3,713, (3,835, (3,957, (4,079, (4,201, (4,323,
	(2,885,931) 0 20 40 60 80 100	85% (2,058,030) (2,179,915) (2,301,801) (2,423,686) (2,545,571) (2,667,456)	90% (2,333,997) (2,455,882) (2,577,768) (2,699,653) (2,821,538) (2,943,423) (3,065,309)	95% (2,609,964) (2,731,849) (2,853,734) (2,975,620) (3,097,505) (3,219,390)	Build Costs 100% (2,885,931) (3,007,816) (3,129,701) (3,251,587) (3,373,472) (3,495,357) (3,617,243)	105% (3.161,898) (3.283,783) (3.405,668) (3,527,554) (3,649,439) (3,771,324) (3,893,210)	110% (3,437,865) (3,559,750) (3,681,635) (3,803,521) (3,925,406) (4,047,291)	1 (3,713, (3,835, (3,957, (4,079, (4,201, (4,323, (4,445,
	(2,885,931) 0 20 40 60 80 100 120	85% (2,058,030) (2,179,915) (2,301,801) (2,423,686) (2,545,571) (2,667,456) (2,789,342)	90% (2,333,997) (2,455,882) (2,577,768) (2,699,653) (2,821,538) (2,943,423)	95% (2,609,964) (2,731,849) (2,853,734) (2,975,620) (3,097,505) (3,219,390) (3,341,276)	Build Costs 100% (2,885,931) (3,007,816) (3,129,701) (3,251,587) (3,373,472) (3,495,357)	105% (3,161,898) (3,283,783) (3,405,668) (3,527,554) (3,649,439) (3,771,324)	110% (3,437,865) (3,559,750) (3,681,635) (3,803,521) (3,925,406) (4,047,291) (4,169,177)	1 (3,713, (3,835, (3,957, (4,079, (4,201,
	(2,885,931) 0 20 40 60 80 100 120 140	85% (2,058,030) (2,179,915) (2,301,801) (2,423,686) (2,545,571) (2,667,456) (2,789,342) (2,911,227)	90% (2,333,997) (2,455,882) (2,577,768) (2,699,653) (2,821,538) (2,943,423) (3,065,309) (3,187,194)	95% (2,609,964) (2,731,849) (2,853,734) (2,975,620) (3,097,505) (3,219,390) (3,341,276) (3,463,161)	Build Costs 100% (2,885,931) (3,007,816) (3,129,701) (3,251,587) (3,373,472) (3,495,357) (3,617,243) (3,739,128)	105% (3,161,898) (3,283,783) (3,405,668) (3,527,554) (3,649,439) (3,771,324) (3,893,210) (4,015,095)	110% (3,437,865) (3,559,750) (3,681,635) (3,803,521) (3,925,406) (4,047,291) (4,169,177) (4,291,062)	1 (3,713, (3,835, (3,957, (4,079, (4,201, (4,323, (4,445, (4,567, (4,688,
	(2,885,931) 0 20 40 60 80 100 120 140	85% (2,058,030) (2,179,915) (2,301,801) (2,423,686) (2,545,571) (2,667,456) (2,789,342) (2,911,227) (3,033,112)	90% (2,333,997) (2,455,882) (2,577,768) (2,699,653) (2,821,538) (2,943,423) (3,065,309) (3,187,194) (3,309,079) (3,430,964)	95% (2,609,964) (2,731,849) (2,853,734) (2,975,620) (3,097,505) (3,219,390) (3,463,161) (3,585,046)	Build Costs 100% (2,885,931) (3,007,816) (3,129,701) (3,251,587) (3,373,472) (3,495,357) (3,617,243) (3,739,128) (3,861,013) (3,861,013) (3,982,898)	105% (3,161,898) (3,283,783) (3,405,668) (3,527,554) (3,649,439) (3,771,324) (3,893,210) (4,015,095) (4,136,980) (4,258,865)	110% (3.437,865) (3.559,750) (3.681,635) (3.803,521) (3.925,406) (4.047,291) (4.169,177) (4.291,062) (4.412,947) (4.534,832)	1 (3,713, (3,835, (3,957, (4,079, (4,201, (4,323, (4,445, (4,567, (4,688, (4,810,
	(2,885,931) 0 20 40 60 80 100 120 140 160 180	85% (2,058,030) (2,179,915) (2,301,801) (2,423,686) (2,545,571) (2,667,456) (2,789,342) (2,911,227) (3,033,112) (3,154,997)	90% (2,333,997) (2,455,882) (2,577,768) (2,699,653) (2,821,538) (2,943,423) (3,065,309) (3,187,194) (3,309,079)	95% (2,609,964) (2,731,849) (2,853,734) (2,975,620) (3,097,505) (3,219,390) (3,341,276) (3,463,161) (3,585,046) (3,706,931)	Build Costs 100% (2,885,931) (3,007,816) (3,129,701) (3,251,587) (3,373,472) (3,495,357) (3,617,243) (3,739,128) (3,861,013)	105% (3,161,898) (3,283,783) (3,405,668) (3,527,554) (3,649,439) (3,771,324) (3,893,210) (4,015,095) (4,136,980)	110% (3,437,865) (3,559,750) (3,681,635) (3,803,521) (3,925,406) (4,047,291) (4,169,177) (4,291,062) (4,412,947)	1 (3,713,i (3,835, (3,957, (4,079, (4,201,i (4,323,i (4,445,i (4,567,i (4,688,i

NOTES

Cells highlighted in green are sensitivity input cells

141212 West Oxon LPIan CIL Commerical Viability Models v3.1a - Version Notes

Date	Version	Notes
141212	v3.1a	final

Appendix 5 – Retail Appraisals



SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	280	3,014	100.0%	280.0	3,014
area 2	280	3,014	100.0%	280.0	3,014
area 3	280	3,014	100.0%	280.0	3,014
area 4	280	3,014	100.0%	280.0	3,014
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	1,120	12,056	100.0%	1,120	12,056

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	3,014	@	17.50	52,743	
area 2	3,014	@	17.50	52,743	
area 3	3,014	@	17.50	52,743	
area 4	3,014	@	17.50	52,743	
area 5	0	@	17.50	-	
area 6	0	@	17.50	=	
Estimated Gross Rental Value per annum			_	210,973	
Yield		@	6.5%		
capitalised rent				3,245,733	
less					
Rent Free / Void allowance	6 moi	nths rent		(105,486)	
Purchasers costs		@	5.76%	(171,027)	2,969,220
GDV					2,969,220

evelopers Profit	2,094,132 @	20.00%	(418,826
nterest (cashflow basis incl. land)	7.00% APR	0.565% pcm	(11,274
inance Fees	2,062,235 @	1.00%	(20,622
	2.062.225	4.00%	/00 000
nance Costs -			
larketing and Promotion	2,969,220 GDV @	1.00%	(29,692
vestment Sale Legal Costs	2,969,220 GDV @	0.50%	(14,846
evestment Sale Agents Costs	2,969,220 GDV @	1.00%	(29,692
etting Legal Costs	210,973 ERV @	5.00%	(10,549
etting Agents Costs	210,973 ERV @	15.00%	(31,646
isposal Costs -	040.070		
rofessional Fees	1,521,873 @	<mark>10%</mark> .	(152,187
	· ·		
Contingency	1,449,403 @	5%	(72,470
external works	1,292,480 @	10%	(129,248
rea 6	- sqm @	1,154.00 psm	
rea 5	- sqm @	1,154.00 psm	
rea 4	280.00 sqm @	1,154.00 psm	(323,120
rea 3	280.00 sqm @	1,154.00 psm	(323,120
rea 2	280.00 sqm @	1,154.00 psm	(323,120
rea 1	280.00 sqm @	1,154.00 psm	(323,120
emolition and Site Clearance (allowance)	0.55 acres @	50,000 per acre	(27,675
construction Costs -			
ite Specific S106/278			(20,000
IL	1,120 sqm @	175 £ psm	(196,000
tatutory Planning Fees			(5,749
lanning Application Professional Fees and reports			(50,000

RESIDUAL LAND VALUE			
Residual Land Value (gross)			456,261
SDLT (HMRC % rates)	456,261 @		(13,688)
Acquisition Agent fees	456,261 @	1%	(4,563)
Acquisition Legal fees	456,261 @	0.5%	(2,281)
Interest on Land	456,261 @	7.0%	(31,938)
Residual Land Value (net)			403,791

THRESHOLD LAND VALUE			
Site density	5,000 sqm per hectare	50%	
Site Area	0.22 ha	0.55 acres	
	5,000 sqm/ha	21,780 sqft/ac	
Threshold Land Value	555,975 £ per ha	225,000 £ per acre	
			124,538

BALANCE	
Surplus/(Deficit)	279,253



					GDV			
Balance	279,253	85%	90%	95%	100%	105%	110%	
	0	108,480	235,878	357,765	483,724	609,682	735,641	1
	20	89,037	211,716	333,875	459,834	585,793	711,752	
	40	64,329	187,553	314,952	435,945	561,903	687,862	
	60	39,620	163,391	290,789	412,055	538,014	663,973	
	80	14,912	139,228	266,627	388,165	514,124	640,083	
CIL £psm	100	(9,797)	115,066	242,464	364,276	490,235	616,194	
	120	(34,506)	95,772	218,301	340,386	466,345	592,304	
	140	(59,214)	71,063	194,139	316,497	442,456	568,415	
	160	(83,923)	46,355	169,976	297,375	418,566	544,525	
	180	(108,631)	21,646	145,814	273,212	394,677	520,636	
	200	(134,264)	(3,063)	121,651	249,050	370,787	496,746	
	220	(161,566)	(27,771)	97,489	224,887	346,898	472,857	
l	240	(188,869)	(52,480)	77,798	200,725 Build Costs	323,008	448,967	
Balance	_	(188,869)	90%	77,798 95%		323,008	110%	
Balance	279,253				Build Costs			
Balance	279,253	85%	90%	95%	Build Costs 100%	105%	110%	
Balance	279,253 0	85% 746,417	90% 658,852	95% 571,288	Build Costs 100% 483,724	105% 396,159	110% 313,545	
Balance	279,253 0 20	85% 746,417 722,527	90% 658,852 634,963	95% 571,288 547,398	Build Costs 100% 483,724 459,834	105% 396,159 372,270	110% 313,545 289,382	
Balance	279,253 0 20 40	85% 746,417 722,527 698,638	90% 658,852 634,963 611,073	95% 571,288 547,398 523,509	Build Costs 100% 483,724 459,834 435,945	105% 396,159 372,270 348,380	110% 313,545 289,382 265,220	
Balance CIL £psm	279,253 0 20 40 60	85% 746,417 722,527 698,638 674,748	90% 658,852 634,963 611,073 587,184	95% 571,288 547,398 523,509 499,619	Build Costs 100% 483,724 459,834 435,945 412,055	105% 396,159 372,270 348,380 324,491	110% 313,545 289,382 265,220 241,057	
	279,253 0 20 40 60 80	85% 746,417 722,527 698,638 674,748 650,859	90% 658,852 634,963 611,073 587,184 563,294	95% 571,288 547,398 523,509 499,619 475,730	Build Costs 100% 483,724 459,834 435,945 412,055 388,165	105% 396,159 372,270 348,380 324,491 305,460	110% 313,545 289,382 265,220 241,057 216,895	
	279,253 0 20 40 60 80 100	85% 746,417 722,527 698,638 674,748 650,859 626,969	90% 658,852 634,963 611,073 587,184 563,294 539,405	95% 571,288 547,398 523,509 499,619 475,730 451,840	Build Costs 100% 483,724 459,834 435,945 412,055 388,165 364,276	105% 396,159 372,270 348,380 324,491 305,460 281,297	110% 313,545 289,382 265,220 241,057 216,895 192,732	
	279,253 0 20 40 60 80 100	85% 746,417 722,527 698,638 674,748 650,859 626,969 603,080	90% 658,852 634,963 611,073 587,184 563,294 539,405 515,515	95% 571,288 547,398 523,509 499,619 475,730 451,840 427,951	Build Costs 100% 483,724 459,834 435,945 412,055 388,165 364,276 340,386	105% 396,159 372,270 348,380 324,491 305,460 281,297 257,135	110% 313,545 289,382 265,220 241,057 216,895 192,732 168,570	
	279,253 0 20 40 60 80 100 120 140	85% 746,417 722,527 698,638 674,748 650,859 626,969 603,080 579,190	90% 658,852 634,963 611,073 587,184 563,294 539,405 515,515 491,626	95% 571,288 547,398 523,509 499,619 475,730 451,840 427,951 404,061	Build Costs 100% 483,724 459,834 435,945 412,055 388,165 364,276 340,386 316,497	105% 396,159 372,270 348,380 324,491 305,460 281,297 257,135 232,972	110% 313,545 289,382 265,220 241,057 216,895 192,732 168,570 144,407	
	279,253 0 20 40 60 80 100 120 140 160	85% 746,417 722,527 698,638 674,748 650,859 626,969 603,080 579,190 555,301	90% 658,852 634,963 611,073 587,184 563,294 539,405 515,515 491,626 467,736	95% 571,288 547,398 523,509 499,619 475,730 451,840 427,951 404,061 380,172	Build Costs 100% 483,724 459,834 435,945 412,055 388,165 364,276 340,386 316,497 297,375	105% 396,159 372,270 348,380 324,491 305,460 281,297 257,135 232,972 208,810	110% 313,545 289,382 265,220 241,057 216,895 192,732 168,570 144,407 120,244	
	279,253 0 20 40 60 80 100 120 140 160 180	85% 746,417 722,527 698,638 674,748 650,859 626,969 603,080 579,190 555,301 531,411	90% 658,852 634,963 611,073 587,184 563,294 539,405 515,515 491,626 467,736 443,847	95% 571,288 547,398 523,509 499,619 475,730 451,840 427,951 404,061 380,172 356,282	Build Costs 100% 483,724 459,834 435,945 412,055 388,165 364,276 340,386 316,497 297,375 273,212	105% 396,159 372,270 348,380 324,491 305,460 281,297 257,135 232,972 208,810 184,647	110% 313,545 289,382 265,220 241,057 216,895 192,732 168,570 144,407 120,244 101,068	

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells

SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	280	3,014	100.0%	280.0	3,014
area 2	280	3,014	100.0%	280.0	3,014
area 3	280	3,014	100.0%	280.0	3,014
area 4	280	3,014	100.0%	280.0	3,014
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	1,120	12,056	100.0%	1,120	12,056

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	3,014	@	17.50	52,743	
area 2	3,014	@	17.50	52,743	
area 3	3,014	@	17.50	52,743	
area 4	3,014	@	17.50	52,743	
area 5	0	@	17.50	-	
area 6	0	@	17.50	=	
Estimated Gross Rental Value per annum			_	210,973	
Yield		@	6.5%		
capitalised rent				3,245,733	
less					
Rent Free / Void allowance	6 moi	nths rent		(105,486)	
Purchasers costs		@	5.76%	(171,027)	2,969,220
GDV					2,969,220

nitial Payments -				
Planning Application Professional Fees and reports				(50,000
Statutory Planning Fees				(5,749
CIL	1,120	sqm @	50 £ psm	(56,000
Site Specific S106/278				(20,000
Construction Costs -				
Demolition and Site Clearance (allowance)	0.55	acres @	50,000 per acre	(27,675
area 1		sqm @	1,154.00 psm	(323,120
irea 2		sqm @	1,154.00 psm	(323,120
area 3		sqm @	1,154.00 psm	(323,120
area 4		sqm @	1,154.00 psm	(323,120
area 5		sqm @	1,154.00 psm	
area 6	-	sqm @	1,154.00 psm	
External works	1,292,480		10%	(129,248
Contingency	1,449,403	@	<mark>5%</mark>	(72,470
Professional Fees	1,521,873	@	10%	(152,187
Disposal Costs -				
Letting Agents Costs	210,973		15.00%	(31,646
etting Legal Costs	210,973		5.00%	(10,549
nvestment Sale Agents Costs	2,969,220		1.00%	(29,692
nvestment Sale Legal Costs	2,969,220		0.50%	(14,846
Marketing and Promotion	2,969,220	GDV @	1.00%	(29,692
Finance Costs -				
Finance Fees	1,922,235	@	1.00%	(19,222
nterest (cashflow basis incl. land)	7.00%	APR	0.565% pcm	(10,475
Developers Profit	1,951,932	. @	20.00%	(390,386

RESIDUAL LAND VALUE			
Residual Land Value (gross)			626,901
SDLT (HMRC % rates)	626,901 @		(25,076)
Acquisition Agent fees	626,901 @	1%	(6,269)
Acquisition Legal fees	626,901 @	0.5%	(3,135)
Interest on Land	626,901 @	7.0%	(43,883)
Residual Land Value (net)			548,538
· ·			

THRESHOLD LAND VALUE			
Site density	5,000 sqm per hectare	50%	
Site Area	0.22 ha	0.55 acres	
	5,000 sqm/ha	21,780 sqft/ac	
Threshold Land Value	1,235,500 £ per ha	500,000 £ per acre	
			276,752

BALANCE	
Surplus/(Deficit)	271,786



					GDV			
Balance	271,786	85%	90%	95%	100%	105%	110%	11
	0	(43,734)	83,665	205,551	331,510	457,469	583,428	709,
	20	(63,176)	59,502	181,662	307,620	433,579	559,538	685,
	40	(87,885)	35,340	162,738	283,731	409,690	535,649	661
	60	(112,594)	11,177	138,575	259,841	385,800	511,759	637
	80	(137,302)	(12,985)	114,413	235,952	361,911	487,870	613
CIL £psm	100	(162,011)	(37,148)	90,250	212,062	338,021	463,980	589
	120	(186,719)	(56,442)	66,088	188,173	314,132	440,091	566
	140	(211,428)	(81,150)	41,925	164,283	290,242	416,201	542
	160	(236,136)	(105,859)	17,763	145,161	266,353	392,312	518
	180	(260,845)	(130,568)	(6,400)	120,999	242,463	368,422	494
	200	(286,478)	(155,276)	(30,562)	96,836	218,574	344,533	470
	220	(313,780)	(179,985)	(54,725)	72,674	194,684	320,643	446
	240	(341,082)	(204,693)	(74,416)	48,511 Build Costs	170,795	296,754	422,
Balance	271,786					170,795	296,754	
Balance		(341,082)	(204,693)	(74,416)	Build Costs			1
Balance	271,786	(341,082)	(204,693)	(74,416) 95%	Build Costs 100%	105%	110%	1 72
Balance	271,786 0	(341,082) 85% 594,203	90% 506,639	95% 419,074	Build Costs 100% 331,510	105% 243,946	110% 161,331	1 72 48
Balance	271,786 0 20	(341,082) 85% 594,203 570,314	90% 506,639 482,749	95% 419,074 395,185	Build Costs 100% 331,510 307,620	105% 243,946 220,056	110% 161,331 137,169	1 72 48
Balance	271,786 0 20 40	85% 594,203 570,314 546,424	90% 506,639 482,749 458,860	95% 419,074 395,185 371,295	Build Costs 100% 331,510 307,620 283,731	105% 243,946 220,056 196,166	110% 161,331 137,169 113,006	1 72 48 24
Balance CIL £psm	271,786 0 20 40 60	85% 594,203 570,314 546,424 522,535	90% 506,639 482,749 458,860 434,970	95% 419,074 395,185 371,295 347,406	Build Costs 100% 331,510 307,620 283,731 259,841	105% 243,946 220,056 196,166 172,277	110% 161,331 137,169 113,006 88,844	1 72 48 24 (23,
	271,786 0 20 40 60 80	85% 594,203 570,314 546,424 522,535 498,645	90% 506,639 482,749 458,860 434,970 411,081	95% 419,074 395,185 371,295 347,406 323,516	Build Costs 100% 331,510 307,620 283,731 259,841 235,952	105% 243,946 220,056 196,166 172,277 153,246	110% 161,331 137,169 113,006 88,844 64,681	1 72 48 24 (23,
	271,786 0 20 40 60 80 100	85% 594,203 570,314 546,424 522,535 498,645 474,756	90% 506,639 482,749 458,860 434,970 411,081 387,191	95% 419,074 395,185 371,295 347,406 323,516 299,627	Build Costs 100% 331,510 307,620 283,731 259,841 235,952 212,062	105% 243,946 220,056 196,166 172,277 153,246 129,084	110% 161,331 137,169 113,006 88,844 64,681 40,518	1 72 48 24 (23, (48,
	271,786 0 20 40 60 80 100	85% 594,203 570,314 546,424 522,535 498,645 474,756 450,866	90% 506,639 482,749 458,860 434,970 411,081 387,191 363,302	95% 419,074 395,185 371,295 347,406 323,516 299,627 275,737	Build Costs 100% 331,510 307,620 283,731 259,841 235,952 212,062 188,173	105% 243,946 220,056 196,166 172,277 153,246 129,084 104,921	110% 161,331 137,169 113,006 88,844 64,681 40,518 16,356	1 72 48 24 (23, (48, (67, (92,
	271,786 0 20 40 60 80 100 120 140	85% 594,203 570,314 546,424 522,535 498,645 474,756 450,866 426,977	90% 506,639 482,749 458,860 434,970 411,081 387,191 363,302 339,412	95% 419,074 395,185 371,295 347,406 323,516 299,627 275,737 251,848	Build Costs 100% 331,510 307,620 283,731 259,841 235,952 212,062 188,173 164,283	105% 243,946 220,056 196,166 172,277 153,246 129,084 104,921 80,759	110% 161,331 137,169 113,006 88,844 64,681 40,518 16,356 (7,807)	1 72 48 24 (23, (48, (67, (92,
	271,786 0 20 40 60 80 100 120 140	85% 594,203 570,314 546,424 522,535 498,645 474,756 450,866 426,977 403,087	90% 506,639 482,749 458,860 434,970 411,081 367,191 363,302 339,412 315,523	95% 419,074 395,185 371,295 347,406 323,516 299,627 275,737 261,848 227,958	Build Costs 100% 331,510 307,620 283,731 259,841 235,952 212,062 188,173 164,283 145,161	105% 243,946 220,056 196,166 172,277 153,246 129,084 104,921 80,759 56,596	110% 161,331 137,169 113,006 88,844 64,681 40,518 16,356 (7,807) (31,969)	1 72 48 24 (23, (48, (67, (92, (117, (141, (166,
	271,786 0 20 40 60 80 100 120 140 160 180	85% 594,203 570,314 546,424 522,535 498,645 474,756 450,866 426,977 403,087 379,198	90% 506,639 482,749 458,860 434,970 411,081 387,191 363,302 339,412 315,523 291,633	95% 419,074 395,185 371,295 347,406 323,516 299,627 275,737 251,848 227,958 204,069	Build Costs 100% 331,510 307,620 283,731 259,841 235,952 212,062 188,173 164,283 145,161 120,999	105% 243,946 220,056 196,166 172,277 153,246 129,084 104,921 80,759 56,596 32,433	110% 161,331 137,169 113,006 88,844 64,681 40,518 16,356 (7,807) (31,969) (51,146)	1 72 48 24 (23, (48, (67, (92, (117, (141,

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells



SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	280	3,014	100.0%	280.0	3,014
area 2	280	3,014	100.0%	280.0	3,014
area 3	280	3,014	100.0%	280.0	3,014
area 4	280	3,014	100.0%	280.0	3,014
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	1,120	12,056	100.0%	1,120	12,056

GROSS DEVELOPMENT VALUE						
	sqft		£	psf	£	
area 1	3,014	@	17	7.50	52,743	
area 2	3,014	@	17	7.50	52,743	
area 3	3,014	@	17	7.50	52,743	
area 4	3,014	@	17	7.50	52,743	
area 5	0	@	17	7.50	-	
area 6	0	@	17	<mark>7.50</mark>	-	
Estimated Gross Rental Value per annum				_	210,973	
Yield		@	6	.5%		
capitalised rent					3,245,733	
less						
Rent Free / Void allowance	6 mo	nths rent			(105,486)	
Purchasers costs		@	5.7	76%	(171,027)	2,969,220
GDV						2,969,220



