Appendix IIa - Residential Appraisal Summaries



				8	DixonSearle Partnership
				Net RLV:	£728,333
		ata Summ	ary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA	Residential 11 Houses - Te 1,096	st Area 1 CIL	Zone C North £90) @ 30% AH VL3	
TOTAL NUMBER OF UNITS	Total 11	Private 8	Affordable 3	% AH 27%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
SITE SIZE (HA) VALUE / AREA <u>REVENUE</u>	73%	0%	18% 0.43 3	9%	0%
Affordable Housing Revenue Open Market Housing Revenue			£373,020 £2,788,500		
Total Value of Scheme			£3,161,520		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs Fees, Contingencies, Planning Costs, sustainab	la daciga & const	ruction	£1,194,750		
site prep / survey costs etc.	ile design & const	ruction,	£252,607		
Total Build Costs			£1,447,357		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£109,050 £103,096		
Total s106 & Marketing Costs			£212,146		
Finance on Build Costs			£37,339		
TOTAL DEVELOPMENT COSTS			£1,696,841		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£557,700		
Affordable Housing Profit			£22,381		
Total Operating Profit			£580,081		
GROSS RESIDUAL LAND VALUE			£884,597		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), Stamp Duty, Interest etc.	Agents Fees, Lega	al Fees,	£156,265		
Total Finance & Acquisition Costs			£156,265		
NET RESIDUAL LAND VALUE			<u>£728,333</u> (ignores finance & acquis	ition

				Net RLV:	£232,328
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	Residential	ct Aroa 2 CII	Zone A North (Littl	anart) £10 @ 209	2 ЛЦ // 2
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,103	St Alea 2 CIL	Zone A North (Litti	eport) 140 @ 20,	ATT VLJ
TOTAL NUMBER OF UNITS	Total 11	Private 9	Affordable 2	% AH 18%	
PERCENTAGE BY TENURE	% Private 82%	% SR 0%	%AR 9%	% Int 1 9%	% Int 2 0%
SITE SIZE (HA)	0270	070	0.43	570	070
VALUE / AREA <u>REVENUE</u>			3		
Affordable Housing Revenue			£210,995		
Open Market Housing Revenue			£2,182,950		
Total Value of Scheme			£2,393,945		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£1,202,380		
Fees, Contingencies, Planning Costs, sustainab site prep / survey costs etc.	le design & const	ruction,	£253,905		
Total Build Costs			£1,456,285		
Section 106 / CIL Costs			£70,800		
Marketing Costs & Legal Fees			£80,068		
Total s106 & Marketing Costs			£150,868		
Finance on Build Costs			£36,161		
TOTAL DEVELOPMENT COSTS			£1,643,314		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£436,590		
Affordable Housing Profit			£12,660		
Total Operating Profit			£449,250		
GROSS RESIDUAL LAND VALUE			£301,381		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	al Fees, Stan	£69,053		
Total Finance & Acquisition Costs			£69,053		
NET RESIDUAL LAND VALUE			£232,328 (ig	nores finance & acquisi	tion