7.00% APR 1,929,180 @	0.565% pcm 20.00%	(10,347 (385,836
7.00% APR	0.565% pcm	(10,347
1,899,835 @	1.00%	(18,998
2,969,220 GDV @	1.00%	(29,692
_	0.50%	(14,846
	1.00%	(29,692
	5.00%	(10,549
	15.00%	(31,646
1,521,873 @	10%	(152,187
1,449,403 @	<mark></mark>	(72,470
1,292,480 @	10%	(129,248
- sqm @	1,154.00 psm	
- sqm @	1,154.00 psm	
280.00 sqm @	1,154.00 psm	(323,120
280.00 sqm @	1,154.00 psm	(323,120
280.00 sqm @	1,154.00 psm	(323,120
280.00 sqm @	1,154.00 psm	(323,120
0.55 acres @	50,000 per acre	(27,675
	· · · · · · · · · · · · · · · · · · ·	(20,000
1,120 sgm @	30 £ psm	(33,600
		(5,749
		(50,000
	280.00 sqm @ - sqm @ - sqm @ 1,292,480 @ 1,449,403 @ 1,521,873 @ 210,973 ERV @ 210,973 ERV @ 2,969,220 GDV @ 2,969,220 GDV @	0.55 acres @ 50,000 per acre 280.00 sqm @ 1,154.00 psm 1

RESIDUAL LAND VALUE			
Residual Land Value (gross)			654,203
SDLT (HMRC % rates)	654,203 @		(26,168)
Acquisition Agent fees	654,203 @	1%	(6,542)
Acquisition Legal fees	654,203 @	0.5%	(3,271)
Interest on Land	654,203 @	7.0%	(45,794)
Residual Land Value (net)			572,428

THRESHOLD LAND VALUE			
Site density	5,000 sqm per hectare	50%	
Site Area	0.22 ha	0.55 acres	
	5,000 sqm/ha	21,780 sqft/ac	
Threshold Land Value	1,606,150 £ per ha	650,000 £ per acre	
			359,778

BALANCE	
Surplus/(Deficit)	212,650



					GDV			
Balance	212,650	85%	90%	95%	100%	105%	110%	
	0	(126,759)	639	122,525	248,484	374,443	500,402	62
	20	(146,202)	(23,523)	98,636	224,595	350,554	476,513	6
	40	(170,911)	(47,686)	79,712	200,705	326,664	452,623	5
	60	(195,619)	(71,849)	55,550	176,816	302,775	428,734	5
	80	(220,328)	(96,011)	31,387	152,926	278,885	404,844	5
CIL £psm	100	(245,036)	(120,174)	7,225	129,037	254,996	380,955	5
	120	(269,745)	(139,467)	(16,938)	105,147	231,106	357,065	4
	140	(294,453)	(164,176)	(41,100)	81,258	207,217	333,175	4
	160	(319,162)	(188,885)	(65,263)	62,136	183,327	309,286	4
	180	(343,871)	(213,593)	(89,425)	37,973	159,438	285,396	4
	200	(369,503)	(238,302)	(113,588)	13,811	135,548	261,507	3
	220	(396,805)	(263,010)	(137,750)	(10,352)	111,659	237,617	3
I	240	(424,108)	(287,719)	(157,441)	(34,515) Build Costs	87,769	213,728	33
Balance	240	(424,108) 85%	90%	95%		105%	213,728	3
Balance	_				Build Costs			
Balance	212,650	85%	90%	95%	Build Costs 100%	105%	110%	(*
Balance	212,650	85% 511,178	90% 423,613	95% 336,049	Build Costs 100% 248,484	105% 160,920	110% 78,306	(1
Balance	212,650 0 20	85% 511,178 487,288	90% 423,613 399,724	95% 336,049 312,159	Build Costs 100% 248,484 224,595	105% 160,920 137,030	110% 78,306 54,143	(; (;
Balance	212,650 0 20 40	85% 511,178 487,288 463,399	90% 423,613 399,724 375,834	95% 336,049 312,159 288,270	Build Costs 100% 248,484 224,595 200,705	105% 160,920 137,030 113,141	110% 78,306 54,143 29,980	(† (; ()
Balance CIL £psm	212,650 0 20 40 60	85% 511,178 487,288 463,399 439,509	90% 423,613 399,724 375,834 351,945	95% 336,049 312,159 288,270 264,380	Build Costs 100% 248,484 224,595 200,705 176,816	105% 160,920 137,030 113,141 89,251	110% 78,306 54,143 29,980 5,818	(1 (3 (4 (10
	212,650 0 20 40 60 80	85% 511,178 487,288 463,399 439,509 415,620	90% 423,613 399,724 375,834 351,945 328,055	95% 336,049 312,159 288,270 264,380 240,491	Build Costs 100% 248,484 224,595 200,705 176,816 152,926	105% 160,920 137,030 113,141 89,251 70,221	110% 78,306 54,143 29,980 5,818 (18,345)	(' (; (! (10 (11)
	212,650 0 20 40 60 80 100	85% 511,178 487,288 463,399 439,509 415,620 391,730	90% 423,613 399,724 375,834 351,945 328,055 304,166	95% 336,049 312,159 288,270 264,380 240,491 216,601	Build Costs 100% 248,484 224,595 200,705 176,816 152,926 129,037	105% 160,920 137,030 113,141 89,251 70,221 46,058	110% 78,306 54,143 29,980 5,818 (18,345) (42,507)	(° (3 (8 (8 (10 (11)
	212,650 0 20 40 60 80 100	85% 511,178 487,288 463,399 439,509 415,620 391,730 367,841	90% 423,613 399,724 375,834 351,945 328,055 304,166 280,276	95% 336,049 312,159 288,270 264,380 240,491 216,601 192,712	Build Costs 100% 248,484 224,595 200,705 176,816 152,926 129,037 105,147	105% 160,920 137,030 113,141 89,251 70,221 46,058 21,895	110% 78,306 54,143 29,980 5,818 (18,345) (42,507) (66,670)	(1) (3) (4) (10) (13) (14)
	212,650 0 20 40 60 80 100 120 140	85% 511,178 487,288 463,399 439,509 415,620 391,730 367,841 343,951	90% 423,613 399,724 375,834 351,945 328,055 304,166 280,276 256,387	95% 336,049 312,159 288,270 264,380 240,491 216,601 192,712 168,822	Build Costs 100% 248,484 224,595 200,705 176,816 152,926 129,037 105,147 81,258	105% 160,920 137,030 113,141 89,251 70,221 46,058 21,895 (2,267)	110% 78,306 54,143 29,980 5,818 (18,345) (42,507) (66,670) (90,832)	(1) (8) (8) (10) (13) (14) (17)
	212,650 0 20 40 60 80 100 120 140	85% 511,178 487,288 463,399 439,509 415,620 391,730 367,841 343,951 320,062	90% 423,613 399,724 375,834 351,945 328,055 304,166 280,276 256,387 232,497	95% 336,049 312,159 288,270 264,380 240,491 216,601 192,712 168,822 144,933	Build Costs 100% 248,484 224,595 200,705 176,816 152,926 129,037 105,147 81,258 62,136	105% 160,920 137,030 113,141 89,251 70,221 46,058 21,895 (2,267) (26,430)	110% 78,306 54,143 29,880 5,818 (18,345) (42,507) (66,670) (90,832) (114,995)	(1 (3 (5 (8 (10 (13 (15 (17 (20
	212,650 0 20 40 60 80 100 120 140 160 180	85% 511,178 487,288 463,399 439,509 415,620 391,730 367,841 343,951 320,062 296,172	90% 423,613 399,724 375,834 351,945 328,055 304,166 280,276 256,387 232,497 208,608	95% 336,049 312,159 288,270 264,380 240,491 216,601 192,712 168,822 144,933 121,043	Build Costs 100% 248,484 224,595 200,705 176,816 152,926 129,037 105,147 81,258 62,136 37,973	105% 160,920 137,030 113,141 89,251 70,221 46,058 21,895 (2,267) (26,430) (50,592)	110% 78,306 54,143 29,980 5,818 (18,345) (42,507) (66,670) (90,832) (114,995) (134,172)	(1) (3) (5) (8) (10) (13) (15) (17) (20) (22) (22) (24)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells



CHEME DETAILS - ASSUMPTIONS					
floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
rea 1	700	7,535	100.0%	700.0	7,535
rea 2	700	7,535	100.0%	700.0	7,535
rea 3	0	0	100.0%	0.0	0
rea 4	0	0	100.0%	0.0	0
rea 5		0	100.0%	0.0	0
rea 6		0	100.0%	0.0	0
otal floor area	1,400	15,069	100.0%	1,400	15,069

SDV					5,685,250
Purchasers costs		@	5.76%	(327,470)	5,685,250
Rent Free / Void allowance	12 mor	iths rent		(316,459)	
ess					
capitalised rent				6,329,179	
Yield		@	5.00%		
Estimated Gross Rental Value per annum			_	316,459	
area 6	0	@	21.00	=	
area 5	0	@	21.00	-	
area 4	0	@	21.00	-	
area 3	0	@	21.00	-	
area 2	7,535	@	21.00	158,229	
area 1	7,535	@	21.00	158,229	
	sqft		£ psf	£	
GROSS DEVELOPMENT VALUE					

nitial Payments -				
Planning Application Professional Fees and reports				(75,000
Statutory Planning Fees CIL	4 400		00 0	(7,187
Site Specific S106/278	1,400	sqm @	30 £ psm	(42,000
Site Specific \$100/276				(20,000
Construction Costs -				
Demolition and Site Clearance (allowance)	1.24	acres @	50,000 per acre	(61,775
area 1	700.00		1,962.00 psm	(1,373,400
irea 2	700.00	sqm @	1,962.00 psm	(1,373,400
area 3	- :	sqm @	1,962.00 psm	
rea 4	= ;	sqm @	1,962.00 psm	
area 5		sqm @	1,962.00 psm	
area 6	= :	sqm @	1,962.00 psm	
External works	2,746,800		10%	(274,680
Contingency	3,083,255	@	5%	(154,163
Professional Fees	3,237,418	@	10%	(323,742
Disposal Costs -				
etting Agents Costs	316,459		15.00%	(47,469
etting Legal Costs	316,459	ERV @	5.00%	(15,823
nvestment Sale Agents Costs	5,685,250	GDV @	1.00%	(56,852
nvestment Sale Legal Costs	5,685,250	GDV @	0.50%	(28,426
Marketing and Promotion	5,685,250	GDV @	1.00%	(56,852
inance Costs -				
Finance Fees	3,910,769	@	1.00%	(39,108
nterest (cashflow basis incl. land)	7.00%	APR	0.565% pcm	(21,470
Developers Profit	3,971,347	@	20.00%	(794,269
TOTAL COSTS				(4,765,617

RESIDUAL LAND VALUE			
Residual Land Value (gross)			919,633
SDLT (HMRC % rates)	919,633 @		(36,785)
Acquisition Agent fees	919,633 @	1%	(9,196)
Acquisition Legal fees	919,633 @	0.5%	(4,598)
Interest on Land	919,633 @	7.0%	(64,374)
Residual Land Value (net)			804,679
			55,555

THRESHOLD LAND VALUE			
Site density	2,800 sqm per hectare	28%	
Site Area	0.50 ha	1.24 acres	
	2,800 sqm/ha	12,197 sqft/ac	
Threshold Land Value	1,606,150 £ per ha	650,000 £ per acre	
			803,075

BALANCE	
Surplus/(Deficit)	1,604



					GDV			
Balance	1,604	85%	90%	95%	100%	105%	110%	1
	0	(672,816)	(431,762)	(194,780)	46,397	287,574	528,751	769
	20	(703,702)	(461,965)	(224,642)	16,535	257,712	498,889	740
	40	(734,588)	(492,168)	(254,504)	(13,327)	227,850	469,027	71
	60	(765,474)	(522,371)	(284,366)	(43,189)	197,988	439,165	680
	80	(796,359)	(552,574)	(314,228)	(73,051)	168,126	409,303	650
CIL £psm	100	(829,782)	(577,799)	(344,090)	(102,913)	138,265	379,442	620
	120	(863,910)	(608,685)	(369,047)	(132,774)	108,403	349,580	59
	140	(898,038)	(639,570)	(399,250)	(162,636)	78,541	319,718	56
	160	(932,166)	(670,456)	(429,454)	(192,498)	48,679	289,856	53
	180	(966,294)	(701,342)	(459,657)	(222,360)	18,817	259,994	50°
	200	(1,000,422)	(732,228)	(489,860)	(252,222)	(11,045)	230,132	47
	220	(1,034,549)	(763,113)	(520,063)	(282,084)	(40,907)	200,270	44
l	240	(1,068,677)	(793,999)	(550,266)	(311,946) Build Costs	(70,769)	170,408	411
Balance	1,604	(1,068,677)	(793,999)	(550,266)		(70,769)	170,408	
Balance	_				Build Costs			
Balance	1,604	85%	90%	95%	Build Costs 100%	105%	110%	(508
Balance	1,604	85% 604,677	90% 418,584	95% 232,490	Build Costs 100% 46,397	105% (139,697)	110% (325,790)	(508 (538
Balance	1,604 0 20	85% 604,677 574,815	90% 418,584 388,722	95% 232,490 202,628	Build Costs 100% 46,397 16,535	105% (139,697) (169,558)	110% (325,790) (355,652)	(508 (538
Balance	1,604 0 20 40	85% 604,677 574,815 544,953	90% 418,584 388,722 358,860	95% 232,490 202,628 172,767	Build Costs 100% 46,397 16,535 (13,327)	105% (139,697) (169,558) (199,420)	110% (325,790) (355,652) (380,742)	(508 (538 (568 (594
Balance CIL £psm	1,604 0 20 40 60	85% 604,677 574,815 544,953 515,092	90% 418,584 388,722 358,860 328,998	95% 232,490 202,628 172,767 142,905	Build Costs 100% 46,397 16,535 (13,327) (43,189)	105% (139,697) (169,558) (199,420) (229,282)	110% (325,790) (355,652) (380,742) (410,945)	(508 (538 (568 (594 (625
	1,604 0 20 40 60 80	85% 604,677 574,815 544,953 515,092 485,230	90% 418,584 388,722 358,860 328,998 299,136	95% 232,490 202,628 172,767 142,905 113,043	Build Costs 100% 46,397 16,535 (13,327) (43,189) (73,051)	105% (139,697) (169,558) (199,420) (229,282) (259,144)	110% (325,790) (355,652) (380,742) (410,945) (441,148)	(508 (538 (568 (594 (625
	1,604 0 20 40 60 80 100	85% 604,677 574,815 544,953 515,092 485,230 455,368	90% 418,584 388,722 358,860 328,998 299,136 269,274	95% 232,490 202,628 172,767 142,905 113,043 83,181	Build Costs 100% 46,397 16,535 (13,327) (43,189) (73,051) (102,913)	105% (139,697) (169,558) (199,420) (229,282) (259,144) (289,006)	110% (325,790) (355,652) (380,742) (410,945) (441,148) (471,351)	(508 (538 (568 (594 (625 (656
	1,604 0 20 40 60 80 100	85% 604,677 574,815 544,953 515,092 485,230 455,368 425,506	90% 418,584 388,722 358,660 328,998 299,136 269,274 239,412	95% 232,490 202,628 172,767 142,905 113,043 83,181 53,319	Build Costs 100% 46,397 16,535 (13,327) (43,189) (73,051) (102,913) (132,774)	105% (139,697) (169,558) (199,420) (229,282) (259,144) (289,006) (318,868)	110% (325,790) (355,652) (380,742) (410,945) (441,148) (471,351) (501,554)	(508 (538 (568 (594 (625 (656 (687
	1,604 0 20 40 60 80 100 120	85% 604,677 574,815 544,953 515,092 485,230 455,368 425,506 395,644	90% 418,584 388,722 358,860 328,998 299,136 269,274 239,412 209,551	95% 232,490 202,628 172,767 142,905 113,043 83,181 53,319 23,457	Build Costs 100% 46,397 16,535 (13,327) (43,189) (73,051) (102,913) (132,774) (162,636)	105% (139,697) (169,558) (199,420) (229,282) (259,144) (289,006) (318,868) (348,730)	110% (325,790) (355,652) (380,742) (410,945) (441,148) (471,351) (501,554) (531,757)	(508 (538 (568 (594 (625 (656 (687 (718
	1,604 0 20 40 60 80 100 120 140 160	85% 604,677 574,815 544,953 515,092 485,230 455,368 425,506 395,644 365,782	90% 418,584 388,722 358,860 328,998 299,136 269,274 239,412 209,551 179,689	95% 232,490 202,628 172,767 142,905 113,043 83,181 53,319 23,457 (6,405)	Build Costs 100% 46,397 16,535 (13,327) (43,189) (73,051) (102,913) (132,774) (162,636) (192,498)	105% (139,697) (169,558) (199,420) (229,282) (259,144) (289,006) (318,868) (348,730) (373,740)	110% (325,790) (356,652) (380,742) (410,945) (441,148) (471,351) (501,554) (531,757) (561,961)	(508 (538 (568 (594 (625 (656 (687 (718 (779 (811
	1,604 0 20 40 60 80 100 120 140 160	85% 604,677 574,815 544,953 515,092 485,230 455,368 425,506 395,644 365,782 335,920	90% 418,584 388,722 358,860 328,998 299,136 269,274 239,412 209,551 179,689 149,827	95% 232,490 202,628 172,767 142,905 113,043 83,181 53,319 23,457 (6,405) (36,267)	Build Costs 100% 46,397 16,535 (13,327) (43,189) (73,051) (102,913) (132,774) (162,636) (192,498) (222,360)	105% (139,697) (169,558) (199,420) (229,282) (259,144) (289,006) (318,868) (348,730) (373,740) (403,944)	110% (325,790) (355,652) (380,742) (410,945) (441,148) (471,351) (501,554) (531,757) (561,961) (587,397)	(508 (538 (568 (594 (625 (656 (687 (718 (748

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells



SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	1,700	18,299	100.0%	1,700.0	18,299
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	1,700	18,299	100.0%	1,700	18,299

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	18,299	@	21.00	384,272	
area 2	0	@	21.00	-	
area 3	0	@	21.00	-	
area 4	0	@	21.00	-	
area 5	0	@	21.00	-	
area 6	0	@	21.00	=	
Estimated Gross Rental Value per annum			_	384,272	
Yield		@	5.00%		
capitalised rent				7,685,432	
less					
Rent Free / Void allowance	12 mon	ths rent		(384,272)	
Purchasers costs		@	5.76%	(397,643)	6,903,518
GDV					6,903,518

4,917,464 @	20.00%	(983,493
7.00% APR	0.565% pcm	(26,606
५,०५८,५०५ @	1.00%	(48,424
4 842 434	4.000/	(40.404
6,903,518 GDV @	1.00%	(69,035
_		(34,518
		(69,035
		(19,214
		(57,641
3,931,150 @	10%	(393,115
_	5%	(187,198
	10%	(333,540
	1,902.00 psiii	
	The state of the s	
	1,962.00 psm	(3,335,400
1.50 acres @	50,000 per acre	(75,013
		(100,000
1,700 sqm @	50 £ psm	(85,000
		(8,727
		(75,000
	1.50 acres @ 1,700.00 sqm @ - sqm @ 3,335,400 @ 3,743,953 @ 3,931,150 @ 384,272 ERV @ 384,272 ERV @ 6,903,518 GDV @ 6,903,518 GDV @ 6,903,518 GDV @ 4,842,434 @	1.50 acres @ 50,000 per acre 1,700.00 sqm @ 1,962.00 psm

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,002,561
SDLT (HMRC % rates)	1,002,561 @		(40,102)
Acquisition Agent fees	1,002,561 @	1%	(10,026)
Acquisition Legal fees	1,002,561 @	0.5%	(5,013)
Interest on Land	1,002,561 @	7.0%	(70,179)
Residual Land Value (net)			877,241
·			

THRESHOLD LAND VALUE			
Site density	2,800 sqm per hectare	28%	
Site Area	0.61 ha	1.50 acres	
	2,800 sqm/ha	12,197 sqft/ac	
Threshold Land Value	1,235,500 £ per ha	500,000 £ per acre	
			750,125

BALANCE	
Surplus/(Deficit)	127,116



					GDV			
Balance	127,116	85%	90%	95%	100%	105%	110%	1
	0	(657,744)	(363,580)	(75,090)	217,768	510,626	803,483	1,096
	20	(695,248)	(400,256)	(111,351)	181,507	474,365	767,223	1,060
	40	(732,752)	(436,931)	(147,612)	145,246	438,104	730,962	1,02
	60	(772,369)	(473,606)	(183,873)	108,985	401,843	694,701	98
	80	(813,810)	(510,281)	(220,134)	72,724	365,582	658,440	95
CIL £psm	100	(855,251)	(542,365)	(256,395)	36,463	329,321	622,179	91
	120	(896,692)	(579,869)	(292,655)	202	293,060	585,918	87
	140	(938,133)	(617,374)	(324,102)	(36,058)	256,800	549,657	84
	160	(979,574)	(654,878)	(360,778)	(72,319)	220,539	513,397	80
	180	(1,021,015)	(692,382)	(397,453)	(108,580)	184,278	477,136	76
	200	(1,062,456)	(729,886)	(434,128)	(144,841)	148,017	440,875	73
	220	(1,103,897)	(769,202)	(470,804)	(181,102)	111,756	404,614	69
I	240	(1,145,338)	(810,643)	(507,479)	(217,363) Build Costs	75,495	368,353	661
Balance	127,116	(1,145,338)	90%	95%		75,495 105%	368,353	66
Balance	_				Build Costs			
Balance	127,116	85%	90%	95%	Build Costs 100%	105%	110%	(456
Balance	127,116 0	85% 895,679	90% 669,709	95% 443,738	Build Costs 100% 217,768	105% (8,203)	110% (234,173)	(456 (493
Balance	127,116 0 20	85% 895,679 859,419	90% 669,709 633,448	95% 443,738 407,477	Build Costs 100% 217,768 181,507	105% (8,203) (44,464)	110% (234,173) (270,434)	(456 (493 (525
Balance	127,116 0 20 40	85% 895,679 859,419 823,158	90% 669,709 633,448 597,187	95% 443,738 407,477 371,217	Build Costs 100% 217,768 181,507 145,246	105% (8,203) (44,464) (80,725)	110% (234,173) (270,434) (306,695)	(456 (493 (525
Balance CIL £psm	127,116 0 20 40 60	85% 895,679 859,419 823,158 786,897	90% 669,709 633,448 597,187 560,926	95% 443,738 407,477 371,217 334,956	Build Costs 100% 217,768 181,507 145,246 108,985	105% (8,203) (44,464) (80,725) (116,985)	110% (234,173) (270,434) (306,695) (338,303)	(456 (493 (525 (562 (600
	127,116 0 20 40 60 80	85% 895,679 859,419 823,158 786,897 750,636	90% 669,709 633,448 597,187 560,926 524,665	95% 443,738 407,477 371,217 334,956 298,695	Build Costs 100% 217,768 181,507 145,246 108,985 72,724	105% (8,203) (44,464) (80,725) (116,985) (153,246)	110% (234,173) (270,434) (306,695) (338,303) (374,978)	(456 (493 (525 (562 (600 (637
	127,116 0 20 40 60 80 100	85% 895,679 859,419 823,158 786,897 750,636 714,375	90% 669,709 633,448 597,187 560,926 524,665 488,405	95% 443,738 407,477 371,217 334,956 298,695 262,434	Build Costs 100% 217,768 181,507 145,246 108,985 72,724 36,463	105% (8,203) (44,464) (80,725) (116,985) (153,246) (189,507)	110% (234,173) (270,434) (306,695) (338,303) (374,978) (411,653)	(456 (493 (525 (562 (600 (637
	127,116 0 20 40 60 80 100 120	85% 895,679 859,419 823,158 786,897 750,636 714,375 678,114	90% 669,709 633,448 597,187 560,926 524,665 488,405 452,144	95% 443,738 407,477 371,217 334,956 298,695 262,434 226,173	Build Costs 100% 217,768 181,507 145,246 108,985 72,724 36,463 202	105% (8,203) (44,464) (80,725) (116,985) (153,246) (189,507) (225,768)	110% (234,173) (270,434) (306,695) (338,303) (374,978) (411,653) (448,329)	(4566 (493 (525 (562 (600 (637 (675
	127,116 0 20 40 60 80 100 120 140	85% 895,679 859,419 823,158 786,897 750,636 714,375 678,114 641,853	90% 669,709 633,448 597,187 560,926 524,665 488,405 452,144 415,883	95% 443,738 407,477 371,217 334,956 298,695 262,434 226,473 189,912	Build Costs 100% 217,768 181,507 145,246 108,985 72,724 36,483 202 (36,058)	105% (8,203) (44,464) (80,725) (116,985) (153,246) (189,507) (225,768) (262,029)	110% (234,173) (270,434) (306,695) (338,303) (374,978) (411,653) (448,329) (485,004)	(456 (493 (525 (562 (600 (637 (675 (712
	127,116 0 20 40 60 80 100 120 140 160	85% 895,679 859,419 823,158 786,897 750,636 714,375 678,114 641,853 605,593	90% 669,709 633,448 597,187 560,926 524,665 488,405 452,144 415,883 379,622	95% 443,738 407,477 371,217 334,956 298,695 262,434 226,173 189,912 153,651	Build Costs 100% 217,768 181,507 145,246 108,995 72,724 36,463 202 (36,058) (72,319)	105% (8,203) (44,464) (80,725) (116,985) (153,246) (189,507) (225,768) (262,029) (298,290)	110% (234,173) (270,434) (306,695) (338,303) (374,978) (411,653) (448,329) (485,004) (521,679)	(456 (493 (525 (562 (600 (637 (712 (750
	127,116 0 20 40 60 80 100 120 140 160 180	85% 895,679 859,419 823,158 786,897 750,636 714,375 678,114 641,853 605,593 569,332	90% 669,709 633,448 597,187 560,926 524,665 488,405 452,144 415,883 379,622 343,361	95% 443,738 407,477 371,217 334,956 298,695 262,434 226,173 189,912 153,651 117,390	Build Costs 100% 217,768 181,507 145,246 108,985 72,724 36,463 202 (36,058) (72,319) (108,580)	105% (8,203) (44,464) (80,725) (116,985) (183,507) (225,768) (262,029) (298,290) (329,801)	110% (234,173) (270,434) (306,695) (338,303) (374,978) (411,653) (448,329) (485,004) (521,679) (554,021)	

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells



SCHEME DETAILS - ASSUMPTIONS					
5 1	AUA (com)	NIIA (codi)	Notes Occasión	014 (2222)	NIIA (f0)
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	5,000	53,820	100.0%	5,000.0	53,820
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	5,000	53,820	100.0%	5,000	53,820

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	53,820	@	21.00	1,130,211	
area 2	0	@	21.00	-	
area 3	0	@	21.00	-	
area 4	0	@	21.00	-	
area 5	0	@	21.00	-	
area 6	0	@	21.00	-	
Estimated Gross Rental Value per annum			_	1,130,211	
Yield		@	5.00%		
capitalised rent				22,604,211	
less					
Rent Free / Void allowance	12 mon	ths rent		(1,130,211)	
Purchasers costs		@	5.76%	(1,169,537)	20,304,463
GDV					20,304,463

OTAL COSTS			(17,418,843)
Developers Profit	14,515,703 @	20.00%	(2,903,141)
nterest (cashflow basis incl. land)	7.00% APR	0.565% pcm	(78,548)
inance Fees	14,294,213 @	1.00%	(142,942)
inance Costs -			
innuna Conta			
larketing and Promotion	20,304,463 GDV @	1.00%	(203,045
nvestment Sale Legal Costs	20,304,463 GDV @	0.50%	(101,522
vestment Sale Agents Costs	20,304,463 GDV @	1.00%	(203,045
etting Legal Costs	1,130,211 ERV @	5.00%	(56,511
etting Agents Costs	1,130,211 ERV @	15.00%	(169,532
isposal Costs -			
rofessional Fees	11,562,206 @	10%	(1,156,221
Contingency	11,011,625 @	5%	(550,581
xternal works	9,810,000 @	10%	(981,000
rea 6	- sqm @	1,962.00 psm	
rea 5	- sqm @	1,962.00 psm	
rea 4	- sqm @	1,962.00 psm	
rea 3	- sqm @	1,962.00 psm	
rea 2	- sqm @	1,962.00 psm	
irea 1	5,000.00 sqm @	1,962.00 psm	(9,810,000
emolition and Site Clearance (allowance)	4.41 acres @	50,000 per acre	(220,625
construction Costs -			
ite Specific S106/278			(500,000
IL	5,000 sqm @	50 £ psm	(250,000
tatutory Planning Fees			(17,132
lanning Application Professional Fees and reports			(75,000
nitial Payments -			

RESIDUAL LAND VALUE			
Residual Land Value (gross)			2,885,620
SDLT (HMRC % rates)	2,885,620 @		(115,425)
Acquisition Agent fees	2,885,620 @	1%	(28,856)
Acquisition Legal fees	2,885,620 @	0.5%	(14,428)
Interest on Land	2,885,620 @	7.0%	(201,993)
Residual Land Value (net)			2,524,918
			_,,

THRESHOLD LAND VALUE			
Site density	2,800 sqm per hectare	28%	
Site Area	1.79 ha	4.41 acres	
	2,800 sqm/ha	12,197 sqft/ac	
Threshold Land Value	1,235,500 £ per ha	500,000 £ per acre	
			2,206,250

BALANCE	
Surplus/(Deficit)	318,668



					GDV			
Balance	318,668	85%	90%	95%	100%	105%	110%	1
	0	(1,991,634)	(1,137,402)	(276,055)	585,292	1,446,638	2,307,985	3,169
	20	(2,101,940)	(1,244,051)	(382,705)	478,642	1,339,989	2,201,335	3,06
	40	(2,212,876)	(1,350,701)	(489,354)	371,992	1,233,339	2,094,686	2,95
	60	(2,334,761)	(1,457,351)	(596,004)	265,343	1,126,690	1,988,036	2,84
	80	(2,456,646)	(1,564,000)	(702,653)	158,693	1,020,040	1,881,387	2,74
CIL £psm	100	(2,578,532)	(1,670,650)	(809,303)	52,044	913,390	1,774,737	2,63
	120	(2,700,417)	(1,772,397)	(915,953)	(54,606)	806,741	1,668,087	2,52
	140	(2,822,302)	(1,880,266)	(1,022,602)	(161,256)	700,091	1,561,438	2,42
	160	(2,944,188)	(1,983,205)	(1,129,252)	(267,905)	593,441	1,454,788	2,31
	180	(3,066,073)	(2,093,511)	(1,235,902)	(374,555)	486,792	1,348,138	2,20
	200	(3,187,958)	(2,203,817)	(1,342,551)	(481,205)	380,142	1,241,489	2,10
	220	(3,309,843)	(2,325,447)	(1,449,201)	(587,854)	273,493	1,134,839	1,99
	240	(3,431,729)	(2,447,332)	(1,555,850)	(694,504) Build Costs	166,843	1,028,190	1,889
Balance	318,668	(3,431,729)	90%	(1,555,850)		166,843	1,028,190	
Balance	_				Build Costs			
Balance	318,668	85%	90%	95%	Build Costs 100%	105%	110%	(1,408
Balance	318,668 0	85% 2,579,150	90% 1,914,530	95% 1,249,911	Build Costs 100% 585,292	105% (79,328)	110% (743,947)	(1,408 (1,515
Balance	318,668 0 20	85% 2,579,150 2,472,500	90% 1,914,530 1,807,881	95% 1,249,911 1,143,261	Build Costs 100% 585,292 478,642	105% (79,328) (185,977)	110% (743,947) (850,597)	(1,408 (1,518 (1,62
Balance	318,668 0 20 40	85% 2,579,150 2,472,500 2,365,851	90% 1,914,530 1,807,881 1,701,231	95% 1,249,911 1,143,261 1,036,612	Build Costs 100% 585,292 478,642 371,992	105% (79,328) (185,977) (292,627)	110% (743,947) (850,597) (957,246)	(1,408 (1,518 (1,621 (1,728
Balance CIL £psm	318,668 0 20 40 60	85% 2,579,150 2,472,500 2,365,851 2,259,201	90% 1,914,530 1,807,881 1,701,231 1,594,582	95% 1,249,911 1,143,261 1,036,612 929,962	Build Costs 100% 585,292 478,642 371,992 265,343	105% (79,328) (185,977) (292,627) (399,277)	110% (743,947) (850,597) (957,246) (1,063,896)	(1,408 (1,518 (1,621 (1,728 (1,830
	318,668 0 20 40 60 80	85% 2,579,150 2,472,500 2,365,851 2,259,201 2,152,551	90% 1,914,530 1,807,881 1,701,231 1,594,582 1,487,932	95% 1,249,911 1,143,261 1,036,612 929,962 823,313	Build Costs 100% 585,292 478,642 371,992 265,343 158,693	105% (79,328) (185,977) (292,627) (399,277) (505,926)	110% (743,947) (850,597) (957,246) (1,063,896) (1,170,546)	(1,408 (1,518 (1,62° (1,728 (1,830 (1,938
	318,668 0 20 40 60 80 100	85% 2,579,150 2,472,500 2,365,851 2,259,201 2,152,551 2,045,902	90% 1,914,530 1,807,881 1,701,231 1,594,582 1,487,932 1,381,282	95% 1,249,911 1,143,261 1,036,612 929,962 823,313 716,663	Build Costs 100% 585,292 478,642 371,992 265,343 158,693 52,044	105% (79,328) (185,977) (292,627) (399,277) (505,926) (612,576)	110% (743,947) (850,597) (957,246) (1,063,896) (1,170,546) (1,277,195)	(1,408 (1,518 (1,62° (1,728 (1,830 (1,938 (2,043
	318,668 0 20 40 60 80 100 120	85% 2,579,150 2,472,500 2,365,851 2,259,201 2,152,551 2,045,902 1,939,252	90% 1,914,530 1,807,881 1,701,231 1,594,582 1,487,932 1,381,282 1,274,633	95% 1,249,911 1,143,261 1,036,612 929,962 823,313 716,663 610,013	Build Costs 100% 585,292 478,642 371,992 265,343 158,693 52,044 (54,606)	105% (79,328) (185,977) (292,627) (399,277) (505,926) (612,576) (719,225)	110% (743,947) (850,597) (957,246) (1,063,896) (1,170,546) (1,277,195) (1,383,845)	(1,408 (1,518 (1,621 (1,728 (1,830 (1,938 (2,043 (2,153
	318,668 0 20 40 60 80 100 120 140	85% 2,579,150 2,472,500 2,365,851 2,259,201 2,152,551 2,045,902 1,939,252 1,832,602	90% 1,914,530 1,807,881 1,701,231 1,594,582 1,487,932 1,381,282 1,274,633 1,167,983	95% 1,249,911 1,143,261 1,036,612 929,962 823,313 716,663 610,013 503,364	Build Costs 100% 585,292 478,642 371,992 265,343 158,693 52,044 (54,606) (161,256)	105% (79,328) (185,977) (292,627) (399,277) (505,926) (612,576) (719,225) (825,875)	110% (743,947) (850,597) (957,246) (1,053,896) (1,170,546) (1,277,195) (1,383,845) (1,490,494)	(1,408 (1,518 (1,621 (1,728 (1,830 (1,938 (2,043 (2,153 (2,269
	318,668 0 20 40 60 80 100 120 140	85% 2,579,150 2,472,500 2,365,851 2,259,201 2,152,551 2,045,902 1,939,252 1,832,602 1,725,953	90% 1,914,530 1,807,881 1,701,231 1,594,582 1,487,932 1,381,282 1,274,633 1,167,983	95% 1,249,911 1,143,261 1,036,612 929,962 823,313 716,663 610,013 503,364 396,714	Build Costs 100% 585,292 478,642 371,992 265,343 158,693 52,044 (54,606) (161,256) (267,905)	105% (79,328) (185,977) (292,627) (399,277) (505,926) (612,576) (719,225) (825,875) (932,525)	110% (743,947) (850,597) (957,246) (1,053,896) (1,170,546) (1,277,195) (1,383,845) (1,490,494) (1,597,144)	(1,408 (1,515) (1,621) (1,728) (1,836) (2,045) (2,045) (2,153) (2,269) (2,391)
	318,668 0 20 40 60 80 100 120 140 160 180	85% 2,579,150 2,472,500 2,365,851 2,259,201 2,152,561 2,045,902 1,939,252 1,832,602 1,725,963 1,619,303	90% 1,914,530 1,807,881 1,701,231 1,594,582 1,487,932 1,381,282 1,274,633 1,167,983 1,061,333 954,684	95% 1,249,911 1,143,261 1,036,612 929,962 823,313 716,663 610,013 503,364 396,714 290,064	Build Costs 100% 585,292 478,642 371,992 265,343 158,693 52,044 (54,606) (161,256) (267,905) (374,555)	105% (79,328) (185,977) (292,627) (399,277) (505,926) (612,576) (719,225) (825,875) (932,525) (1,039,174)	110% (743,947) (850,597) (857,246) (1,063,896) (1,170,546) (1,277,195) (1,383,845) (1,490,494) (1,597,144) (1,703,794)	(1,408 (1,516 (1,621 (1,728 (1,830 (2,043 (2,153 (2,269 (2,351 (2,635 (2,635

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs



SCHEME DETAILS - ASSUMPTIONS					
5 1	AUA (com)	NIIA (codi)	Notes Occasión	014 (2222)	NIIA (f0)
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	5,000	53,820	100.0%	5,000.0	53,820
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	5,000	53,820	100.0%	5,000	53,820

GDV					20,304,463
Purchasers costs		@	5.76%	(1,169,537)	20,304,463
Rent Free / Void allowance	12 mor	ths rent		(1,130,211)	
less					
capitalised rent				22,604,211	
Yield		@	5.00%		
Estimated Gross Rental Value per annum				1,130,211	
area 6	0	@	21.00	=	
area 5	0	@	21.00	-	
area 4	0	@	21.00	-	
area 3	0	@	21.00	=	
area 2	0	@	21.00	=	
area 1	53,820	@	21.00	1,130,211	
	sqft		£ psf	£	
GROSS DEVELOPMENT VALUE					

DEVELOPMENT COSTS				
nitial Payments -				
Planning Application Professional Fees and reports				(75,000
Statutory Planning Fees				(17,132
CIL	5,000	sqm @	175 £ psm	(875,000
Site Specific S106/278				(500,000
Construction Costs -				
Demolition and Site Clearance (allowance)	4.41	acres @	50,000 per acre	(220,625
area 1	5,000.00	sqm @	1,962.00 psm	(9,810,000
area 2	- :	sqm @	1,962.00 psm	
area 3	-	sqm @	1,962.00 psm	
area 4	= :	sqm @	1,962.00 psm	
area 5	= :	sqm @	1,962.00 psm	
area 6	= :	sqm @	1,962.00 psm	
External works	9,810,000		10%	(981,000
Contingency	11,011,625	@	<mark></mark>	(550,581
Professional Fees	11,562,206	@	10%	(1,156,221
Disposal Costs -				
Letting Agents Costs	1,130,211	ERV @	15.00%	(169,532
Letting Legal Costs	1,130,211	ERV @	5.00%	(56,511
nvestment Sale Agents Costs	20,304,463		1.00%	(203,045
Investment Sale Legal Costs	20,304,463		0.50%	(101,522
Marketing and Promotion	20,304,463	GDV @	1.00%	(203,045
Finance Costs -				
Finance Fees	14,919,213	@	1.00%	(149,192
nterest (cashflow basis incl. land)	7.00%	APR	0.565% pcm	(82,117
Developers Profit	15,150,522	@	20.00%	(3,030,104
OTAL COSTS				(18,180,626

2,123,837 (84,953)
(84,953)
(21,238)
(10,619)
(148,669)
1,858,358

THRESHOLD LAND VALUE			
Site density	2,800 sqm per hectare	28%	
Site Area	1.79 ha	4.41 acres	
	2,800 sqm/ha	12,197 sqft/ac	
Threshold Land Value	555,975 £ per ha	225,000 £ per acre	
			992,813

BALANCE	
Surplus/(Deficit)	865,545



					GDV			
Balance	865,545	85%	90%	95%	100%	105%	110%	1
	0	(778,197)	76,036	937,383	1,798,729	2,660,076	3,521,423	4,382
	20	(888,503)	(30,614)	830,733	1,692,080	2,553,426	3,414,773	4,276
	40	(999,438)	(137,263)	724,083	1,585,430	2,446,777	3,308,123	4,169
	60	(1,121,324)	(243,913)	617,434	1,478,780	2,340,127	3,201,474	4,062
	80	(1,243,209)	(350,563)	510,784	1,372,131	2,233,477	3,094,824	3,956
CIL £psm	100	(1,365,094)	(457,212)	404,134	1,265,481	2,126,828	2,988,174	3,849
	120	(1,486,979)	(558,960)	297,485	1,158,831	2,020,178	2,881,525	3,742
	140	(1,608,865)	(666,828)	190,835	1,052,182	1,913,529	2,774,875	3,636
	160	(1,730,750)	(769,767)	84,186	945,532	1,806,879	2,668,226	3,529
	180	(1,852,635)	(880,074)	(22,464)	838,883	1,700,229	2,561,576	3,422
	200	(1,974,521)	(990,380)	(129,114)	732,233	1,593,580	2,454,926	3,316
	220	(2,096,406)	(1,112,010)	(235,763)	625,583	1,486,930	2,348,277	3,209
	240	(2,218,291)	(1,233,895)	(342,413)	518,934 Build Costs	1,380,280	2,241,627	3,102
Balance	240 865,545	(2,218,291)	(1,233,895)	(342,413)		1,380,280	2,241,627	3,102
Balance	_				Build Costs			1
Balance	865,545	85%	90%	95%	Build Costs 100%	105%	110%	1 (195,
Balance	865,545 0	85% 3,792,587	90% 3,127,968	95% 2,463,349	Build Costs 100% 1,798,729	105% 1,134,110	110% 469,490	1 (195, (301,
Balance	865,545 0 20	85% 3,792,587 3,685,938	90% 3,127,968 3,021,318	95% 2,463,349 2,356,699	Build Costs 100% 1,798,729 1,692,080	105% 1,134,110 1,027,460	110% 469,490 362,841	(195, (301, (408,
Balance	865,545 0 20 40	85% 3,792,587 3,685,938 3,579,288	90% 3,127,968 3,021,318 2,914,669	95% 2,463,349 2,356,699 2,250,049	Build Costs 100% 1,798,729 1,692,080 1,585,430	105% 1,134,110 1,027,460 920,811	110% 469,490 362,841 256,191	1 (195, (301, (408,
Balance CIL £psm	865,545 0 20 40 60	85% 3,792,587 3,685,938 3,579,288 3,472,638	90% 3,127,968 3,021,318 2,914,669 2,808,019	95% 2,463,349 2,356,699 2,250,049 2,143,400	Build Costs 100% 1,798,729 1,692,080 1,585,430 1,478,780	105% 1,134,110 1,027,460 920,811 814,161	110% 469,490 362,841 256,191 149,542	(195, (301, (408, (515,
	865,545 0 20 40 60 80	85% 3,792,587 3,685,938 3,579,288 3,472,638 3,365,989	90% 3,127,968 3,021,318 2,914,669 2,808,019 2,701,369	95% 2,463,349 2,356,699 2,250,049 2,143,400 2,036,750	Build Costs 100% 1,798,729 1,692,080 1,585,430 1,478,780 1,372,131	105% 1,134,110 1,027,460 920,811 814,161 707,511	110% 469,490 362,841 256,191 149,542 42,892	(195, (301, (408, (515, (617,
	865,545 0 20 40 60 80 100	85% 3,792,587 3,685,938 3,579,288 3,472,638 3,365,989 3,259,339	90% 3,127,968 3,021,318 2,914,669 2,808,019 2,701,369 2,594,720	95% 2,463,349 2,356,699 2,250,049 2,143,400 2,036,750 1,930,100	Build Costs 100% 1,798,729 1,692,080 1,585,430 1,478,780 1,372,131 1,265,481	105% 1,134,110 1,027,460 920,811 814,161 707,511 600,862	110% 469,490 362,841 256,191 149,542 42,892 (63,758)	(195, (301, (408, (515, (617, (725, (829,
	865,545 0 20 40 60 80 100 120	85% 3,792,587 3,685,938 3,579,288 3,472,638 3,365,989 3,259,339 3,152,690	90% 3,127,968 3,021,318 2,914,669 2,808,019 2,701,369 2,594,720 2,488,070	95% 2,463,349 2,356,699 2,250,049 2,143,400 2,036,750 1,930,100 1,823,451	Build Costs 100% 1,798,729 1,692,080 1,585,430 1,478,780 1,372,131 1,265,481 1,158,831	105% 1,134,110 1,027,460 920,811 814,161 707,511 600,862 494,212	110% 469,490 362,841 256,191 149,542 42,892 (63,758) (170,407)	1 (195, (301, (408, (515, (617, (725, (829,
	865,545 0 20 40 60 80 100 120 140	85% 3,792,587 3,685,938 3,579,288 3,472,638 3,365,989 3,259,339 3,152,690 3,046,040	90% 3,127,968 3,021,318 2,914,669 2,808,019 2,701,369 2,594,720 2,488,070 2,381,421	95% 2,463,349 2,356,699 2,250,049 2,143,400 2,036,750 1,930,100 1,823,451 1,716,801	Build Costs 100% 1,798,729 1,692,080 1,585,430 1,478,780 1,372,131 1,265,481 1,158,831 1,052,182	105% 1,134,110 1,027,460 920,811 814,161 707,511 600,862 494,212 387,562	110% 469,490 362,841 256,191 149,542 42,892 (63,758) (170,407) (277,057)	1 (195, (301, (408, (515, (617, (725, (829, (939,
	865,545 0 20 40 60 80 100 120 140	85% 3,792,587 3,685,938 3,579,288 3,472,638 3,365,989 3,259,339 3,152,690 3,046,040 2,939,390	90% 3,127,968 3,021,318 2,914,669 2,808,019 2,701,369 2,594,720 2,488,070 2,381,421 2,274,771	95% 2,463,349 2,356,699 2,250,049 2,143,400 2,036,750 1,930,100 1,823,451 1,716,801 1,610,152	Build Costs 100% 1,798,729 1,692,080 1,585,430 1,478,780 1,372,131 1,265,481 1,158,831 1,052,182 945,532	105% 1,134,110 1,027,460 920,811 814,161 707,511 600,862 494,212 387,562 280,913	110% 469,490 362,841 256,191 149,542 42,892 (63,758) (170,407) (277,057) (383,707)	
	865,545 0 20 40 60 80 100 120 140 160 180	85% 3,792,587 3,685,938 3,579,288 3,472,638 3,365,989 3,259,339 3,152,690 3,046,040 2,939,390 2,832,741	90% 3,127,968 3,021,318 2,914,669 2,808,019 2,701,369 2,594,720 2,488,070 2,381,421 2,274,771 2,168,121	95% 2,463,349 2,356,699 2,250,049 2,143,400 2,036,750 1,930,100 1,823,451 1,716,801 1,610,152 1,503,502	Build Costs 100% 1,798,729 1,692,080 1,585,430 1,478,780 1,372,131 1,265,481 1,158,831 1,052,182 945,532 838,883	105% 1,134,110 1,027,460 920,811 814,161 707,511 600,862 494,212 387,562 280,913 174,263	110% 469,490 362,841 256,191 149,542 42,892 (63,758) (170,407) (277,057) (383,707) (490,356)	1 (195, (301, (408, (515, (617, (725, (629, (939, (1,056, (1,178, (175,

NOTES

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Figures in brackets, thus (00,000.00), are negative values / costs



SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sgm)	NIA (sqft)
area 1	1,000	10,764	100.0%	1,000.0	10,764
area 2	1,000	10,764	100.0%	1,000.0	10,764
area 3	1,000	10,764	100.0%	1,000.0	10,764
area 4	1,000	10,764	100.0%	1,000.0	10,764
area 5	1,000	10,764	100.0%	1,000.0	10,764
area 6		0	100.0%	0.0	0
total floor area	5,000	53,820	100.0%	5,000	53,820

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	10,764	@	18.00	193,750	
area 2	10,764	@	18.00	193,750	
area 3	10,764	@	18.00	193,750	
area 4	10,764	@	18.00	193,750	
area 5	10,764	@	18.00	193,750	
area 6	0	@	18.00	=	
Estimated Gross Rental Value per annum			_	968,752	
Yield		@	6.50%		
capitalised rent				14,903,875	
less					
Rent Free / Void allowance	12 mor	nths rent		(968,752)	
Purchasers costs		@	5.76%	(758,948)	13,176,176
GDV					13,176,176

DEVELOPMENT COSTS				
Initial Payments -				
Planning Application Professional Fees and reports				(75,000)
Statutory Planning Fees				(17,132)
CIL	5,000	sqm @	140 £ psm	(700,000)
Site Specific S106/278				(250,000)
Construction Costs -				
Demolition and Site Clearance (allowance)	4.41	acres @	50,000 per acre	(220,625)
area 1	1,000.00		687.00 psm	(687,000)
area 2	1,000.00		687.00 psm	(687,000)
area 3	1,000.00		687.00 psm	(687,000)
area 4	1,000.00		687.00 psm	(687,000)
area 5	1,000.00	sqm @	687.00 psm	(687,000)
area 6	-	sqm @	687.00 psm	-
External works	3,435,000	@	10%	(343,500)
Contingency	3,999,125	@	5%	(199,956)
Professional Fees	4,199,081	@	10%	(419,908)
Disposal Costs -				
Letting Agents Costs	968,752		15.00%	(145,313)
Letting Legal Costs	968,752		5.00%	(48,438)
nvestment Sale Agents Costs	13,176,176		1.00%	(131,762)
nvestment Sale Legal Costs	13,176,176		0.50%	(65,881)
Marketing and Promotion	13,176,176	GDV @	1.00%	(131,762)
Finance Costs -				
Finance Fees	6,184,276	@	1.00%	(61,843)
nterest (cashflow basis incl. land)	7.00%	APR	0.565% pcm	(33,050)
Developers Profit	6,279,170	@	20.00%	(1,255,834)
TOTAL COSTS				(7,535,003)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			5,641,172
SDLT (HMRC % rates)	5,641,172 @		(225,647)
Acquisition Agent fees	5,641,172 @	1%	(56,412)
Acquisition Legal fees	5,641,172 @	0.5%	(28,206)
Interest on Land	5,641,172 @	7.0%	(394,882)
Residual Land Value (net)			4,936,026

THRESHOLD LAND VALUE			
Site density	2,800 sqm per hectare	28%	
Site Area	1.79 ha	4.41 acres	
	2,800 sqm/ha	12,197 sqft/ac	
Threshold Land Value	1,235,500 £ per ha	500,000 £ per acre	
			2,206,250

BALANCE	
Surplus/(Deficit)	2,729,776



					GDV			
Balance	2,729,776	85%	90%	95%	100%	105%	110%	1
	0	1,799,462	2,358,416	2,917,369	3,476,323	4,035,277	4,594,231	5,153
	20	1,692,812	2,251,766	2,810,720	3,369,674	3,928,627	4,487,581	5,046
	40	1,586,163	2,145,116	2,704,070	3,263,024	3,821,978	4,380,931	4,939
	60	1,479,513	2,038,467	2,597,421	3,156,374	3,715,328	4,274,282	4,833
	80	1,372,864	1,931,817	2,490,771	3,049,725	3,608,678	4,167,632	4,726
CIL £psm	100	1,266,214	1,825,168	2,384,121	2,943,075	3,502,029	4,060,983	4,619
	120	1,159,564	1,718,518	2,277,472	2,836,425	3,395,379	3,954,333	4,51
	140	1,052,915	1,611,868	2,170,822	2,729,776	3,288,730	3,847,683	4,400
	160	946,265	1,505,219	2,064,172	2,623,126	3,182,080	3,741,034	4,299
	180	839,615	1,398,569	1,957,523	2,516,477	3,075,430	3,634,384	4,193
	200	732,966	1,291,919	1,850,873	2,409,827	2,968,781	3,527,734	4,086
	220	626,316	1,185,270	1,744,224	2,303,177	2,862,131	3,421,085	3,980
	240	519,667	1,078,620	1,637,574	2,196,528 Build Costs	2,755,481	3,314,435	3,873
Balance	2,729,776	519,667 85%	1,078,620	1,637,574 95%		2,755,481	3,314,435	3,873
Balance	<u> </u>				Build Costs			1
Balance	2,729,776	85%	90%	95%	Build Costs 100%	105%	110%	1 2,778
Balance	2,729,776 0	85% 4,174,478	90% 3,941,760	95% 3,709,042	Build Costs 100% 3,476,323	105% 3,243,605	110% 3,010,886	2,778 2,67°
Balance	2,729,776 0 20	85% 4,174,478 4,067,829	90% 3,941,760 3,835,110	95% 3,709,042 3,602,392	Build Costs 100% 3,476,323 3,369,674	105% 3,243,605 3,136,955	110% 3,010,886 2,904,237	2,778 2,67 2,56
Balance	2,729,776 0 20 40	85% 4,174,478 4,067,829 3,961,179	90% 3,941,760 3,835,110 3,728,461	95% 3,709,042 3,602,392 3,495,742	Build Costs 100% 3,476,323 3,369,674 3,263,024	105% 3,243,605 3,136,955 3,030,306	110% 3,010,886 2,904,237 2,797,587	2,776 2,67 2,564 2,456
Balance CIL £psm	2,729,776 0 20 40 60	85% 4,174,478 4,067,829 3,961,179 3,854,530	90% 3,941,760 3,835,110 3,728,461 3,621,811	95% 3,709,042 3,602,392 3,495,742 3,389,093	Build Costs 100% 3,476,323 3,369,674 3,263,024 3,156,374	105% 3,243,605 3,136,955 3,030,306 2,923,656	110% 3,010,886 2,904,237 2,797,587 2,690,937	2,778 2,67' 2,564 2,456 2,35'
	2,729,776 0 20 40 60 80	85% 4,174,478 4,067,829 3,961,179 3,854,530 3,747,880	90% 3,941,760 3,835,110 3,728,461 3,621,811 3,515,161	95% 3,709,042 3,602,392 3,495,742 3,389,093 3,282,443	Build Costs 100% 3,476,323 3,369,674 3,263,024 3,156,374 3,049,725	105% 3,243,605 3,136,955 3,030,306 2,923,656 2,817,006	110% 3,010,886 2,904,237 2,797,587 2,690,937 2,584,288	2,77° 2,67 2,56° 2,45° 2,35 2,24°
	2,729,776 0 20 40 60 80 100	85% 4,174,478 4,067,829 3,961,179 3,854,530 3,747,880 3,641,230	90% 3,941,760 3,835,110 3,728,461 3,621,811 3,515,161 3,408,512	95% 3,709,042 3,602,392 3,495,742 3,389,093 3,282,443 3,175,793	Build Costs 100% 3,476,323 3,369,674 3,263,024 3,156,374 3,049,725 2,943,075	105% 3,243,605 3,136,955 3,030,306 2,923,656 2,817,006 2,710,357	110% 3,010,886 2,904,237 2,797,587 2,690,937 2,584,288 2,477,638	2,77° 2,67° 2,56° 2,45° 2,35° 2,24° 2,13°
	2,729,776 0 20 40 60 80 100 120	85% 4,174,478 4,067,829 3,961,179 3,854,530 3,747,880 3,641,230 3,534,581	90% 3,941,760 3,835,110 3,728,461 3,621,811 3,515,161 3,408,512 3,301,862	95% 3,709,042 3,602,392 3,495,742 3,389,093 3,282,443 3,175,793 3,069,144	Build Costs 100% 3,476,323 3,369,674 3,263,024 3,156,374 3,049,725 2,943,075 2,836,425	105% 3,243,605 3,136,955 3,030,306 2,923,656 2,817,006 2,710,357 2,603,707	110% 3,010,886 2,904,237 2,797,587 2,690,937 2,584,288 2,477,638 2,370,989	2,771 2,67 2,56 2,45 2,35 2,24 2,13 2,03
	2,729,776 0 20 40 60 80 100 120 140	85% 4,174,478 4,067,829 3,961,179 3,854,530 3,747,880 3,641,230 3,534,581 3,427,931	90% 3,941,760 3,835,110 3,728,461 3,621,811 3,515,161 3,408,512 3,301,862 3,195,213	95% 3,709,042 3,602,392 3,495,742 3,389,093 3,282,443 3,175,793 3,069,144 2,962,494	Build Costs 100% 3,476,323 3,369,674 3,263,024 3,156,374 3,049,725 2,943,075 2,836,425 2,729,776	105% 3,243,605 3,136,955 3,030,306 2,923,656 2,710,357 2,603,707 2,497,057	110% 3.010,886 2.904,237 2,797,587 2,680,937 2,584,288 2,477,638 2,370,989 2,264,339	2,778 2,67' 2,564 2,458 2,35' 2,244 2,138 2,03' 1,924
	2,729,776 0 20 40 60 80 100 120 140	85% 4,174,478 4,067,829 3,961,179 3,864,530 3,747,880 3,641,230 3,534,581 3,427,931 3,321,281	90% 3,941,760 3,835,110 3,728,461 3,621,811 3,515,161 3,408,512 3,301,862 3,195,213 3,088,563	95% 3,709,042 3,602,392 3,495,742 3,389,093 3,282,443 3,175,793 3,069,144 2,962,494 2,855,845	Build Costs 100% 3,476,323 3,369,674 3,263,024 3,156,374 3,049,725 2,943,075 2,836,425 2,729,776 2,623,126	105% 3,243,605 3,136,955 3,030,306 2,923,656 2,817,006 2,710,357 2,603,707 2,497,057 2,390,408	110% 3,010,886 2,904,237 2,797,587 2,690,937 2,584,288 2,477,638 2,370,989 2,264,339 2,157,689	2,778 2,67' 2,564 2,458 2,35' 2,244 2,138 2,03' 1,924
	2,729,776 0 20 40 60 80 100 120 140 160 180	85% 4,174,478 4,067,829 3,961,179 3,854,530 3,747,880 3,641,230 3,534,581 3,427,931 3,321,281 3,214,632	90% 3,941,760 3,835,110 3,728,461 3,621,811 3,515,161 3,408,512 3,301,862 3,195,213 3,088,563 2,981,913	95% 3,709,042 3,602,392 3,495,742 3,389,093 3,282,443 3,175,793 3,069,144 2,965,845 2,749,195	Build Costs 100% 3,476,323 3,369,674 3,263,024 3,156,374 3,049,725 2,943,075 2,836,425 2,729,776 2,623,126 2,516,477	105% 3,243,605 3,136,955 3,030,306 2,923,656 2,817,006 2,710,357 2,603,707 2,497,057 2,390,408 2,283,758	110% 3,010,886 2,904,237 2,797,587 2,690,937 2,584,288 2,477,638 2,370,989 2,264,339 2,157,689 2,051,040	

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs



SCHEME DETAILS - ASSUMPTIONS					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
16 x 700 sqm units	11,200	120,556	85.0%	13,176.5	141,830
area 2	0	0	85.0%	0.0	0
area 3	0	0	85.0%	0.0	0
area 4	0	0	85.0%	0.0	0
area 5	0	0	85.0%	0.0	0
area 6		0	85.0%	0.0	0
total floor area	11,200	120,556	85.0%	13,176	141,830

Purchasers costs		@	5.76%	(2,460,668)	42,719,933
Rent Free / Void allowance	24 mon	ths rent		(6,751,124)	
ess					
capitalised rent				51,931,726	
Yield		@	6.50%		
Estimated Gross Rental Value per annum			-	3,375,562	
area 6	0	@	28.00	-	
area 5	0	@	28.00	-	
area 4	0	@	28.00	-	
area 3	0	@	28.00	-	
area 2	0	@	28.00	-	
16 x 700 sqm units	120,556	@	28.00	3,375,562	
	sqft		£ psf	£	
GROSS DEVELOPMENT VALUE					

DEVELOPMENT COSTS			
nitial Payments -			
Planning Application Professional Fees and reports			(75,000)
Statutory Planning Fees			(4,595)
CIL	13,176 sqm @	30 £ psm	(395,294)
Site Specific S106/278			-
Construction Costs -			
Demolition and Site Clearance (allowance)	4.65 acres @	50,000 per acre	(232,565)
16 x 700 sqm units	13,176.47 sqm @	3,468.00 psm	(45,696,000)
area 2	- sqm @	3,468.00 psm	=
area 3	- sqm @	3,468.00 psm	-
area 4	- sqm @	3,468.00 psm	-
area 5	- sqm @	3,468.00 psm	-
area 6	- sqm @	3,468.00 psm	-
External works	45,696,000 @	10%	(4,569,600)
Contingency	50,498,165 @	5%	(2,524,908)
Professional Fees	53,023,073 @	10%	(5,302,307)
Disposal Costs -			
Letting Agents Costs	3,375,562 ERV @	15.00%	(506,334)
Letting Legal Costs	3,375,562 ERV @	5.00%	(168,778)
nvestment Sale Agents Costs	42,719,933 GDV @	1.00%	(427,199)
nvestment Sale Legal Costs	42,719,933 GDV @	0.50%	(213,600)
Marketing and Promotion	42,719,933 GDV @	1.00%	(427,199)
Finance Costs -			
Finance Fees	60,543,380 @	1.00%	(605,434)
nterest (cashflow basis incl. land)	7.00% APR	0.565% pcm	(338,131)
Developers Profit	61,486,945 @	20.00%	(12,297,389)
TOTAL COSTS			(73,784,334)

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(31,064,401)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	7.0%	-
Residual Land Value (net)			(31,064,401)

THRESHOLD LAND VALUE			
Site density	7,000 sqm per hectare	70%	
Site Area	1.88 ha	4.65 acres	
	7,000 sqm/ha	30,493 sqft/ac	
Threshold Land Value	3,706,500 £ per ha	1,500,000 £ per acre	
			6,976,941

BALANCE	
Surplus/(Deficit)	(38,041,342)



	_				GDV			
Balance	(38,041,342)	85%	90%	95%	100%	105%	110%	115
	0	(43,772,950)	(41,701,813)	(39,630,675)	(37,559,537)	(35,488,399)	(33,417,261)	(31,346,12
	20	(44,094,154)	(42,023,016)	(39,951,878)	(37,880,741)	(35,809,603)	(33,738,465)	(31,667,3
	40	(44,415,357)	(42,344,220)	(40,273,082)	(38,201,944)	(36,130,806)	(34,059,669)	(31,988,5
	60	(44,736,561)	(42,665,423)	(40,594,285)	(38,523,148)	(36,452,010)	(34,380,872)	(32,309,7
	80	(45,057,765)	(42,986,627)	(40,915,489)	(38,844,351)	(36,773,214)	(34,702,076)	(32,630,9
CIL £psm	100	(45,378,968)	(43,307,830)	(41,236,693)	(39,165,555)	(37,094,417)	(35,023,279)	(32,952,14
	120	(45,700,172)	(43,629,034)	(41,557,896)	(39,486,758)	(37,415,621)	(35,344,483)	(33,273,34
	140	(46,021,375)	(43,950,238)	(41,879,100)	(39,807,962)	(37,736,824)	(35,665,686)	(33,594,5
	160	(46,342,579)	(44,271,441)	(42,200,303)	(40,129,166)	(38,058,028)	(35,986,890)	(33,915,7
	180	(46,663,782)	(44,592,645)	(42,521,507)	(40,450,369)	(38,379,231)	(36,308,094)	(34,236,9
	200	(46,984,986)	(44,913,848)	(42,842,710)	(40,771,573)	(38,700,435)	(36,629,297)	(34,558,1
	220	(47,306,190)	(45,235,052)	(43,163,914)	(41,092,776)	(39,021,639)	(36,950,501)	(34,879,36
	240	(47,627,393)	(45,556,255)	(43,485,118)	(41,413,980) Build Costs	(39,342,842)	(37,271,704)	(35,200,56
Ralance	_	(47,627,393)	(45,556,255)	(43,485,118)	(41,413,980) Build Costs	(39,342,842)	(37,271,704)	(35,200,56
Balance	(38,041,342)	(47,627,393)	(45,556,255)	(43,485,118)	Build Costs 100%	(39,342,842)	(37,271,704)	(35,200,56
Balance	(38,041,342) 0	(47,627,393) 85% (26,945,139)	90% (30,483,271)	95% (34,021,404)	Build Costs 100% (37,559,537)	(39,342,842) 105% (41,097,670)	(37,271,704) 110% (44,635,803)	(35,200,56
Balance	(38,041,342) 0 20	85% (26,945,139) (27,266,342)	90% (30,483,271) (30,804,475)	95% (34,021,404) (34,342,608)	Build Costs 100% (37,559,537) (37,880,741)	(39,342,842) 105% (41,097,670) (41,418,873)	(37,271,704) 110% (44,635,803) (44,957,006)	(35,200,5) 11: (48,173,9) (48,495,1)
Balance	(38,041,342) 0 20 40	85% (26,945,139) (27,266,342) (27,587,546)	90% (30,483,271) (30,804,475) (31,125,679)	95% (34,021,404) (34,342,608) (34,663,811)	Build Costs 100% (37,559,537) (37,880,741) (38,201,944)	105% (41,097,670) (41,418,873) (41,740,077)	(37,271,704) 110% (44,635,803) (44,957,006) (45,278,210)	(35,200,5) 11: (48,173,9) (48,495,1) (48,816,3)
Balance	(38,041,342) 0 20 40 60	85% (26,945,139) (27,266,342) (27,587,546) (27,908,749)	90% (30,483,271) (30,804,475) (31,125,679) (31,446,882)	95% (34,021,404) (34,342,608) (34,663,811) (34,985,015)	Build Costs 100% (37,559,537) (37,880,741) (38,201,944) (38,523,148)	105% (41,097,670) (41,418,873) (41,740,077) (42,061,281)	(37,271,704) 110% (44,635,803) (44,957,006) (45,278,210) (45,599,413)	(35,200,5) 11: (48,173,9) (48,495,1: (48,816,3) (49,137,5)
	(38,041,342) 0 20 40 60 80	85% (26,945,139) (27,266,342) (27,587,546) (27,908,749) (28,229,953)	90% (30,483,271) (30,804,475) (31,125,679) (31,446,882) (31,768,086)	95% (34,021,404) (34,342,608) (34,663,811) (34,985,015) (35,306,219)	Build Costs 100% (37,559,537) (37,880,741) (38,201,944) (38,523,148) (38,844,351)	105% (41,097,670) (41,418,873) (41,740,077) (42,061,281) (42,382,484)	110% (44,635,803) (44,957,006) (45,278,210) (45,599,413) (45,920,617)	(35,200,5) 11: (48,173,9: (48,495,1: (48,816,3: (49,137,5: (49,458,7:
Balance CIL £psm	(38,041,342) 0 20 40 60 80 100	85% (26,945,139) (27,266,342) (27,587,546) (27,908,749) (28,229,953) (28,551,157)	90% (30,483,271) (30,804,475) (31,125,679) (31,146,882) (31,768,086) (32,089,289)	95% (34,021,404) (34,342,608) (34,663,811) (34,985,015) (35,306,219) (35,627,422)	Build Costs 100% (37,559,537) (37,880,741) (38,201,944) (38,523,148) (38,844,351) (39,165,555)	105% (41,097,670) (41,418,873) (41,740,077) (42,061,281) (42,382,484) (42,703,688)	(37,271,704) 110% (44,635,803) (44,957,006) (45,278,210) (45,599,413) (45,920,617) (46,241,820)	(35,200,5) (48,173,9) (48,495,1) (48,816,3) (49,137,5) (49,458,7) (49,779,9)
	(38,041,342) 0 20 40 60 80 100 120	85% (26,945,139) (27,266,342) (27,587,546) (27,908,749) (28,229,953) (28,551,157) (28,872,360)	90% (30,483,271) (30,804,475) (31,125,679) (31,1446,882) (31,768,086) (32,089,289) (32,410,493)	95% (34,021,404) (34,342,608) (34,663,811) (34,985,015) (35,306,219) (35,627,422) (35,948,626)	Build Costs 100% (37,559,537) (37,880,741) (38,201,944) (38,523,148) (38,844,351) (39,186,555) (39,486,758)	105% (41,097,670) (41,418,873) (41,740,077) (42,061,281) (42,782,484) (42,703,688) (43,024,891)	110% (44,635,803) (44,957,006) (45,278,210) (45,99,413) (45,920,617) (46,241,820) (46,563,024)	(35,200,5) (48,173,9) (48,495,1) (48,816,3) (49,137,5) (49,458,7) (49,779,9) (50,101,1)
	(38,041,342) 0 20 40 60 80 100 120 140	85% (26,945,139) (27,266,342) (27,587,546) (27,908,749) (28,229,953) (28,551,157) (28,872,360) (29,193,564)	90% (30,483,271) (30,804,475) (31,125,679) (31,446,882) (31,768,086) (32,089,289) (32,410,493) (32,731,696)	95% (34,021,404) (34,342,608) (34,663,811) (34,985,015) (35,306,219) (35,627,422) (35,948,626) (36,269,829)	Build Costs 100% (37,559,537) (37,880,741) (38,201,944) (38,523,148) (38,844,351) (39,466,758) (39,486,758) (39,807,962)	105% (41,097,670) (41,418,873) (41,740,077) (42,061,281) (42,703,688) (42,703,688) (43,024,891) (43,346,095)	(37,271,704) 110% (44,655,803) (44,957,006) (45,278,210) (45,599,413) (45,599,413) (46,241,820) (46,683,024) (46,884,228)	(35,200,56 11! (48,173,9; (48,495,1; (48,816,3- (49,137,5- (49,458,7; (49,779,9; (50,101,1); (50,422,36)
	(38,041,342) 0 20 40 60 80 100 120 140	85% (26,945,139) (27,266,342) (27,587,546) (27,908,749) (28,229,953) (28,551,157) (28,872,360) (29,193,564) (29,514,767)	90% (30,483,271) (30,804,475) (31,125,679) (31,446,882) (31,768,086) (32,089,289) (32,410,493) (32,731,696) (33,052,900)	95% (34,021,404) (34,342,608) (34,663,811) (35,306,219) (35,627,422) (35,948,626) (36,269,829) (36,591,033)	Build Costs 100% (37,559,537) (37,880,741) (38,201,944) (38,523,148) (38,844,351) (39,185,555) (39,486,758) (39,807,962) (40,129,166)	105% (41,097,670) (41,418,873) (41,740,077) (42,061,281) (42,382,484) (42,703,688) (43,024,891) (43,364,095) (43,667,298)	110% (44,635,803) (44,957,006) (45,278,210) (45,599,413) (45,920,617) (46,241,820) (46,884,228) (47,205,431)	(35,200,56 (48,173,9; (48,495,1; (48,816,3- (49,458,7; (49,779,9; (50,101,1; (50,422,3; (50,743,56)
	(38,041,342) 0 20 40 60 80 100 120 140 160 180	85% (26,945,139) (27,266,342) (27,587,546) (27,908,749) (28,229,953) (28,551,157) (28,872,360) (29,193,564) (29,514,767) (29,835,971)	90% (30,483,271) (30,804,475) (31,125,679) (31,446,882) (31,768,086) (32,089,289) (32,410,493) (32,731,696) (33,052,900) (33,374,104)	95% (34,021,404) (34,342,608) (34,663,811) (35,306,219) (35,627,422) (35,948,626) (36,269,829) (36,591,033) (36,912,236)	Build Costs 100% (37,559,537) (37,880,741) (38,523,148) (38,523,148) (38,623,148) (39,807,962) (40,129,166) (40,450,369)	105% (41,097,670) (41,418,873) (41,740,077) (42,061,281) (42,081,281) (42,703,688) (43,024,891) (43,346,095) (43,667,298) (43,988,502)	110% (44,635,803) (44,957,006) (45,599,413) (45,599,413) (45,920,617) (46,241,820) (45,593,024) (46,884,228) (47,205,431) (47,526,635)	(35,200,5) (48,173,9) (48,495,1) (48,816,3) (49,137,5) (49,458,7) (49,779,9) (50,101,1) (50,422,3) (50,743,5) (51,064,7)
	(38,041,342) 0 20 40 60 80 100 120 140	85% (26,945,139) (27,266,342) (27,587,546) (27,908,749) (28,229,953) (28,551,157) (28,872,360) (29,193,564) (29,514,767)	90% (30,483,271) (30,804,475) (31,125,679) (31,446,882) (31,768,086) (32,089,289) (32,410,493) (32,731,696) (33,052,900)	95% (34,021,404) (34,342,608) (34,663,811) (35,306,219) (35,627,422) (35,948,626) (36,269,829) (36,591,033)	Build Costs 100% (37,559,537) (37,880,741) (38,201,944) (38,523,148) (38,844,351) (39,185,555) (39,486,758) (39,807,962) (40,129,166)	105% (41,097,670) (41,418,873) (41,740,077) (42,061,281) (42,382,484) (42,703,688) (43,024,891) (43,364,095) (43,667,298)	110% (44,635,803) (44,957,006) (45,278,210) (45,599,413) (45,920,617) (46,241,820) (46,884,228) (47,205,431)	(35,200,5) (48,173,9) (48,495,1) (48,816,3) (49,458,7) (49,779,9) (50,101,1) (50,422,3) (50,743,5)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs



150211 West Oxon LPlan CIL Retail Viability Models v3.3a - Version Notes

Date	Version	Notes	
150211	v3.3a	final	

Appendix 6 – SDA Assumptions and Appraisals



150128 SDA assumptions_v4.2a - East Witney

		Phase 1	Phase 2	Phase 3	Phase 4	
velopment Phasing (%) -		15.0%	20.0%	45.0%	20.0%	
ase Site Areas (acres) - . of units in phase -		4.2 60	5.6 80	12.7 180	5.6 80	:
fordable Housing target % - 40	%					
. Affordable Houses	_	24	32	72	32	
. Market Houses		36	48	108	48	
btotal		60	80	180	80	
rket Houses - Unit Mix -	MV mix%	Rounded -				
Bed houses	25%	9	12	27	12	
Bed houses	45%	16	22	48	22	
Bed houses	20%	7	10	22	10	
Bed houses	10%	4	5	11	5	
Bed Apartment Bed Apartment	0%	0	0	0	0	
tal number of units	100%	36	48	108	48	
fordable Houses - Unit Mix - Bed houses	MV mix% 65%	Rounded - 16	21	47	21	
Bed houses	20%	5	6	14	6	
Bed houses	15%	4	5	11	5	
Bed houses	0%	0	0	0	o	
Bed Apartment	0%	0	0	0	0	
Bed Apartment	0%	0	0	0	0	
tal number of units	100%	24	32	72	32	
nstruction Floor areas -	GIA per unit (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA
Bed houses	80.0	1,963	2,617	5,889	2,617	
Bed houses	95.0	1,990	2,653	5,970	2,653	
Bed houses	110.0	1,185	1,580	3,555	1,580	
Bed houses	130.0	467	622	1,400	622	
		5,605	7,473	16,815	7,473	
Bed Apartment	50.0	0	0	0	0	
Bed Apartment	65.0	0	0	0	0	
		0	0	0	0	
tal Floor area (sqm)		5,605	7,473	16,815	7,473	
rket Values - Mediu	· · · · · ·	£	£	£	£	
Bed houses	230,000	2,064,825	2,753,100	6,194,475	2,753,100	13,7
Bed houses Bed houses	320,000	5,171,040	6,894,720	15,513,120	6,894,720	34,4 20,1
Bed houses	420,000 550,000	3,016,440 1,975,050	4,021,920 2,633,400	9,049,320 5,925,150	4,021,920 2,633,400	20, 13,
Bed Apartment	210,000	0	0	0	0	,
Bed Apartment	230,000	0	0	0	0	
		12,227,355	16,303,140	36,682,065	16,303,140	81,5
arketing and Sales incentives for Private Sales)	3%	366,821	489,094	1,100,462	489,094	2,4
ordable Rented Values - 66	% Affordable Rented per unit (£)	£	£	£	£	
ed houses	130,000	1,335,134	1,780,178	4,005,401	1,780,178	8,9
ed houses	145,000	458,212	610,949	1,374,635	610,949	3,0
sed houses	185,000	438,461	584,615	1,315,383	584,615	2,9
ed houses	210,000	0	0	0	0	
ed Apartment	100,000	0	0	0	0	
ed Apartment	115,000	2,231,807	2,975,742	6,695,420	2,975,742	14,
ermediate AH Values - 34	• • • • •	£	£	£	£	
ed houses	135,000	714,250	952,333 358,142	2,142,750 805,820	952,333 358,142	4,
ed houses ed houses	165,000 195,000	268,607 238,083	358,142 317,444	805,820 714,250	358,142 317,444	1, ¹
ed houses	225,000	236,063	0	0	317,774	1,3
ed Apartment	110,000	0	0	0	0	
ed Apartment	125,000	0	0	0	0	
		1,220,940	1,627,920	3,662,820	1,627,920	8,
al GDV		£15,680,102	£20,906,802	£47,040,305	£20,906,802	£104,
Scenario A -						
. Chargeable Floor area (sqm) (Market Housing on		3,510	4,680	10,531	4,680	
(£ psm Market only)	100.00	£351,020	£468,027	£1,053,061	£468,027	£2,3
per dwelling (check) (Market Housing only)	40.000	£9,775	£9,775	£9,775	£9,775	
e specific S106/s278	10,000 per unit	£598,500 £962,805	£798,000 £1,280,482	£1,795,500 £2,868,866	£798,000 £1,280,482	£3,9 £6,3
06 Scenario B -						-3,
70 000man 0 2	16,340 per unit	£977,949	£1,303,932	£2,933,847	£1,303,932	£6,5
		£977,949	£1,303,932	£2,933,847	£1,303,932	£6,
e specific S106/s278 rastructure / External Works Costs -						
e specific S106/s278	21,805 per unit	15%	£4,350,000 15%	£4,350,000 15%	15%	£8,7



Total number of units 20	•	Bit at 1	DI C	Di	То
Development Phasing (%) -		Phase 1 25.0%	Phase 2 45.0%	Phase 3 30.0%	10
N 0% A /				- 1	
Phase Site Areas (acres) - Io. of units in phase -		4.3 52	7.7 93	5.1 62	1
Affordable Housing target % - 35 No. Affordable Houses	<mark>%</mark>	18	33	22	
lo. Market Houses		34	61	40	
Subtotal		52	93	62	
Market Houses - Unit Mix -	MV mix%	Rounded -			
2 Bed houses	25%	8	15	10	
B Bed houses Bed houses	45% 20%	15 7	27 12	18 8	
5 Bed houses	10%	3	6	4	
1 Bed Apartment 2 Bed Apartment	0% 0%	0	0	0	
Total number of units	100%	34	61	40	
Affordable Houses - Unit Mix - 2 Bed houses	MV mix%	Rounded - 12	21	14	
3 Bed houses	20%	4	7	4	
4 Bed houses	15%	3	5	3	
5 Bed houses 1 Bed Apartment	0% 0%	0	0	0	
2 Bed Apartment	0%	0	0	0	
Total number of units	100%	18	33	22	_
Construction Floor areas -	GIA per unit (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (s
2 Bed houses	80.0	1,615	2,906	1,938	6,
3 Bed houses 4 Bed houses	95.0	1,782	3,208	2,139	7,
5 Bed houses	110.0 130.0	1,039 437	1,870 787	1,247 525	4, 1,
		4,873	8,771	5,847	19,
1 Bed Apartment	50.0	0	0	0	
2 Bed Apartment	65.0	0	0	0	
		0	0	0	
Total Floor area (sqm)		4,873	8,771	5,847	19,4
	100	•			
Market Values - Low 2 Bed houses	er MV per unit (£) 215,000	£ 1,808,016	£ 3,254,428	£ 2,169,619	7,232,
3 Bed houses	280,000	4,238,325	7,628,985	5,085,990	16,953,
4 Bed houses	390,000	2,623,725	4,722,705	3,148,470	10,494,
5 Bed houses 1 Bed Apartment	500,000 150,000	1,681,875 0	3,027,375 0	2,018,250	6,727,
2 Bed Apartment	210,000	0	0	0	
		10,351,941	18,633,493	12,422,329	41,407,
(Marketing and Sales incentives for Private Sales)	3%	310,558	559,005	372,670	1,242,
Affandahla Bantad Values	Affected by Doubled page 1974 (C)	•	0		
Affordable Rented Values - 66° 2 Bed houses	Affordable Rented per unit (£) 130,000	£ 1,010,134	£ 1,818,241	£ 1,212,161	4,040,
3 Bed houses	145,000	346,673	624,012	416,008	1,386,
4 Bed houses	185,000	331,730	597,115	398,077	1,326,
5 Bed houses 1 Bed Apartment	210,000 100,000	0	0	0	
2 Bed Apartment	115,000	0	0	0	
		1,688,538	3,039,368	2,026,245	6,754
Intermediate AH Values - 34	% Affordable Rented per unit (£)	£	£	£	
2 Bed houses	135,000	540,386	972,696	648,464	2,161,
B Bed houses Bed houses	165,000 195,000	203,222 180,129	365,800 324,232	243,867 216,155	812 720
5 Bed houses	225,000	0	0	0	
1 Bed Apartment	110,000	0	0	0	
2 Bed Apartment	125,000	923,738	1,662,728	0 1,108,485	3,694
Total GDV		£12,964,216	£23,335,589	£15,557,059	£51,856
CIL Scenario A -					
CIL Chargeable Floor area (sqm) (Market Housing only) CIL (£ psm Market only)	100.00	3,288	5,919 £591,852	3,946	13
CIL (£ psm Market only) CIL per dwelling (check) (Market Housing only)	100.00	£328,807 £9,775	£591,852 £9,775	£394,568 £9,775	£1,315
Site specific S106/s278	10,000 per unit	£517,500	£931,500	£621,000	£2,070
S106 Scenario B -		£859,370	£1,539,045	£1,029,289	£3,427,
Site specific S106/s278	16,340 per unit	£845,595	£1,522,071	£1,014,714	£3,382
		£845,595	£1,522,071	£1,014,714	£3,382
Infrastructure / External Works Costs -					
external works		15%	15%	15%	
				1	



otal number of units 1,005			-	~ ·	~ ·	.	~	.		
velopment Phasing (%) -	Phase 1 7.0%	Phase 2 11.0%	Phase 3 12.0%	Phase 4 12.0%	Phase 5 14.0%	Phase 6 14.0%	Phase 7 12.0%	Phase 8 11.0%	Phase 9 7.0%	T 1
ase Site Areas (acres) -	5.8	9.1	9.9	9.9	11.6	11.6	9.9	9.1	5.8	
o. of units in phase -	70	111	121	121	141	141	121	111	70	1
fordable Housing target % - 40% D. Affordable Houses	28	44	48	48	56	56	48	44	28	
o. Market Houses	42	66	72	72	84	84	72	66	42	
ubtotal	70	111	121	121	141	141	121	111	70	1
arket Houses - Unit Mix - MV mix% Bed houses 25%	Rounded -	17	18	18	21	21	18	17	11	
Bed houses 45%	19	30	33	33	38	38	33	30	19	
Bed houses 20% Bed houses 10%	8	13 7	14 7	14 7	17 8	17 8	14 7	13 7	8	
Bed Apartment 0%	0	0	0	0	0	0	0	0	0	
Bed Apartment 0% otal number of units 100%	0 42	0 66	72	72	0 84	0 84	72	66	0 42	
fordable Houses - Unit Mix - MV mix%	Rounded -									
Bed houses 65%	18	29	31	31	37	37	31	29	18	
Bed houses 20% Bed houses 15%	6	9	10 7	10 7	11 8	11 8	10 7	9	6	
Bed houses 0%	0	0	0	0	0	0	0	0	0	
Bed Apartment 0% Bed Apartment 0%	0	0	0	0	0	0	0	0	0	
otal number of units 100%	28	44	48	48	56	56	48	44	28	
onstruction Floor areas - GIA per unit (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (
Bed houses 80.0 Bed houses 95.0	2,307 2,339	3,626 3,676	3,956 4,010	3,956 4,010	4,615 4,678	4,615 4,678	3,956 4,010	3,626 3,676	2,307 2,339	3:
Bed houses 95.0	1,393	2,189	2,388	2,388	4,678 2,786	4,678 2,786	2,388	2,189	1,393	1
Bed houses 130.0	549 6,588	862 10,353	941 11,294	941 11,294	1,097 13,177	1,097 13,177	941 11,294	862 10,353	549 6,588	9.
										3
Bed Apartment 50.0 Bed Apartment 65.0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	
otal Floor area (sqm)	6,588	10,353	11,294	11,294	13,177	13,177	11,294	10,353	6,588	9
arket Values - Medium MV per unit (£)	£	£	£	£	£	£	£	£	f	
Bed houses 230,000	2,427,075	3,813,975	4,160,700	4,160,700	4,854,150	4,854,150	4,160,700	3,813,975	2,427,075	34,67
Bed houses 320,000 Bed houses 420,000	6,078,240 3,545,640	9,551,520 5,571,720	10,419,840 6,078,240	10,419,840 6,078,240	12,156,480 7,091,280	12,156,480 7,091,280	10,419,840 6,078,240	9,551,520 5,571,720	6,078,240 3,545,640	86,83 50,65
Bed houses 550,000	2,321,550	3,648,150	3,979,800	3,979,800	4,643,100	4,643,100	3,979,800	3,648,150	2,321,550	33,16
Bed Apartment 210,000 Bed Apartment 230,000	0	0	0	0	0	0	0	0	0	
	14,372,505	22,585,365	24,638,580	24,638,580	28,745,010	28,745,010	24,638,580	22,585,365	14,372,505	205,32
farketing and Sales incentives for Private Sales) 3%	431,175	677,561	739,157	739,157	862,350	862,350	739,157	677,561	431,175	6,15
fordable Rented Values - 66% Affordable Rented per unit (£)	£	£	£	£	£	£	£	£	£	
Bed houses 130,000	1,569,368	2,466,149	2,690,345	2,690,345	3,138,736	3,138,736	2,690,345	2,466,149	1,569,368	22,41
Bed houses 145,000 Bed houses 185,000	538,600 515,384	846,371 809,889	923,314 883,516	923,314 883,516	1,077,199 1,030,768	1,077,199 1,030,768	923,314 883,516	846,371 809,889	538,600 515,384	7,69 7,36
Bed houses 210,000	0	0	0	0	0	0	0	0	0	
Bed Apartment 100,000 Bed Apartment 115,000	0	0	0	0	0	0	0	0	0	
	2,623,352	4,122,410	4,497,174	4,497,174	5,246,703	5,246,703	4,497,174	4,122,410	2,623,352	37,47
termediate AH Values - 34% Affordable Rented per unit (£)	£	£	£	£	£	£	£	£	£	
3ed houses 135,000 165,000	839,557 315,731	1,319,304 496,148	1,439,240 541,253	1,439,240 541,253	1,679,114 631,462	1,679,114 631,462	1,439,240 541,253	1,319,304 496,148	839,557 315,731	11,99 4,5
3ed houses 195,000	279,852	439,768	479,747	479,747	559,705	559,705	479,747	439,768	279,852	3,99
225,000 225,00	0	0	0	0	0	0	0	0	0	
Sed Apartment 125,000	0 1,435,140	2,255,220	0 2,460,240	2,460,240	2,870,280	2,870,280	2,460,240	0 2,255,220	0 1,435,140	20,50
dal GDV	£18,430,997	£28,962,995	£31,595,994	£31,595,994	£36,861,993	£36,861,993	£31,595,994	£28,962,995	£18,430,997	£263,29
L Scenario A - L Chargeable Floor area (sqm) (Market Housing only)	4,126	6,484	7,073	7,073	8,252	8,252	7,073	6,484	4,126	
L (£ psm Market only)	£412,603	£648,376	£707,319	£707,319	£825,206	£825,206	£707,319	£648,376	£412,603	£5,89
L per dwelling (check) (Market Housing only) te specific S106/s278 10,000 per unit	£9,775 £703,500	£9,775 £1,105,500	£9,775 £1,206,000	£9,775 £1,206,000	£9,775 £1,407,000	£9,775 £1,407,000	£9,775 £1,206,000	£9,775 £1,105,500	£9,775 £703,500	£10,05
	£1,130,004	£1,770,135	£1,930,167	£1,930,167	£2,250,233	£2,250,233	£1,930,167	£1,770,135	£1,130,004	£16,09
16 Scenario B - e specific S106/s278	£1,149,519	£1,806,387	£1,970,604	£1,970,604	£2,299,038	£2,299,038	£1,970,604	£1,806,387	£1,149,519	£16,4
	£1,149,519	£1,806,387	£1,970,604	£1,970,604	£2,299,038	£2,299,038	£1,970,604	£1,806,387	£1,149,519	£16,42
rastructure / External Works Costs - [2]										
ernal works mary School	15%	15%	15%	15% £7,000,000	15%	15%	15%	15%	15%	£7,00
mary School er Windrush Bridge		£18,000,000		7,000,000 م						£7,0
oilee Way Roundabout oodstock Way Roundabout	£1,000,000 £1,000,000									£1,0 £1,0
w Yatt Rd Roundabout	£1,000,000									£1,0
		£1,000,000								£1,0
age 1 Northern Relief Rd		£1,000,000	£1.000.000						l	£1 N
		£1,000,000	£1,000,000 £2,500,000 £1,000,000	£2,500,000 £1,000,000	£1,000,000					£1,00 £5,00 £3,00



[2] from North Witney Masterplan Phasing Diagram and WODC briefing paper

otal number of units 503									
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	1
evelopment Phasing (%) -		10.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	1
hase Site Areas (acres) - o. of units in phase -		4.1 50	6.2 75	6.2 75	6.2 75	6.2 75	6.2 75	6.2 75	
		35					.0		
fordable Housing target % - 40% b. Affordable Houses	6	20	30	30	30	30	30	30	
o. Market Houses		30	45	45	45	45	45	45	
ubtotal		50	75	75	75	75	75	75	
larket Houses - Unit Mix -	MV mix%	Rounded -							
Bed houses Bed houses	25% 45%	8 14	11 20	11 20	11 20	11 20	11 20	11 20	
Bed houses	20%	6	9	9	9	9	9	9	
Bed houses	10%	3	5	5	5	5	5	5	
Bed Apartment	0%	0	0	0	0	0	0	0	
Bed Apartment	0%	0	0	0	0	0	0	0	
otal number of units	100%	30	45	45	45	45	45	45	
ffordable Houses - Unit Mix -	MV mix%	Rounded -							
Bed houses	65%	13	20	20	20	20	20	20	
Bed houses	20%	4	6	6	6	6	6	6	
Bed houses Bed houses	15% 0%	3	5 0	5 0	5 0	5 0	5 0	5	
Bed Apartment	0%	0	0	0	0	0	0	0	
Bed Apartment	0%	0	0	0	0	0	0	0	
otal number of units	100%	20	30	30	30	30	30	30	_
onstruction Floor areas -	GIA per unit (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA (sqm)	GIA
Bed houses	80.0	1,648	2,472	2,472	2,472	2,472	2,472	2,472	
Bed houses	95.0	1,671	2,506	2,506	2,506	2,506	2,506	2,506	
Bed houses	110.0	995	1,492	1,492	1,492	1,492	1,492	1,492	
Bed houses	130.0	392 4,706	588 7,059	588 7,059	588 7,059	588 7,059	588 7,059	588 7,059	
		.,. • •	-,	.,	.,	,-30	,	.,	
Bed Apartment	50.0	0	0	0	0	0	0	0	
Bed Apartment	65.0	0	0	0	0	0	0	0	
Stal Class area (5)		. =	=	=	= 0==	= ===			
otal Floor area (sqm)		4,706	7,059	7,059	7,059	7,059	7,059	7,059	•
	n MV per unit (£)	£	£	£	£	£	£	£	
Bed houses	230,000	1,733,625	2,600,438	2,600,438	2,600,438	2,600,438	2,600,438	2,600,438	17,3
Bed houses Bed houses	320,000 420,000	4,341,600 2,532,600	6,512,400 3,798,900	6,512,400 3,798,900	6,512,400 3,798,900	6,512,400 3,798,900	6,512,400 3,798,900	6,512,400 3,798,900	43,4 25,3
Bed houses	550,000	1,658,250	2,487,375	2,487,375	2,487,375	2,487,375	2,487,375	2,487,375	16,5
Bed Apartment	210,000	0	0	0	0	0	0	0	
Bed Apartment	230,000	10,266,075	15,399,113	15,399,113	15,399,113	15,399,113	15,399,113	15,399,113	102,6
		10,200,010	10,000,110	10,000,110	10,000,110	10,000,110	10,000,110	10,000,110	.02,0
Marketing and Sales incentives for Private Sales)	3%	307,982	461,973	461,973	461,973	461,973	461,973	461,973	3,0
ffordable Rented Values - 669	6 Affordable Rented per unit (£)	£	£	£	£	£	£	£	
Bed houses	130,000	1,120,977	1,681,466	1,681,466	1,681,466	1,681,466	1,681,466	1,681,466	11,2
Bed houses	145,000	384,714	577,071	577,071	577,071	577,071	577,071	577,071	3,8
Bed houses Bed houses	185,000 210,000	368,132 0	552,197 0	552,197 0	552,197 0	552,197 0	552,197 0	552,197 0	3,6
Bed Apartment	100,000	0	0	0	0	0	0	0	
Bed Apartment	115,000	0	0	0	0	0	0	0	
		1,873,823	2,810,734	2,810,734	2,810,734	2,810,734	2,810,734	2,810,734	18,7
termediate AH Values - 349		£	£	£	£	£	£	£	
Bed houses	135,000	599,684	899,525	899,525	899,525	899,525	899,525	899,525	5,9
Bed houses Bed houses	165,000 195,000	225,522 199,895	338,283 299,842	338,283 299,842	338,283 299,842	338,283 299,842	338,283 299,842	338,283 299,842	2,2 1,9
Bed houses	225,000	0	299,042	299,042	299,642	299,642	299,042	0	1,9
Bed Apartment	110,000	0	0	0	0	0	0	0	
Bed Apartment	125,000	1,025,100	0 1,537,650	0 1,537,650	1,537,650	1,537,650	1,537,650	0 1,537,650	10,2
otal GDV		£13,164,998	£19,747,496	£19,747,496	£19,747,496	£19,747,496	£19,747,496	£19,747,496	£131,6
IL Scenario A -									
L Chargeable Floor area (sqm) (Market Housing onl	<i>(</i>)	2,947	4,421	4,421	4,421	4,421	4,421	4,421	
L (£ psm Market only)	100.00	£294,716	£442,074	£442,074	£442,074	£442,074	£442,074	£442,074	£2,9
L per dwelling (check) (Market Housing only)		£9,775	£9,775	£9,775	£9,775	£9,775	£9,775	£9,775	_
e specific S106/s278	10,000 per unit	£502,500 £809,938	£753,750 £1,210,020	£753,750 £1,210,020	£753,750 £1,210,020	£753,750 £1,210,020	£753,750 £1,210,020	£753,750 £1,210,020	£5,0 £8,0
06 Scenario B -									
e specific S106/s278	16,340 per unit	£821,085 £821,085	£1,231,628 £1,231,628	£1,231,628 £1,231,628	£1,231,628 £1,231,628	£1,231,628 £1,231,628	£1,231,628 £1,231,628	£1,231,628 £1,231,628	£8,2
		•							•
frastructure / External Works Costs - tternal works		15%	15%	15%	15%	15%	15%	15%	
woman works		1070	1070	£7,000,000	1370	1370	1370	1070	£7,0
rimary School				£7,000,000					
imary School				£7,000,000					



150128 SDA assumptions_v4.2a - Version Notes

Date	Version	Comments
150128	v4.2a	final



		File: 150127 Ewitney V3-2a	REVENUE
12,227,355			Market Units (P1)
2,231,807			Affordable Rent Units (P1)
1,220,940			Intermediate Units (P1)
16,303,140			Market Units (P2)
2,975,742			Affordable Rent Units (P2)
1,627,920			Intermediate Units (P2)
36,682,065			Market Units (P3)
6,695,420			Affordable Rent Units (P3)
3,662,820			Intermediate Units (P3)
16,303,140			Market Units (P4)
2,975,742			Affordable Rent Units (P4)
1,627,920			Intermediate Units (P4)
104,534,011	REVENUE		
			COSTS
	9,792,000		Site Value
	489,600	at 5.00%	Site Stamp Duty
	48,960	at 0.50%	Site Legal Fees
	97,920	at 1.00%	Site Agency Fees
10,428,480	Site Costs		
	75,000		Plan App Prof Fees (P1)
	25,000		Stat Planning (P1)
	598,500		Site Specific S106 (P1)
	351,020		Cil (P1)
	75,000		Plan App Prof Fees (P2)
	25,000		Stat Planning (P2)
	798,000		Site Specific S106 (P2)
	468,027		Cil (P2)
	75,000		Plan App Prof Fees (P3)
	25,000		Stat Planning (P3)
	1,795,500		Site Specific S106 (P3)
	1,053,061		Cil (P3)
	75,000		Plan App Prof Fees (P4)
	25,000		Stat Planning (P4)
	798,000		Site Specific S106 (P4)
	468,027		Cil (P4)
6,730,135	Initial Payments		
	42,000	4.20 acres at 10,000.00 ea.	Site Clearance (P1)
	6,075,820	5,605.00 sq-m at 1,084.00 psm	House Build (P1)
	56,000	5.60 acres at 10,000.00 ea.	Site Clearance (P2)
	8,100,732	7,473.00 sq-m at 1,084.00 psm	House Build (P2)
	127,000	12.70 acres at 10,000.00 ea.	Site Clearance (P3)
	18,227,460	16,815.00 sq-m at 1,084.00 psm	House Build (P3)
	56,000	5.60 acres at 10,000.00 ea.	Site Clearance (P4)
	8,100,732	7,473.00 sq-m at 1,084.00 psm	House Build (P4)
	4,350,000	,, ,	Shores Green Rd (P2)
	4,350,000		Shores Green Rd (P3)
	7,422,862	at 15.00%	External Works Allowance
	2,474,287	at 5.00%	Contingency
	4,453,717	at 9.00%	Professional Fees
	494,857	at 1.00%	Finance Fee
64,331,467	Build Costs		
			Direct Oals Assats Fee
	1,045,340	at 1.00%	Direct Sale Agents Fee
	1,045,340 522,670	at 1.00% at 0.50%	Direct Sale Agents Fee Direct Sale Legal Fees

Marketing 2,962,575

> **End Payments** 2,962,575

34.408.267 / 40.00% of Net Cost **EQUITY FINANCE**

Side by Side method

INTEREST (See CASHFLOW) 744,691

Phase 1: Month 8 to 19 (Dec 13 - Nov 14)

7.00% pa on Debt charged Quarterly and compounded Quarterly

Site Costs Month 1 (May 13)

Plan App Prof Fees (P1) Phase 1: Month 4 (Aug 13) Stat Planning (P1) Phase 1: Month 4 (Aug 13) Site Specific S106 (P1) Phase 1: Month 4 (Aug 13)

Cil (P1) Phase 1: Month 4 (Aug 13) Plan App Prof Fees (P2) Phase 2: Month 19 (Nov 14) Stat Planning (P2) Phase 2: Month 19 (Nov 14)

Site Specific S106 (P2) Phase 2: Month 19 (Nov 14) Cil (P2) Phase 2: Month 19 (Nov 14)

Plan App Prof Fees (P3) Phase 3: Month 34 (Feb 16) Stat Planning (P3) Phase 3: Month 34 (Feb 16) Site Specific S106 (P3) Phase 3: Month 34 (Feb 16)

Cil (P3) Phase 3: Month 34 (Feb 16) Plan App Prof Fees (P4) Phase 4: Month 49 (May 17) Stat Planning (P4) Phase 4: Month 49 (May 17) Site Specific S106 (P4) Phase 4: Month 49 (May 17) Cil (P4) Phase 4: Month 49 (May 17)

Site Clearance (bld.) (P1)

Phase 1: Month 8 to 19 (Dec 13 - Nov 14) House Build (bld.) (P1) Site Clearance (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) House Build (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Phase 3: Month 38 to 49 (Jun 16 - May 17) Site Clearance (bld.) (P3) House Build (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) Site Clearance (bld.) (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) House Build (bld.) (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) Shores Green Rd (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Shores Green Rd (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17)

Marketing Month 9 to 66 (Jan 14 - Oct 18)

Market Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Affordable Rent Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Intermediate Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Market Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Affordable Rent Units (sale) (P2) Intermediate Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Market Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Affordable Rent Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Intermediate Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Market Units (sale) (P4) Phase 4: Month 57 to 68 (Jan 18 - Dec 18) Affordable Rent Units (sale) (P4) Phase 4: Month 57 to 68 (Jan 18 - Dec 18)

PROFIT 17,768,653 COSTS 86,765,358 PROFIT/SALE PROFIT/COST 17.00% 20.48% **IRR** N/A **RoE as PROFIT** 51.64%

Phase 4: Month 57 to 68 (Jan 18 - Dec 18)

130514 v1-1

intial draft for discussion

based on assumptions 130514 v1

Intermediate Units (sale) (P4)

130515 v1-2

revised appraisal following review of ECArterton and ReemaC SDAs based on assumptions 130515 v2

130730 v2-1

based on assumptions 130730 v2.1

130801 v2-2

includes 'residual' S106/s278s to be consistent with typologies

141218 v3-1A

CIL Scenario A - draft update

150127 v3.2a

CIL Scenario A - updated with WODC instructions

REVENUE	File: 150127 Ewitney V3-2b		
Market Units (P1)	1 110. 100127 Ewithley VO 25		12,227,355
Affordable Rent Units (P1)			2,231,807
Intermediate Units (P1)			1,220,940
Market Units (P2)			16,303,140
Affordable Rent Units (P2)			2,975,742
Intermediate Units (P2)			1,627,920
Market Units (P3)			36,682,065
Affordable Rent Units (P3)			6,695,420
Intermediate Units (P3)			3,662,820
Market Units (P4)			16,303,140
Affordable Rent Units (P4)			2,975,742
Intermediate Units (P4)			1,627,920
Intermediate Offics (1-4)		REVENUE	104,534,011
COSTS			
COSTS Site Value		9,624,000	
Site Stamp Duty	at 5.00%	481,200	
Site Legal Fees	at 0.50%	48,120	
Site Agency Fees	at 1.00%	96,240	
		Site Costs	10,249,560
			10,210,000
Plan App Prof Fees (P1)		75,000	
Stat Planning (P1)		25,000	
Site Specific S106 (P1)		977,949	
Plan App Prof Fees (P2)		75,000	
Stat Planning (P2)		25,000	
Site Specific S106 (P2)		1,303,932	
Plan App Prof Fees (P3)		75,000	
Stat Planning (P3)		25,000	
Site Specific S106 (P3)		2,933,847	
Plan App Prof Fees (P4)		75,000	
Stat Planning (P4)		25,000	
Site Specific S106 (P4)		1,303,932	
		Initial Payments	6,919,660
Site Clearance (P1)	4.20 acres at 10,000.00 ea.	42,000	
House Build (P1)	5,605.00 sq-m at 1,084.00 psm	6,075,820	
Site Clearance (P2)	5.60 acres at 10,000.00 ea.	56,000	
House Build (P2)	7,473.00 sq-m at 1,084.00 psm	8,100,732	
Site Clearance (P3)	12.70 acres at 10,000.00 ea.	127,000	
House Build (P3)	16,815.00 sq-m at 1,084.00 psm	18,227,460	
Site Clearance (P4)	5.60 acres at 10,000.00 ea.	56,000	
House Build (P4)	7,473.00 sq-m at 1,084.00 psm	8,100,732	
Shores Green Rd (P2)		4,350,000	
Shores Green Rd (P3)		4,350,000	
External Works Allowance	at 15.00%	7,422,862	
Contingency	at 5.00%	2,474,287	
Professional Fees	at 9.00%	4,453,717	
Finance Fee	at 1.00%	494,857	
		Build Costs	64,331,467
Direct Sale Agents Fee	at 1.00%	1,045,340	
Direct Sale Legal Fees	at 0.50%	522,670	
		Disposal Fees	1,568,010
Moulesting		0.000 577	
Marketing		2,962,575	2 060 575
		End Payments	2,962,575

EQUITY FINANCE 34,412,509 / 40.00% of Net Cost

Side by Side method

INTEREST (See CASHFLOW) 731,714 7.00% pa on Debt charged Quarterly and compounded Quarterly Site Costs Month 1 (May 13) Plan App Prof Fees (P1) Phase 1: Month 4 (Aug 13) Stat Planning (P1) Phase 1: Month 4 (Aug 13) Site Specific S106 (P1) Phase 1: Month 4 (Aug 13) Plan App Prof Fees (P2) Phase 2: Month 19 (Nov 14)

Phase 1: Month 8 to 19 (Dec 13 - Nov 14)

Stat Planning (P2) Phase 2: Month 19 (Nov 14) Site Specific S106 (P2) Phase 2: Month 19 (Nov 14) Plan App Prof Fees (P3) Phase 3: Month 34 (Feb 16) Stat Planning (P3) Phase 3: Month 34 (Feb 16) Site Specific S106 (P3) Phase 3: Month 34 (Feb 16) Plan App Prof Fees (P4) Phase 4: Month 49 (May 17) Stat Planning (P4) Phase 4: Month 49 (May 17) Site Specific S106 (P4) Phase 4: Month 49 (May 17)

House Build (bld.) (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) Site Clearance (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) House Build (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Site Clearance (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) House Build (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) Site Clearance (bld.) (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) House Build (bld.) (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) Shores Green Rd (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Shores Green Rd (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17)

Marketing Month 9 to 66 (Jan 14 - Oct 18)

Market Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Affordable Rent Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Intermediate Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Market Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Affordable Rent Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Intermediate Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Market Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Affordable Rent Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Intermediate Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Market Units (sale) (P4) Phase 4: Month 57 to 68 (Jan 18 - Dec 18) Affordable Rent Units (sale) (P4) Phase 4: Month 57 to 68 (Jan 18 - Dec 18)

PROFIT 17,771,025 COSTS 86,762,986 PROFIT/SALE PROFIT/COST 17.00% 20.48% IRR **RoE as PROFIT** 51.64% N/A

Phase 4: Month 57 to 68 (Jan 18 - Dec 18)

130514 v1-1

intial draft for discussion

Site Clearance (bld.) (P1)

based on assumptions 130514 v1

Intermediate Units (sale) (P4)

revised appraisal following review of ECArterton and ReemaC SDAs

based on assumptions 130515 v2

130730 v2-1

based on assumptions 130730 v2.1

130801 v2-2

includes 'residual' S106/s278s to be consistent with typologies

141218 v3-1A

CIL Scenario A - draft update

150127 v3.2a

CIL Scenario A - updated with WODC instructions

150127 v3.2b

S106 scenario based on above CIL scenario

REVENUE	File: 150127 Reemac V3-2a		
Market Units (P1)			10,351,941
Affordable Rent Units (P1)			1,688,538
Intermediate Units (P1)			923,738
Market Units (P2)			18,633,493
Affordable Rent Units (P2)			3,039,368
Intermediate Units (P2)			1,662,728
Market Units (P3)			12,422,329
Affordable Rent Units (P3)			2,026,245
Intermediate Units (P3)			1,108,485
		REVENUE	51,856,865
COSTS			
Site Value		6,328,000	
Site Stamp Duty	at 5.00%	316,400	
Site Legal Fees	at 0.50%	31,640	
Site Agency Fees	at 1.00%	63,280	
		Site Costs	6,739,320
Plan App Prof Fees (P1)		75,000	
Stat Planning (P1)		25,000	
Site Specific S106 (P1)		517,500	
Cil (P1)		328,807	
Plan App Prof Fee (P2)		75,000	
Stat Planning (P2)		25,000	
Site Specific S106 (P2)		931,500	
Cil (P2)		591,852	
Plan App Prof Fee (P3)		75,000	
Stat Planning (P3)		25,000	
Site Specific S106 (P3)		621,000	
Cil (P3)		394,568	
Plan App Prof Fee (P4)		75,000	
Stat Planning (P4)		25,000	
		Initial Payments	3,785,227
Site Clearance - Brownfield (P1)	4.30 acres at 15,000.00 ea.	64,500	
Site Clearance (P2)	7.70 acres at 15,000.00 ea.	115,500	
Site Clearance (P3)	5.10 acres at 15,000.00 ea.	76,500	
House Build (P1)	4,873.00 sq-m at 1,084.00 psm	5,282,332	
House Build (P2)	8,771.00 sq-m at 1,084.00 psm	9,507,764	
House Build (P3)	5,847.00 sq-m at 1,084.00 psm	6,338,148	
External Works Allowance	at 15.00%	3,207,712	
Architect	at 9.00%	1,924,627	
Contingency	at 5.00%	1,069,237	
Professional Fees	at 10.00%	2,138,474	
Finance Fee	at 1.00%	213,847	
		Build Costs	29,938,642
Direct Sale Agents Fee	at 1.00%	518,569	
Direct Sale Legal Fees	at 0.50%	259,284	
Billook Galo Logai i Goo	4.0.0070	Disposal Fees	777,853
Marketina		4 200 000	
Marketing		1,306,800 End Payments	1,306,800
		Life i dyffieins	1,000,000
EQUITY FINANCE	17,019,137 / 40.00% of Net Cost Side by Side method		
INTEREST	(See CASHFLOW)		495,612
	(SOU SASIII ESTI)		433,012

DRAFT 28 Jan 15

7.00% pa on Debt charged Quarterly and compounded Quarterly

Site Costs Month 1 (May 13)

Plan App Prof Fees (P1) Phase 1: Month 4 (Aug 13) Stat Planning (P1) Phase 1: Month 4 (Aug 13) Site Specific S106 (P1) Phase 1: Month 4 (Aug 13) Cil (P1) Phase 1: Month 4 (Aug 13) Plan App Prof Fee (P2) Phase 2: Month 19 (Nov 14) Stat Planning (P2) Phase 2: Month 19 (Nov 14) Site Specific S106 (P2) Phase 2: Month 19 (Nov 14) Cil (P2) Phase 2: Month 19 (Nov 14)

Plan App Prof Fee (P3) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Stat Planning (P3) Site Specific S106 (P3) Phase 3: Month 34 (Feb 16)

Cil (P3) Phase 3: Month 34 (Feb 16) Plan App Prof Fee (P4) Phase 4: Month 49 (May 17) Stat Planning (P4) Phase 4: Month 49 (May 17)

Site Clearance - Brownfield (bld.) (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) Site Clearance (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Site Clearance (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) House Build (bld.) (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) House Build (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) House Build (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17)

Month 9 to 51 (Jan 14 - Jul 17) Marketing

Market Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Affordable Rent Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Intermediate Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Market Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Affordable Rent Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Intermediate Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Market Units (sale) (P3) Affordable Rent Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Intermediate Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17)

PROFIT COSTS 43,043,453 8,813,412 PROFIT/SALE PROFIT/COST 17.00% 20.48% **RoE as PROFIT IRR** N/A 51.79%

130515 v1-1

intial draft for discussion

based on assumptions 130514 v1

130522 v1-2

updated with 'net additional' floorspace calcs for CIL

130730 v2-1

updated based on SDA assumptions 130730 v2.1

note this is an infill new build appraisal only excluding refurbishment as this is excluded from CIL/AH

130801 v2.2

includes 'residual' S106/S278's to be consistent with typologies

141218 v3-1A

CIL Scenario A - draft update

150127 v3.2A

CIL Scenario A - updated with instruction from WODC

REVENUE	File: 150127 Reemac V3-2b		
Market Units (P1)			10,351,941
Affordable Rent Units (P1)			1,688,538
Intermediate Units (P1)			923,738
Market Units (P2)			18,633,493
Affordable Rent Units (P2)			3,039,368
Intermediate Units (P2)			1,662,728
Market Units (P3)			12,422,329
Affordable Rent Units (P3)			2,026,245
Intermediate Units (P3)			1,108,485
memodiate onto (1 0)		REVENUE	51,856,865
00070			
COSTS Site Value		6,328,000	
Site Stamp Duty	at 5.00%	316,400	
Site Legal Fees	at 0.50%	31,640	
_	at 1.00%	63,280	
Site Agency Fees	at 1.00%	Site Costs	6,739,320
			-,,-
Plan App Prof Fees (P1)		75,000	
Stat Planning (P1)		25,000	
Site Specific S106 (P1)		845,595	
Plan App Prof Fee (P2)		75,000	
Stat Planning (P2)		25,000	
Site Specific S106 (P2)		1,522,071	
Plan App Prof Fee (P3)		75,000	
Stat Planning (P3)		25,000	
Site Specific S106 (P3)		1,014,714	
Plan App Prof Fee (P4)		75,000	
Stat Planning (P4)		25,000	
Stat Flamming (F-4)		Initial Payments	3,782,380
Otto Oleanan and Duran field (D4)	4.001.45 000 00	04.500	
Site Clearance - Brownfield (P1)	4.30 acres at 15,000.00 ea.	64,500	
Site Clearance (P2)	7.70 acres at 15,000.00 ea.	115,500	
Site Clearance (P3)	5.10 acres at 15,000.00 ea.	76,500	
House Build (P1)	4,873.00 sq-m at 1,084.00 psm	5,282,332	
House Build (P2)	8,771.00 sq-m at 1,084.00 psm	9,507,764	
House Build (P3)	5,847.00 sq-m at 1,084.00 psm	6,338,148	
External Works Allowance	at 15.00%	3,207,712	
Architect	at 9.00%	1,924,627	
Contingency	at 5.00%	1,069,237	
Professional Fees	at 10.00%	2,138,474	
Finance Fee	at 1.00%	213,847	
		Build Costs	29,938,642
Direct Sale Agents Fee	at 1.00%	518,569	
Direct Sale Legal Fees	at 0.50%	259,284	
Direct Gale Legal 1 Ges	at 0.30 /0	Disposal Fees	777,853
Marketing		1,306,800	4 000 000
		End Payments	1,306,800
EQUITY FINANCE	17,017,998 / 40.00% of Net Cost		
	Side by Side method		
INTEREST	(See CASHFLOW)		495,537
7.00% pa	on Debt charged Quarterly and compounded Quarterly		
Site Costs	Month 1 (May 13)		
Plan App Prof Fees (P1)	Phase 1: Month 4 (Aug 13)		
, ,	ν ζ,		

Stat Planning (P1) Phase 1: Month 4 (Aug 13) Site Specific S106 (P1) Phase 1: Month 4 (Aug 13) Plan App Prof Fee (P2) Phase 2: Month 19 (Nov 14) Stat Planning (P2) Phase 2: Month 19 (Nov 14) Site Specific S106 (P2) Phase 2: Month 19 (Nov 14) Plan App Prof Fee (P3) Phase 3: Month 34 (Feb 16) Stat Planning (P3) Phase 3: Month 34 (Feb 16) Site Specific S106 (P3) Phase 3: Month 34 (Feb 16) Plan App Prof Fee (P4) Phase 4: Month 49 (May 17) Stat Planning (P4) Phase 4: Month 49 (May 17)

Site Clearance - Brownfield (bld.) (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) Site Clearance (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Site Clearance (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) House Build (bld.) (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) House Build (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) House Build (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17)

Marketing Month 9 to 51 (Jan 14 - Jul 17)

Market Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Affordable Rent Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Intermediate Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Market Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Affordable Rent Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Intermediate Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Market Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Affordable Rent Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Intermediate Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17)

PROFIT COSTS 43,040,532 8,816,333 PROFIT/SALE 17.00% PROFIT/COST 20.48% **RoE as PROFIT IRR** N/A 51.81%

130515 v1-1

intial draft for discussion

based on assumptions 130514 v1

130522 v1-2

updated with 'net additional' floorspace calcs for CIL

130730 v2-1

updated based on SDA assumptions 130730 v2.1

note this is an infill new build appraisal only excluding refurbishment as this is excluded from CIL/AH

130801 v2.2

includes 'residual' S106/S278's to be consistent with typologies

141218 v3-1A

CIL Scenario A - draft update

150127 v3.2A

CIL Scenario A - updated with instruction from WODC

150127 v3.2B

S106 scenario - copied and updated from v3.2A

REVENUE	File: 150127 Nwitney V3-2a	
Market Units (P1)		14,372,505
Affordable Rent Units (P1)		2,623,352
Intermediate Units (P1)		1,435,140
Market Units (P2)		22,585,365
Affordable Rent Units (P2)		4,122,410
Intermediate Units (P2)		2,255,220
Market Units (P3)		24,638,580
Affordable Rent Units (P3)		4,497,174
Intermediate Units (P3)		2,460,240
Market Units (P4)		24,638,580
Affordable Rent Units (P4)		4,497,174
Intermediate Units (P4)		2,460,240
Market Units (P5)		28,745,010
Affordable Rent Units (P5)		5,246,703
Intermediate (P5)		2,870,380
Market Units (P6)		28,745,010
Affordable Rent Units (P6)		5,246,703
Intermediate Units (P6)		2,870,280
Market Units (P7)		24,638,580
Affordable Rent Units (P7)		4,497,174
Intermediate Units (P7)		2,460,240
Market Units (P8)		22,585,365
Affordable Rent Units (P8)		4,122,410
Intermediate Units (P8)		2,255,220
Market Units (P9)		14,372,505
Affordable Rent Units (P9)		2,623,352
Intermediate Units (P9)		1,435,140
intermediate erite (i 5)	REVEN	
	<u></u> .	
COSTS		
Site Value	12,544,0	000
Site Stamp Duty	at 5.00% 627,2	200
Site Legal Fees	at 0.50% 62,7	720
Site Agency Fees		
	at 1.00% 125,	
		440
Plan App Prof Fees (P1)	at 1.00% 125,• Site Co	440 osts 13,359,360
	at 1.00% 125, Site Co	440 osts 13,359,360
Stat Planning (P1)	at 1.00% 125,4 Site Co	9440 posts 13,359,360 9000
Stat Planning (P1) Cil (P1)	at 1.00% 125,4 Site Co 75,4 25,4 412,4	9440 posts 13,359,360 900 900 603
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2)	at 1.00% 125, Site Co 75, 25, 412,6	9440 posts 13,359,360 900 900 603 900
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2)	at 1.00% 125,4 Site Co 75,4 25,4 412,6 75,0 25,0	9440 9545 13,359,360 900 900 900 900 900 900 900
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2)	at 1.00% 125, Site Co 75, 25, 412, 75, 25, 648,	9440 9545 13,359,360 900 900 900 900 900 9376
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3)	at 1.00% 125,4 Site Co 75,1 25,4 412,4 75,6 25,6 648,7	9440 905ts 13,359,360 900 900 900 900 9376 900
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3)	at 1.00% 125, Site Co 75, 25, 412, 75, 25, 648, 75, 25,	9440 95ts 13,359,360 900 900 900 900 976 900 900 900
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3)	at 1.00% 125, Site Co 75, 25, 412, 75, 25, 648, 75, 25, 707,	9440 95ts 13,359,360 900 900 900 900 976 900 900 9376 900 900 9319
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4)	at 1.00% 125,4 Site Co 75,4 225,4 412,6 75,6 25,6 648,7 75,6 25,7 707,7	9440 95ts 13,359,360 900 900 900 900 9376 900 900 9319 900
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4)	at 1.00% 125,4 Site Co 75,1 25,4 412,4 75,0 25,1 648,3 75,1 25,0 707,3 75,0 25,0	9440 9000 9000 9000 9000 9000 9000 919 9000 9
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4)	at 1.00% 125, Site Co 75, 25, 412, 75, 25, 648, 75, 25, 707, 75, 25, 707,	9440 9585 13,359,360 900 900 900 900 900 900 900 9
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4) Plan App Prof Fees (P5)	at 1.00% 125,4 Site Co 75,1 25,4 412,4 75,4 25,6 648,7 75,1 25,7 707,7 75,0 25,0 707,7 75,0	9440 9585 13,359,360 900 900 900 900 900 900 900 9
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5)	at 1.00% 125,4 Site Co 75,1 25,0 412,4 75,1 25,0 648,3 75,0 25,0 707,3 75,0 25,0 707,7 75,0 25,0	9440 9585 13,359,360 900 900 900 900 900 900 900 9
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5)	at 1.00% 125,4 Site Co 75,1 25,1 412,1 75,1 25,1 648,3 75,1 25,1 707,3 75,1 25,1 25,1 25,1 25,1 25,1 25,1 25,1	9440 9585 13,359,360 900 900 900 900 900 900 900 9
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6)	at 1.00% 125, Site Co 75, 25, 412, 75, 25, 648, 75, 25, 707, 75, 25, 707, 75, 25, 707, 75, 25, 75, 75, 75, 75,	9440 9585 13,359,366 900 900 900 900 900 900 900 9
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6) Stat Planning (P6)	at 1.00% 125,4 Site Co 75,1 25,4 412,4 75,0 25,1 648,3 75,1 25,1 707,3 75,1 25,1 25,1 825,2 75,0 25,0	9440 95ts 13,359,360 900 900 900 900 900 900 900 9
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6) Stat Planning (P6) Cil (P6)	at 1.00% 125,4 Site Co 75,1 225,4 412,4 75,4 225,6 648,7 75,7 25,7 707,7 75,6 25,1 825,7 75,0 25,1 825,7 825,1 825,2 825,3	9440 9585 9786 9787 9787 9787 9787 9787 9787 9787
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planning (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6) Stat Planning (P6) Cil (P6) Plan App Prof Fees (P7)	at 1.00% 125,4 Site Co 75,0 25,0 412,0 75,0 25,0 648,7 75,0 25,0 707,7 75,0 25,0 825,1 825,2 75,0 825,2 75,0 825,2 75,0	9440 9585 13,359,360 900 900 900 9376 900 900 9319 9000 900 9319 9000 900 900 900 900 900 900 900 900
Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6) Stat Planning (P6) Cil (P6) Plan App Prof Fees (P7) Stat Planning (P7)	at 1.00% 125,4 Site Co 75,0 25,0 412,0 75,0 25,0 648,7 75,0 25,0 707,7 75,0 25,0 825,0 75,0 25,0 825,0 75,0 25,0 825,0 75,0 25,0 825,0 75,0 25,0	9440 9585 13,359,360 900 900 900 900 9376 900 900 9319 9000 900 900 900 900 900 900 900 900
Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planning (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6) Stat Planning (P6) Cil (P6) Plan App Prof Fees (P7) Stat Planning (P7) Cil (P7) Plan App Prof Fees (P8)	at 1.00% 125,4 Site Co 75,0 25,0 412,0 75,0 25,0 648,7 75,0 25,0 707,7 75,0 25,0 825,1 825,2 75,0 825,2 75,0 825,2 75,0	9440 9585 13,359,360 900 900 900 900 9376 900 900 9319 9000 900 900 900 900 900 900 900 900

Stat Planning (P8)		25,000	
Cil (P8)		648,376	
Plan App Prof Fees (P9)		75,000	
Stat Planning (P9)		25,000	
Cil (P9)		412,603	
		Initial Payments	6,794,327
		·	
Site Clearance (P1)	5.80 acres at 10,000.00 ea.	58,000	
Site Clearance (P2)	9.10 acres at 10,000.00 ea.	91,000	
Site Clearance (P3)	9.90 acres at 10,000.00 ea.	99,000	
Site Clearance (P4)	9.90 acres at 10,000.00 ea.	99,000	
Site Clearance (P5)	11.60 acres at 10,000.00 ea.	116,000	
Site Clearance (P6)	11.60 acres at 10,000.00 ea.	116,000	
Site Clearance (P7)	9.90 acres at 10,000.00 ea.	99,000	
Site Clearance (P8)	9.10 acres at 10,000.00 ea.	91,000	
Site Clearance (P9)	5.80 acres at 10,000.00 ea.	58,000	
House Build (P1)	6,588.00 sq-m at 1,084.00 psm	7,141,392	
House Build (P2)	10,353.00 sq-m at 1,084.00 psm	11,222,652	
House Build (P3)	11,294.00 sq-m at 1,084.00 psm	12,242,696	
House Build (P4)	11,294.00 sq-m at 1,084.00 psm	12,242,696	
House Build (P5)	13,177.00 sq-m at 1,084.00 psm	14,283,868	
House Build (P6)	13,177.00 sq-m at 1,084.00 psm	14,283,868	
House Build (P7)	11,294.00 sq-m at 1,084.00 psm	12,242,696	
House Build (P8)	10,353.00 sq-m at 1,084.00 psm	11,222,652	
House Build (P9)	6,588.00 sq-m at 1,084.00 psm	7,141,392	
Site Specific S106 (P1)	-E	703,500	
Site Specific S106 (P2)	-E	1,105,500	
Site Specific S106 (P3)	-E	1,206,000	
Site Specific S106 (P4)	-E	1,206,000	
Site Specific S106 (P5)	-E	1,407,000	
Site Specific S106 (P6)	-E	1,407,000	
Site Specific S106 (P7)	-E	1,206,000	
Site Specific S106 (P8)	-E	1,105,500	
Site Specific S106 (P9)	-E -E	703,500	
Primary School (P4)		7,000,000	
River Windrush Bridge (P2)	-E -E	18,000,000	
Ph1 Roundabouts X3 (P1) Ph2 Stage 1 Northern Relief (P2)	-E	3,000,000	
Ph3 Halley Rd / Stage 2 Relief / Flood (P3)		1,000,000 4,500,000	
Ph4 Stage 2 Relief / Flood (P4)	-E	3,500,000	
Ph5 Flood Alleviation (P5)	-E	1,000,000	
External Works Allowance	at 15.00%	15,427,637	
Contingency	at 5.00%	5,142,546	
Professional Fees	at 9.00%	9,256,582	
Finance Fee	at 1.00%	1,028,509	
Tillance Fee	(Build Costs labelled -E do not attract Contingency/Fees)	Build Costs	181,756,186
	,	244 000.0	, ,
Direct Sale Agents Fee	at 1.00%	2,633,001	
Direct Sale Legal Fees	at 0.50%	1,316,500	
		Disposal Fees	3,949,501
Marketing		11,294,168	
		End Payments	11,294,168
EQUITY FINANCE	86,861,417 / 40.00% of Net Cost		
	Side by Side method		
	(0		
INTEREST	(See CASHFLOW)		1,380,866
7.00% pa	on Debt charged Quarterly and compounded Quarterly Month 1 (May 13)		
Site Costs	Month 1 (May 13)		

Plan App Prof Fees (P1) Phase 1: Month 4 (Aug 13) Stat Planning (P1) Phase 1: Month 4 (Aug 13) Cil (P1) Phase 1: Month 4 (Aug 13) Plan App Prof Fees (P2) Phase 2: Month 19 (Nov 14) Stat Planning (P2) Phase 2: Month 19 (Nov 14) Cil (P2) Phase 2: Month 19 (Nov 14) Plan App Prof Fees (P3) Phase 3: Month 34 (Feb 16) Stat Planning (P3) Phase 3: Month 34 (Feb 16) Cil (P3) Phase 3: Month 34 (Feb 16) Plan App Prof Fees (P4) Phase 4: Month 49 (May 17) Stat Planing (P4) Phase 4: Month 49 (May 17) Cil (P4) Phase 4: Month 49 (May 17) Plan App Prof Fees (P5) Phase 5: Month 64 (Aug 18) Phase 5: Month 64 (Aug 18) Stat Planning (P5) Cil (P5) Phase 5: Month 64 (Aug 18) Plan App Prof Fees (P6) Phase 6: Month 79 (Nov 19) Stat Planning (P6) Phase 6: Month 79 (Nov 19) Cil (P6) Phase 6: Month 79 (Nov 19) Plan App Prof Fees (P7) Phase 7: Month 94 (Feb 21) Stat Planning (P7) Phase 7: Month 94 (Feb 21) Cil (P7) Phase 7: Month 94 (Feb 21) Plan App Prof Fees (P8) Phase 8: Month 101 (Sep 21) Stat Planning (P8) Phase 8: Month 101 (Sep 21) Cil (P8) Phase 8: Month 101 (Sep 21) Plan App Prof Fees (P9) Phase 9: Month 107 (Mar 22) Stat Planning (P9) Phase 9: Month 107 (Mar 22) Cil (P9) Phase 9: Month 107 (Mar 22) Site Clearance (bld.) (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) Site Clearance (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Site Clearance (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) Site Clearance (bld.) (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) Site Clearance (bld.) (P5) Phase 5: Month 68 to 79 (Dec 18 - Nov 19) Site Clearance (bld.) (P6) Phase 6: Month 83 to 94 (Mar 20 - Feb 21) Site Clearance (bld.) (P7) Phase 7: Month 98 to 109 (Jun 21 - May 22) Site Clearance (bld.) (P8) Phase 8: Month 104 to 115 (Dec 21 - Nov 22) Site Clearance (bld.) (P9) Phase 9: Month 110 to 121 (Jun 22 - May 23) House Build (bld.) (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) House Build (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) House Build (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) House Build (bld.) (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) House Build (bld.) (P5) Phase 5: Month 68 to 79 (Dec 18 - Nov 19) House Build (bld.) (P6) Phase 6: Month 83 to 94 (Mar 20 - Feb 21) House Build (bld.) (P7) Phase 7: Month 98 to 109 (Jun 21 - May 22) House Build (bld.) (P8) Phase 8: Month 104 to 115 (Dec 21 - Nov 22) House Build (bld.) (P9) Phase 9: Month 110 to 121 (Jun 22 - May 23) Site Specfic S106 (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) Site Specific S106 (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Site Specfic S106 (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) Site Specific S106 (P4) Site Specific S106 (P5) Phase 5: Month 68 to 79 (Dec 18 - Nov 19) Site Specifc S106 (P6) Phase 6: Month 83 to 94 (Mar 20 - Feb 21) Site Specific S106 (P7) Phase 7: Month 98 to 109 (Jun 21 - May 22) Site Specific S106 (P8) Phase 8: Month 104 to 115 (Dec 21 - Nov 22) Site Specfic S106 (P9) Phase 9: Month 110 to 121 (Jun 22 - May 23) Primary School (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) River Windrush Bridge (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Ph1 Roundabouts X3 (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) Ph2 Stage 1 Northern Relief (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Ph3 Halley Rd / Stage 2 Relief / Flood (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) Ph4 Stage 2 Relief / Flood (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18)

Ph5 Flood Alleviation (P5)	Phase 5: Month 68 to 79 (Dec 18 - Nov 19)
Marketing	Month 9 to 114 (Jan 14 - Oct 22)
Market Units (sale) (P1)	Phase 1: Month 12 to 23 (Apr 14 - Mar 15)
Affordable Rent Units (sale) (P1)	Phase 1: Month 12 to 23 (Apr 14 - Mar 15)
Intermediate Units (sale) (P1)	Phase 1: Month 12 to 23 (Apr 14 - Mar 15)
Market Units (sale) (P2)	Phase 2: Month 27 to 38 (Jul 15 - Jun 16)
Affordable Rent Units (sale) (P2)	Phase 2: Month 27 to 38 (Jul 15 - Jun 16)
Intermediate Units (sale) (P2)	Phase 2: Month 27 to 38 (Jul 15 - Jun 16)
Market Units (sale) (P3)	Phase 3: Month 42 to 53 (Oct 16 - Sep 17)
Affordable Rent Units (sale) (P3)	Phase 3: Month 42 to 53 (Oct 16 - Sep 17)
Intermediate Units (sale) (P3)	Phase 3: Month 42 to 53 (Oct 16 - Sep 17)
Market Units (sale) (P4)	Phase 4: Month 57 to 68 (Jan 18 - Dec 18)
Affordable Rent Units (sale) (P4)	Phase 4: Month 57 to 68 (Jan 18 - Dec 18)
Intermediate Units (sale) (P4)	Phase 4: Month 57 to 68 (Jan 18 - Dec 18)
Market Units (sale) (P5)	Phase 5: Month 72 to 83 (Apr 19 - Mar 20)
Affordable Rent Units (sale) (P5)	Phase 5: Month 72 to 83 (Apr 19 - Mar 20)
Intermediate (sale) (P5)	Phase 5: Month 72 to 83 (Apr 19 - Mar 20)
Market Units (sale) (P6)	Phase 6: Month 87 to 98 (Jul 20 - Jun 21)
Affordable Rent Units (sale) (P6)	Phase 6: Month 87 to 98 (Jul 20 - Jun 21)
Intermediate Units (sale) (P6)	Phase 6: Month 87 to 98 (Jul 20 - Jun 21)
Market Units (sale) (P7)	Phase 7: Month 100 to 111 (Aug 21 - Jul 22)
Affordable Rent Units (sale) (P7)	Phase 7: Month 100 to 111 (Aug 21 - Jul 22)
Intermediate Units (sale) (P7)	Phase 7: Month 100 to 111 (Aug 21 - Jul 22)
Market Units (sale) (P8)	Phase 8: Month 107 to 118 (Mar 22 - Feb 23)
Affordable Rent Units (sale) (P8)	Phase 8: Month 107 to 118 (Mar 22 - Feb 23)
Intermediate Units (sale) (P8)	Phase 8: Month 107 to 118 (Mar 22 - Feb 23)
Market Units (sale) (P9)	Phase 9: Month 113 to 124 (Sep 22 - Aug 23)
Affordable Rent Units (sale) (P9)	Phase 9: Month 113 to 124 (Sep 22 - Aug 23)
Intermediate Units (sale) (P9)	Phase 9: Month 113 to 124 (Sep 22 - Aug 23)
PROFIT	44.765.645

 PROFIT
 44,765,645
 COSTS
 218,534,407

 PROFIT/SALE
 17.00%
 PROFIT/COST
 20.48%

 IRR
 N/A
 RoE as PROFIT
 51.54%

141218 v3-1a CIL Scenario A - draft

150127 v3.2A

CIL Scenario - including WODC instructions

REVENUE	File: 150127 Nwitney V3-2b		
Market Units (P1)			14,372,50
Affordable Rent Units (P1)			2,623,35
Intermediate Units (P1)			1,435,14
Market Units (P2)			22,585,36
Affordable Rent Units (P2)			4,122,410
Intermediate Units (P2)			2,255,220
Market Units (P3)			24,638,580
Affordable Rent Units (P3)			4,497,174
Intermediate Units (P3)			2,460,240
Market Units (P4)			24,638,580
Affordable Rent Units (P4)			4,497,174
Intermediate Units (P4)			2,460,240
Market Units (P5)			28,745,010
Affordable Rent Units (P5)			5,246,70
Intermediate (P5)			2,870,38
Market Units (P6)			28,745,010
Affordable Rent Units (P6)			5,246,70
Intermediate Units (P6)			2,870,280
Market Units (P7)			24,638,580
Affordable Rent Units (P7)			4,497,174
Intermediate Units (P7)			2,460,240
Market Units (P8)			22,585,36
Affordable Rent Units (P8)			4,122,410
Intermediate Units (P8)			2,255,220
Market Units (P9)			14,372,50
Affordable Rent Units (P9)			2,623,352
Intermediate Units (P9)			1,435,140
		REVENUE	263,300,052
COSTS			_
Site Value		12,192,000	
Site Stamp Duty	at 5.00%	609,600	
Site Legal Fees	at 0.50%	60,960	
Site Agency Fees	at 1.00%	121,920	
		Site Costs	12,984,480
Plan App Prof Fees (P1)		75,000	
Stat Planning (P1)		25,000	
Plan App Prof Fees (P2)		75,000	
Stat Planning (P2)		25,000	
Plan App Prof Fees (P3)		75,000	
Stat Planning (P3)		25,000	
Plan App Prof Fees (P4)		75,000	
Stat Planing (P4)		25,000	
Plan App Prof Fees (P5)		75,000	
Stat Planning (P5)		25,000	
Plan App Prof Fees (P6)		75,000	
Stat Planning (P6)		25,000	
Plan App Prof Fees (P7)		75,000	
Stat Planning (P7)		25,000	
Plan App Prof Fees (P8)		75,000	
Stat Planning (P8)		25,000	
Plan App Prof Fees (P9)		75,000	
Stat Planning (P9)		25,000	
J (-/		Initial Payments	900,000
Cita Olagana - (D4)	5 00 come of 40 000 00	50.000	
Site Clearance (P1) Site Clearance (P2)	5.80 acres at 10,000.00 ea.	58,000	
SITE L'IESTANCE (D'2)	9.10 acres at 10,000.00 ea.	91,000	
Site Clearance (i 2)	5.10 doi:00 dt 10,000.00 cd.	- 1,000	

INTEREST	(See CASHELOW)		1 290 933
	Side by Side method		
EQUITY FINANCE	86,902,414 / 40.00% of Net Cost		
		End Payments	11,294,168
Marketing		11,294,168	11 204 160
Manhatton		44.004.400	
		Disposal Fees	3,949,501
Direct Sale Legal Fees	at 0.50%	1,316,500	
Direct Sale Agents Fee	at 1.00%	2,633,001	
	(Build Costs labelled -E do not attract Contingency/Fees)	Build Costs	188,127,886
Finance Fee	at 1.00%	1,028,509	
Professional Fees	at 9.00%	9,256,582	
Contingency	at 5.00%	5,142,546	
External Works Allowance	at 15.00%	15,427,637	
Ph5 Flood Alleviation (P5)	-E	1,000,000	
Ph4 Stage 2 Relief / Flood (P4)	-E	3,500,000	
Ph3 Halley Rd / Stage 2 Relief / Flood (P3)	-E	4,500,000	
Ph2 Stage 1 Northern Relief (P2)	-E	1,000,000	
Ph1 Roundabouts X3 (P1)	-E	3,000,000	
River Windrush Bridge (P2)	-E	18,000,000	
Primary School (P4)	-E	7,000,000	
Site Specfic S106 (P9)	-E	1,149,519	
Site Specific S106 (P8)	-E	1,806,387	
Site Specific S106 (P7)	-E	1,970,604	
Site Specifc S106 (P6)	-E	2,299,038	
Site Specific S106 (P5)	-E	2,299,038	
Site Specific S106 (P4)	-E	1,970,604	
Site Specfic S106 (P3)	-E	1,970,604	
Site Specific S106 (P2)	-E	1,806,387	
Site Specfic S106 (P1)	-E	1,149,519	
House Build (P9)	6,588.00 sq-m at 1,084.00 psm	7,141,392	
House Build (P8)	10,353.00 sq-m at 1,084.00 psm	11,222,652	
House Build (P7)	11,294.00 sq-m at 1,084.00 psm	12,242,696	
House Build (P6)	13,177.00 sq-m at 1,084.00 psm	14,283,868	
House Build (P5)	13,177.00 sq-m at 1,084.00 psm	14,283,868	
House Build (P4)	11,294.00 sq-m at 1,084.00 psm	12,242,696	
House Build (P3)	11,294.00 sq-m at 1,084.00 psm	12,242,696	
House Build (P2)	10,353.00 sq-m at 1,084.00 psm	11,222,652	
House Build (P1)	6,588.00 sq-m at 1,084.00 psm	7,141,392	
Site Clearance (P9)	5.80 acres at 10,000.00 ea.	58,000	
Site Clearance (P8)	9.10 acres at 10,000.00 ea.	91,000	
Site Clearance (P7)	9.90 acres at 10,000.00 ea.	99,000	
Site Clearance (P6)	11.60 acres at 10,000.00 ea.	116,000	
Site Clearance (P5)	11.60 acres at 10,000.00 ea.	116,000	
Site Clearance (P4)	9.90 acres at 10,000.00 ea.	99,000	
Site Clearance (P3)	9.90 acres at 10,000.00 ea.	99,000	
	21011 2004110		

INTEREST (See CASHFLOW) 1,290,933

7.00% pa on Debt charged Quarterly and compounded Quarterly

Site Costs Month 1 (May 13)

Plan App Prof Fees (P1) Phase 1: Month 4 (Aug 13) Stat Planning (P1) Phase 1: Month 4 (Aug 13) Plan App Prof Fees (P2) Phase 2: Month 19 (Nov 14) Stat Planning (P2) Phase 2: Month 19 (Nov 14) Plan App Prof Fees (P3) Phase 3: Month 34 (Feb 16) Stat Planning (P3) Phase 3: Month 34 (Feb 16) Plan App Prof Fees (P4) Phase 4: Month 49 (May 17) Stat Planing (P4) Phase 4: Month 49 (May 17) Plan App Prof Fees (P5) Phase 5: Month 64 (Aug 18) Stat Planning (P5) Phase 5: Month 64 (Aug 18) Plan App Prof Fees (P6) Phase 6: Month 79 (Nov 19) Stat Planning (P6) Phase 6: Month 79 (Nov 19) Plan App Prof Fees (P7) Phase 7: Month 94 (Feb 21) Stat Planning (P7) Phase 7: Month 94 (Feb 21) Plan App Prof Fees (P8) Phase 8: Month 101 (Sep 21) Stat Planning (P8) Phase 8: Month 101 (Sep 21) Plan App Prof Fees (P9) Phase 9: Month 107 (Mar 22) Stat Planning (P9) Phase 9: Month 107 (Mar 22) Site Clearance (bld.) (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) Site Clearance (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Site Clearance (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) Site Clearance (bld.) (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) Phase 5: Month 68 to 79 (Dec 18 - Nov 19) Site Clearance (bld.) (P5) Site Clearance (bld.) (P6) Phase 6: Month 83 to 94 (Mar 20 - Feb 21) Site Clearance (bld.) (P7) Phase 7: Month 98 to 109 (Jun 21 - May 22) Site Clearance (bld.) (P8) Phase 8: Month 104 to 115 (Dec 21 - Nov 22) Site Clearance (bld.) (P9) Phase 9: Month 110 to 121 (Jun 22 - May 23) House Build (bld.) (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) House Build (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) House Build (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) House Build (bld.) (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) House Build (bld.) (P5) Phase 5: Month 68 to 79 (Dec 18 - Nov 19) House Build (bld.) (P6) Phase 6: Month 83 to 94 (Mar 20 - Feb 21) House Build (bld.) (P7) Phase 7: Month 98 to 109 (Jun 21 - May 22) House Build (bld.) (P8) Phase 8: Month 104 to 115 (Dec 21 - Nov 22) House Build (bld.) (P9) Phase 9: Month 110 to 121 (Jun 22 - May 23) Site Specfic S106 (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) Site Specific S106 (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Site Specfic S106 (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) Site Specific S106 (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) Site Specific S106 (P5) Phase 5: Month 68 to 79 (Dec 18 - Nov 19) Site Specifc S106 (P6) Phase 6: Month 83 to 94 (Mar 20 - Feb 21) Site Specific S106 (P7) Phase 7: Month 98 to 109 (Jun 21 - May 22) Site Specific S106 (P8) Phase 8: Month 104 to 115 (Dec 21 - Nov 22) Site Specfic S106 (P9) Phase 9: Month 110 to 121 (Jun 22 - May 23) Primary School (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) River Windrush Bridge (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Ph1 Roundabouts X3 (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) Ph2 Stage 1 Northern Relief (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Ph3 Halley Rd / Stage 2 Relief / Flood (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) Ph4 Stage 2 Relief / Flood (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) Ph5 Flood Alleviation (P5) Phase 5: Month 68 to 79 (Dec 18 - Nov 19) Month 9 to 114 (Jan 14 - Oct 22) Marketing Market Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Affordable Rent Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Intermediate Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Market Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Affordable Rent Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Intermediate Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Market Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Affordable Rent Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Intermediate Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Market Units (sale) (P4) Phase 4: Month 57 to 68 (Jan 18 - Dec 18) Affordable Rent Units (sale) (P4) Phase 4: Month 57 to 68 (Jan 18 - Dec 18) Intermediate Units (sale) (P4) Phase 4: Month 57 to 68 (Jan 18 - Dec 18) Market Units (sale) (P5) Phase 5: Month 72 to 83 (Apr 19 - Mar 20) Affordable Rent Units (sale) (P5) Phase 5: Month 72 to 83 (Apr 19 - Mar 20) Intermediate (sale) (P5) Phase 5: Month 72 to 83 (Apr 19 - Mar 20) Market Units (sale) (P6) Phase 6: Month 87 to 98 (Jul 20 - Jun 21)

DRAFT 28 Jan 15

Affordable Rent Units (sale) (P6)	Phase 6: Month 87 to 98 (Jul 20 - Jun 21)
Intermediate Units (sale) (P6)	Phase 6: Month 87 to 98 (Jul 20 - Jun 21)
Market Units (sale) (P7)	Phase 7: Month 100 to 111 (Aug 21 - Jul 22)
Affordable Rent Units (sale) (P7)	Phase 7: Month 100 to 111 (Aug 21 - Jul 22)
Intermediate Units (sale) (P7)	Phase 7: Month 100 to 111 (Aug 21 - Jul 22)
Market Units (sale) (P8)	Phase 8: Month 107 to 118 (Mar 22 - Feb 23)
Affordable Rent Units (sale) (P8)	Phase 8: Month 107 to 118 (Mar 22 - Feb 23)
Intermediate Units (sale) (P8)	Phase 8: Month 107 to 118 (Mar 22 - Feb 23)
Market Units (sale) (P9)	Phase 9: Month 113 to 124 (Sep 22 - Aug 23)
Affordable Rent Units (sale) (P9)	Phase 9: Month 113 to 124 (Sep 22 - Aug 23)
Intermediate Units (sale) (P9)	Phase 9: Month 113 to 124 (Sep 22 - Aug 23)

 PROFIT
 44,753,085
 COSTS
 218,546,967

 PROFIT/SALE
 17.00%
 PROFIT/COST
 20.48%

 IRR
 N/A
 RoE as PROFIT
 51.50%

141218 v3-1a

CIL Scenario A - draft

150127 v3.2A

CIL Scenario - including WODC instructions

150127 v3.2b

S106 scenario - copied and updated from v3.2a above

File: 150127 Cnorton V3-2a	
its (P1)	10,266,075
Rent Units (P1)	1,873,823
te Units (P1)	1,025,100
its (P2)	15,399,113
Rent Units (P2)	2,810,734
te Units (P2)	1,537,650
its (P3)	15,399,113
Rent Units (P3)	2,810,734
te Units (P3)	1,537,650
its (P4)	15,399,113
Rent Units (P4)	2,810,734
te Units (P4)	1,537,650
its (P5)	15,399,113
Rent Units (P5)	2,810,734
te (P5)	1,537,650
its (P6)	15,399,113
Rent Units (P6)	2,810,734
te Units (P6)	1,537,650
its (P7)	15,399,113
Rent Units (P7)	2,810,734
te Units (P7)	1,537,650
REVEN	JE 131,649,980
17,344,0	00
Duty at 5.00% 867,2	00
Fees at 0.50% 86,7	20
y Fees at 1.00% 173,4	40
Site Co	sts 18,471,360
Prof Fees (P1) 75,0	00
ng (P1) 25,0	
294,7	
Prof Fees (P2) 75,0	
ng (P2) 25,0	
442,0	
Prof Fees (P3) 75,0	
ng (P3) 25,0	
442,0	
Prof Fees (P4) 75,0	
g (P4) 25,0 442,0	
Prof Fees (P5) 75,0	
ng (P5) 25,0	
442,0	
Prof Fees (P6) 75,0	
ng (P6) 25,0	
442,0	
Prof Fees (P7) 75,0	
ng (P7) 25,0	JU
442,0	7.1
Initial Payme	
	ats 3,647,160
ance (P1) 4.10 acres at 10,000.00 ea. 41,0	3,647,160 00
ance (P1) 4.10 acres at 10,000.00 ea. 41,0 ance (P2) 6.20 acres at 10,000.00 ea. 62,0	3,647,160 00 00
ance (P1) 4.10 acres at 10,000.00 ea. 41,0 ance (P2) 6.20 acres at 10,000.00 ea. 62,0 ance (P3) 6.20 acres at 10,000.00 ea. 62,0	3,647,160 00 00
ance (P1) 4.10 acres at 10,000.00 ea. 41,0 ance (P2) 6.20 acres at 10,000.00 ea. 62,0	3,647,160 00 00 00 00

Site Clearance (P6)	6.20 acres at 10,000.00 ea.	62,000	
Site Clearance (P7)	6.20 acres at 10,000.00 ea.	62,000	
House Build (P1)	4,706.00 sq-m at 1,084.00 psm	5,101,304	
House Build (P2)	7,059.00 sq-m at 1,084.00 psm	7,651,956	
House Build (P3)	7,059.00 sq-m at 1,084.00 psm	7,651,956	
House Build (P4)	7,059.00 sq-m at 1,084.00 psm	7,651,956	
House Build (P5)	7,059.00 sq-m at 1,084.00 psm	7,651,956	
House Build (P6)	7,059.00 sq-m at 1,084.00 psm	7,651,956	
House Build (P7)	7,059.00 sq-m at 1,084.00 psm	7,651,956	
Site Specfic S106 (P1)	-E	502,500	
Site Specific S106 (P2)	-E	753,750	
Site Specfic S106 (P3)	-E	753,750	
Site Specific S106 (P4)	-E	753,750	
Site Specific S106 (P5)	-E	753,750	
Site Specifc S106 (P6)	-E	753,750	
Site Specific S106 (P7)	-E	753,750	
Primary School (P3)	-E	7,000,000	
External Works Allowance	at 15.00%	7,713,906	
Contingency	at 5.00%	2,571,302	
Professional Fees	at 9.00%	4,628,344	
Finance Fee	at 1.00%	514,260	
	(Build Costs labelled -E do not attract Contingency/Fees)	Build Costs	78,878,852
Direct Sale Agents Fee	at 1.00%	1,316,500	
Direct Sale Legal Fees	at 0.50%	658,250	
		Disposal Fees	1,974,750
Marketing		4,665,701	
		End Payments	4,665,701
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
EQUITY FINANCE	43,055,129 / 40.00% of Net Cost Side by Side method		
	Side by Side method		4 005 500
INTEREST	Side by Side method (See CASHFLOW)		1,635,563
INTEREST 7.00% pa	Side by Side method (See CASHFLOW) on Debt charged Quarterly and compounded Quarterly		1,635,563
INTEREST 7.00% pa Site Costs	Side by Side method (See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1)	Side by Side method (See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1)	Side by Side method (See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1)	Side by Side method (See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2)	Side by Side method (See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2)	Side by Side method (See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2)	Side by Side method (See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 4: Month 49 (May 17)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4) Plan App Prof Fees (P5)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 5: Month 64 (Aug 18)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planning (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 5: Month 64 (Aug 18) Phase 5: Month 64 (Aug 18)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 5: Month 64 (Aug 18) Phase 5: Month 64 (Aug 18)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 5: Month 64 (Aug 18) Phase 5: Month 64 (Aug 18) Phase 6: Month 79 (Nov 19)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planning (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6) Stat Planning (P6)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 5: Month 64 (Aug 18) Phase 5: Month 64 (Aug 18) Phase 6: Month 79 (Nov 19) Phase 6: Month 79 (Nov 19)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planning (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6) Stat Planning (P6) Cil (P6)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 5: Month 64 (Aug 18) Phase 5: Month 64 (Aug 18) Phase 6: Month 79 (Nov 19) Phase 6: Month 79 (Nov 19)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planning (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6) Stat Planning (P6) Cil (P6) Plan App Prof Fees (P7)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 5: Month 64 (Aug 18) Phase 5: Month 64 (Aug 18) Phase 6: Month 79 (Nov 19) Phase 6: Month 79 (Nov 19) Phase 7: Month 94 (Feb 21)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planing (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6) Stat Planning (P6) Cil (P6) Plan App Prof Fees (P7) Stat Planning (P7)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 5: Month 64 (Aug 18) Phase 5: Month 64 (Aug 18) Phase 6: Month 79 (Nov 19) Phase 6: Month 79 (Nov 19) Phase 7: Month 94 (Feb 21) Phase 7: Month 94 (Feb 21)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planning (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6) Stat Planning (P6) Cil (P6) Plan App Prof Fees (P7) Stat Planning (P7) Cil (P7)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 5: Month 64 (Aug 18) Phase 5: Month 64 (Aug 18) Phase 6: Month 79 (Nov 19) Phase 6: Month 79 (Nov 19) Phase 7: Month 94 (Feb 21) Phase 7: Month 94 (Feb 21) Phase 7: Month 94 (Feb 21)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planning (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6) Stat Planning (P6) Cil (P6) Plan App Prof Fees (P7) Stat Planning (P7) Cil (P7) Site Clearance (bld.) (P1)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 5: Month 64 (Aug 18) Phase 5: Month 64 (Aug 18) Phase 6: Month 79 (Nov 19) Phase 6: Month 79 (Nov 19) Phase 7: Month 94 (Feb 21) Phase 7: Month 94 (Feb 21) Phase 7: Month 8 to 19 (Dec 13 - Nov 14)		1,635,563
INTEREST 7.00% pa Site Costs Plan App Prof Fees (P1) Stat Planning (P1) Cil (P1) Plan App Prof Fees (P2) Stat Planning (P2) Cil (P2) Plan App Prof Fees (P3) Stat Planning (P3) Cil (P3) Plan App Prof Fees (P4) Stat Planning (P4) Cil (P4) Plan App Prof Fees (P5) Stat Planning (P5) Cil (P5) Plan App Prof Fees (P6) Stat Planning (P6) Cil (P6) Plan App Prof Fees (P7) Stat Planning (P7) Cil (P7)	(See CASHFLOW) on Debt charged Quarterly and compounded Quarterly Month 1 (May 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 1: Month 4 (Aug 13) Phase 2: Month 19 (Nov 14) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Phase 3: Month 34 (Feb 16) Phase 3: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 4: Month 49 (May 17) Phase 5: Month 64 (Aug 18) Phase 5: Month 64 (Aug 18) Phase 6: Month 79 (Nov 19) Phase 6: Month 79 (Nov 19) Phase 7: Month 94 (Feb 21) Phase 7: Month 94 (Feb 21) Phase 7: Month 94 (Feb 21)		1,635,563

Site Clearance (bld.) (P4)	Phase 4: Month 53 to 64 (Sep 17 - Aug 18)
Site Clearance (bld.) (P5)	Phase 5: Month 68 to 79 (Dec 18 - Nov 19)
Site Clearance (bld.) (P6)	Phase 6: Month 83 to 94 (Mar 20 - Feb 21)
Site Clearance (bld.) (P7)	Phase 7: Month 98 to 109 (Jun 21 - May 22)
House Build (bld.) (P1)	Phase 1: Month 8 to 19 (Dec 13 - Nov 14)
House Build (bld.) (P2)	Phase 2: Month 23 to 34 (Mar 15 - Feb 16)
House Build (bld.) (P3)	Phase 3: Month 38 to 49 (Jun 16 - May 17)
House Build (bld.) (P4)	Phase 4: Month 53 to 64 (Sep 17 - Aug 18)
House Build (bld.) (P5)	Phase 5: Month 68 to 79 (Dec 18 - Nov 19)
House Build (bld.) (P6)	Phase 6: Month 83 to 94 (Mar 20 - Feb 21)
House Build (bld.) (P7)	Phase 7: Month 98 to 109 (Jun 21 - May 22)
Site Specfic S106 (P1)	Phase 1: Month 8 to 19 (Dec 13 - Nov 14)
Site Specific S106 (P2)	Phase 2: Month 23 to 34 (Mar 15 - Feb 16)
Site Specfic S106 (P3)	Phase 3: Month 38 to 49 (Jun 16 - May 17)
Site Specific S106 (P4)	Phase 4: Month 53 to 64 (Sep 17 - Aug 18)
Site Specific S106 (P5)	Phase 5: Month 68 to 79 (Dec 18 - Nov 19)
Site Specifc S106 (P6)	Phase 6: Month 83 to 94 (Mar 20 - Feb 21)
Site Specific S106 (P7)	Phase 7: Month 98 to 109 (Jun 21 - May 22)
Primary School (P3)	Phase 3: Month 38 to 49 (Jun 16 - May 17)
Marketing	Month 9 to 114 (Jan 14 - Oct 22)
Market Units (sale) (P1)	Phase 1: Month 12 to 23 (Apr 14 - Mar 15)
Affordable Rent Units (sale) (P1)	Phase 1: Month 12 to 23 (Apr 14 - Mar 15)
Intermediate Units (sale) (P1)	Phase 1: Month 12 to 23 (Apr 14 - Mar 15)
Market Units (sale) (P2)	Phase 2: Month 27 to 38 (Jul 15 - Jun 16)
Affordable Rent Units (sale) (P2)	Phase 2: Month 27 to 38 (Jul 15 - Jun 16)
Intermediate Units (sale) (P2)	Phase 2: Month 27 to 38 (Jul 15 - Jun 16)
Market Units (sale) (P3)	Phase 3: Month 42 to 53 (Oct 16 - Sep 17)
Affordable Rent Units (sale) (P3)	Phase 3: Month 42 to 53 (Oct 16 - Sep 17)
Intermediate Units (sale) (P3)	Phase 3: Month 42 to 53 (Oct 16 - Sep 17)
Market Units (sale) (P4)	Phase 4: Month 57 to 68 (Jan 18 - Dec 18)
Affordable Rent Units (sale) (P4)	Phase 4: Month 57 to 68 (Jan 18 - Dec 18)
Intermediate Units (sale) (P4)	Phase 4: Month 57 to 68 (Jan 18 - Dec 18)
Market Units (sale) (P5)	Phase 5: Month 72 to 83 (Apr 19 - Mar 20)
Affordable Rent Units (sale) (P5)	Phase 5: Month 72 to 83 (Apr 19 - Mar 20)
Intermediate (sale) (P5)	Phase 5: Month 72 to 83 (Apr 19 - Mar 20)
Market Units (sale) (P6)	Phase 6: Month 87 to 98 (Jul 20 - Jun 21)
Affordable Rent Units (sale) (P6)	Phase 6: Month 87 to 98 (Jul 20 - Jun 21)
Intermediate Units (sale) (P6)	Phase 6: Month 87 to 98 (Jul 20 - Jun 21)
Market Units (sale) (P7)	Phase 7: Month 100 to 111 (Aug 21 - Jul 22)
Affordable Rent Units (sale) (P7)	Phase 7: Month 100 to 111 (Aug 21 - Jul 22)
Intermediate Units (sale) (P7)	Phase 7: Month 100 to 111 (Aug 21 - Jul 22)
PROFIT	22,376,595

PROFIT	22,376,595	COSTS	109,273,385
PROFIT/SALE	17.00%	PROFIT/COST	20.48%
IRR	N/A	RoE as PROFIT	51.97%

130515 v1-1

intial draft for discussion

based on assumptions 130514 v1

130730 v2-1

based on assumptions 130730 v2.1

130801 v2-2

includes 'residual' S106/S278s to be consistent with typologies

141218 v3-1a

CIL Scenario A - draft update

150127 v3.2A

CIL Scenario A - updated with instructions from WODC

REVENUE	File: 150127 Cnorton V3-2b		
Market Units (P1)			10,266,075
Affordable Rent Units (P1)			1,873,823
Intermediate Units (P1)			1,025,100
Market Units (P2)			15,399,113
Affordable Rent Units (P2)			2,810,734
Intermediate Units (P2)			1,537,650
Market Units (P3)			15,399,113
Affordable Rent Units (P3)			2,810,734
Intermediate Units (P3)			1,537,650
Market Units (P4)			15,399,113
Affordable Rent Units (P4)			2,810,734
Intermediate Units (P4)			1,537,650
Market Units (P5)			15,399,113
Affordable Rent Units (P5)			2,810,734
Intermediate (P5)			1,537,650
Market Units (P6)			15,399,113
Affordable Rent Units (P6)			2,810,734
Intermediate Units (P6)			1,537,650
Market Units (P7)			15,399,113
Affordable Rent Units (P7)			2,810,734
Intermediate Units (P7)			1,537,650
micimodiate office (17)		REVENUE	131,649,980
COSTS			
Site Value		17,160,000	
Site Stamp Duty	at 5.00%	858,000	
Site Legal Fees	at 0.50%	85,800	
Site Agency Fees	at 1.00%	171,600	
		Site Costs	18,275,400
Plan App Prof Fees (P1)		75,000	
Stat Planning (P1)		25,000	
Plan App Prof Fees (P2)		75,000	
Stat Planning (P2)		25,000	
Plan App Prof Fees (P3)		75,000	
Stat Planning (P3)		25,000	
Plan App Prof Fees (P4)		75,000	
Stat Planing (P4)		25,000	
Plan App Prof Fees (P5)		75,000	
Stat Planning (P5)		25,000	
Plan App Prof Fees (P6)		75,000	
Stat Planning (P6)		25,000 25,000	
Plan App Prof Fees (P7)		75,000	
Stat Planning (P7)		25,000	
Stat Flamming (F 7)		Initial Payments	700,000
Oite Clearer (D4)	4.40 40.000.00	44.000	
Site Clearance (P1)	4.10 acres at 10,000.00 ea.	41,000	
Site Clearance (P2)	6.20 acres at 10,000.00 ea.	62,000	
Site Clearance (P3)	6.20 acres at 10,000.00 ea.	62,000	
Site Clearance (P4)	6.20 acres at 10,000.00 ea.	62,000	
Site Clearance (P5)	6.20 acres at 10,000.00 ea.	62,000	
Site Clearance (P6)	6.20 acres at 10,000.00 ea.	62,000	
Site Clearance (P7)	6.20 acres at 10,000.00 ea.	62,000	
House Build (P1)	4,706.00 sq-m at 1,084.00 psm	5,101,304	
` '	7,059.00 sq-m at 1,084.00 psm	7,651,956	
House Build (P3)	7,059.00 sq-m at 1,084.00 psm	7,651,956	
House Build (P2) House Build (P3) House Build (P4) House Build (P5)	, , ,		

House Build (P6)	7,059.00 sq-m at 1,084.00 psm	7,651,956	
House Build (P7)	7,059.00 sq-m at 1,084.00 psm	7,651,956	
,			
Site Specfic S106 (P1)	-E	821,085	
Site Specific S106 (P2)	-E	1,231,628	
Site Specfic S106 (P3)	-E	1,231,628	
Site Specific S106 (P4)	-E	1,231,628	
Site Specific S106 (P5)	-E	1,231,628	
Site Specifc S106 (P6)	-E	1,231,628	
Site Specific S106 (P7)	-E	1,231,628	
Primary School (P3)	-E	7,000,000	
External Works Allowance	at 15.00%	7,713,906	
Contingency	at 5.00%	2,571,302	
Professional Fees	at 9.00%	4,628,344	
Finance Fee	at 1.00%	514,260	
	(Build Costs labelled -E do not attract Contingency/Fees)	Build Costs	82,064,705
Direct Sale Agents Fee	at 1.00%	1,316,500	
Direct Sale Legal Fees	at 0.50%	658,250	
		Disposal Fees	1,974,750
Marketing		4,665,701	
J		End Payments	4,665,701
		· · · · · ·	,,

EQUITY FINANCE 43,072,222 / 40.00% of Net Cost

Side by Side method

Phase 1: Month 4 (Aug 13)

INTEREST (See CASHFLOW) 1,587,624

7.00% pa on Debt charged Quarterly and compounded Quarterly

Site Costs Month 1 (May 13)

Plan App Prof Fees (P1)

Stat Planning (P1) Phase 1: Month 4 (Aug 13) Plan App Prof Fees (P2) Phase 2: Month 19 (Nov 14) Stat Planning (P2) Phase 2: Month 19 (Nov 14) Phase 3: Month 34 (Feb 16) Plan App Prof Fees (P3) Stat Planning (P3) Phase 3: Month 34 (Feb 16) Plan App Prof Fees (P4) Phase 4: Month 49 (May 17) Stat Planing (P4) Phase 4: Month 49 (May 17) Plan App Prof Fees (P5) Phase 5: Month 64 (Aug 18) Stat Planning (P5) Phase 5: Month 64 (Aug 18) Plan App Prof Fees (P6) Phase 6: Month 79 (Nov 19) Stat Planning (P6) Phase 6: Month 79 (Nov 19) Plan App Prof Fees (P7) Phase 7: Month 94 (Feb 21) Stat Planning (P7) Phase 7: Month 94 (Feb 21)

Site Clearance (bld.) (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) Site Clearance (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Site Clearance (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) Site Clearance (bld.) (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) Site Clearance (bld.) (P5) Phase 5: Month 68 to 79 (Dec 18 - Nov 19) Site Clearance (bld.) (P6) Phase 6: Month 83 to 94 (Mar 20 - Feb 21) Site Clearance (bld.) (P7) Phase 7: Month 98 to 109 (Jun 21 - May 22) House Build (bld.) (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) House Build (bld.) (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) House Build (bld.) (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) House Build (bld.) (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) Phase 5: Month 68 to 79 (Dec 18 - Nov 19) House Build (bld.) (P5) House Build (bld.) (P6) Phase 6: Month 83 to 94 (Mar 20 - Feb 21) House Build (bld.) (P7) Phase 7: Month 98 to 109 (Jun 21 - May 22) Site Specfic S106 (P1) Phase 1: Month 8 to 19 (Dec 13 - Nov 14) Site Specific S106 (P2) Phase 2: Month 23 to 34 (Mar 15 - Feb 16) Site Specfic S106 (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17)

Site Specific S106 (P4) Phase 4: Month 53 to 64 (Sep 17 - Aug 18) Site Specific S106 (P5) Phase 5: Month 68 to 79 (Dec 18 - Nov 19) Phase 6: Month 83 to 94 (Mar 20 - Feb 21) Site Specifc S106 (P6) Site Specific S106 (P7) Phase 7: Month 98 to 109 (Jun 21 - May 22) Primary School (P3) Phase 3: Month 38 to 49 (Jun 16 - May 17) Marketing Month 9 to 114 (Jan 14 - Oct 22) Market Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Affordable Rent Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Intermediate Units (sale) (P1) Phase 1: Month 12 to 23 (Apr 14 - Mar 15) Market Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Affordable Rent Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Intermediate Units (sale) (P2) Phase 2: Month 27 to 38 (Jul 15 - Jun 16) Market Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Affordable Rent Units (sale) (P3) Intermediate Units (sale) (P3) Phase 3: Month 42 to 53 (Oct 16 - Sep 17) Market Units (sale) (P4) Phase 4: Month 57 to 68 (Jan 18 - Dec 18) Affordable Rent Units (sale) (P4) Phase 4: Month 57 to 68 (Jan 18 - Dec 18) Intermediate Units (sale) (P4) Phase 4: Month 57 to 68 (Jan 18 - Dec 18) Market Units (sale) (P5) Phase 5: Month 72 to 83 (Apr 19 - Mar 20) Affordable Rent Units (sale) (P5) Phase 5: Month 72 to 83 (Apr 19 - Mar 20) Intermediate (sale) (P5) Phase 5: Month 72 to 83 (Apr 19 - Mar 20) Market Units (sale) (P6) Phase 6: Month 87 to 98 (Jul 20 - Jun 21) Affordable Rent Units (sale) (P6) Phase 6: Month 87 to 98 (Jul 20 - Jun 21) Intermediate Units (sale) (P6) Phase 6: Month 87 to 98 (Jul 20 - Jun 21) Phase 7: Month 100 to 111 (Aug 21 - Jul 22) Market Units (sale) (P7) Affordable Rent Units (sale) (P7) Phase 7: Month 100 to 111 (Aug 21 - Jul 22) Intermediate Units (sale) (P7) Phase 7: Month 100 to 111 (Aug 21 - Jul 22)

 PROFIT
 22,381,801
 COSTS
 109,268,179

 PROFIT/SALE
 17.00%
 PROFIT/COST
 20.48%

 IRR
 N/A
 RoE as PROFIT
 51.96%

130515 v1-1

intial draft for discussion

based on assumptions 130514 v1

130730 v2-1

based on assumptions 130730 v2.1

130801 v2-2

includes 'residual' S106/S278s to be consistent with typologies

141218 v3-1a

CIL Scenario A - draft update

150127 v3.2A

CIL Scenario A - updated with instructions from WODC

150127 v3.2B

S106 scenario - copied from v3.2B and updated