Net KU: 2493,663 Residential DEVELOPMENT TYPE DEVELOPMENT TOPSCENTION 11 Houses - Test Area 3 Cit Zone A North (Soham) E40 (@ 20% AH VL3 DEVELOPMENT DESCENTION 11 Houses - Test Area 3 Cit Zone A North (Soham) E40 (@ 20% AH VL3 DEVELOPMENT DESCENTION 13 Houses - Test Area 3 Cit Zone A North (Soham) E40 (@ 20% AH VL3 DEVELOPMENT DESCENTION 13 Houses - Test Area 3 Cit Zone A North (Soham) E40 (@ 20% AH VL3 DEVELOPMENT DESCENTION 13 Houses - Test Area 3 Cit Zone A North (Soham) E40 (@ 20% AH VL3 DEVELOPMENT DESCENTION 13 Houses - Test Area 3 Cit Zone A North (Soham) E40 (@ 20% AH VL3 DEVELOPMENT SEE (TOTAL MY) - GIA 1,303 Total Value of Summary & Size (TOTAL NUMBER OF UNITE 36 K Int 1 % Int 2 SITE SIZE (HA) 0.43 3 60% VALUE / AREA 3 510 610 EVENUE E272,625 E30ENTIAL BUILDING, MARKETING & SIGG COSTS E1,202,380 Build Costs £1,202,380 £2,33,005 510 Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc. £1,202,380 52 Total Build Costs <th></th> <th>_</th> <th></th> <th>_</th> <th></th> <th></th>		_		_		
Development DESCRIPTION DEVELOPMENT SIZE (TOTAL M*) - GIA 11003 Total Private Affordable % Aff TOTAL NUMBER OF UNITS Total Private Affordable % SAR % Aff PERCENTAGE BY TENURE % SAR Sinds % SAR % SIR % Sint 2 SITE SIZE (MA) Sinds % Sint 2 0% 9% 9% 0% SITE SIZE (MA) Sinds Sinds % Sint 3 % Sint 3 % Sint 3 % Sint 3 SITE SIZE (MA) Sinds Sinds 0% 9% 9% 9% 0% 0% SITE SIZE (MA) Sinds Sinds Sinds Sinds Sinds 0%	Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£449,668
Development size (TOTAL m ²) - GIA 1,13 TOTAL NUMBER OF UNITS Total * % AH 111 9 2 18% PERCENTAGE BY TENURE % Private % SR % AR % Int 1 % Int 2 SITE SIZE (HA) 0% 9% 0.43 3 % % SITE SIZE (HA) 2 12 12 16% %	DEVELOPMENT TYPE	Residential				
TOTAL NUMBER OF UNITSTotal 11Private 9Affordable 9% AH 18%PERCENTAGE BY TENURE% Private 82%% SR 9%9%9%9%STITE SIZE (HA) VALUE / AREA REVENUE0.43 333Affordable Housing Revenue Open Market Housing Revenue£227,825 £2,749,800-Open Market Housing Revenue Open Market Housing Revenue£2,722,625-Destine Scheme£2,722,625Build Costs Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.£1,202,380-Total Build Costs£1,456,285Section 106 / ClL Costs Marketing Costs£160,729Fotal sluid Costs£160,729Fotal sluid Costs£1,653,397DeveloperNS RETURN FOR RISK AND PROFIT£498,960 £13,670DeveloperNS RETURN FOR RISK AND PROFIT£512,630Chall Gosts Residual Land VALUE£556,599FINANCE & ACQUISITION COSTS£106,931Chall Gosts Residual Land VALUE£56,599FINANCE & ACQUISITION COSTS£106,931Chall Finance et dr.£106,931Final Finance & Acquisition Costs£106,931Final Finance & Acquisition Costs£106,931Final Finance & Acquisition Costs£106,931Final Finance & Acquisition Cos	DEVELOPMENT DESCRIPTION	11 Houses - Te	st Area 3 CIL	Zone A North (Sol	nam) £40 @ 20% /	AH VL3
TOTAL NUMBER OF UNITS 11 9 2 18% PERCENTAGE BY TENURE % Private % S R % AR % Int 1 % Int 2 STFE SIZE (INA) 0% 0% 0% 0% 0% 0% YALUE / AREA 3 0% 0% 0% 0% 0% Affordable Housing Revenue £227,825 2 18% % 11 % Int 2 0% Open Market Housing Revenue £27,825 2 2 11 9 2 11 11 9 0% <td< td=""><td>DEVELOPMENT SIZE (TOTAL m²) - GIA</td><td>1,103</td><td></td><td></td><td></td><td></td></td<>	DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,103				
119213%PERCENTAGE BY TENURE38 Private35 A Nint 136 Nint 1STIE SIZE (HA)0.433VALUE / AREA3REVENUE62,722,625Affordable Housing Revenue62,722,625Open Market Housing Revenue62,722,625RESIDENTIAL BUILDING, MARKETING & SLOG COSTSBuild Costs61,202,380Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.62,333Section 106 / CL Costs61,456,285Section 106 / CL Costs61,653,397Dratal Solid & Marketing Costs61,653,397Dratal Solid & Marketing Costs61,653,397DEVELOPER'S RETURN FOR RISK AND PROFIT613,670Open Market Housing Profit613,670Affordable Housing Profit6106,931Arangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.6106,931Arangement Fee / Misc Fees Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.6106,931		Total	Private	Affordable	% AH	
PERCENTAGE BY TENURE 82% 9% 9% 9% 0% SITE SIZE (HA) VALUE / AREA 3 3 3 Affordable Housing Revenue £227,825 3 Open Market Housing Revenue £2,722,625 5 Total Value of Scheme £2,722,625 RESIDENTIAL BUILDING, MARKETING & SLOG COSTS 5 Build Costs £1,202,380 Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc. £253,905 Total Build Costs £1,456,285 Section 106 / ClL Costs £106,0729 Hinance on Build Costs £136,383 TOTAL DEVELOPMENT COSTS £13,670 DEVELOPER'S RETURN FOR RISK AND PROFIT £13,670 Open Market Housing Profit £12,630 GROSS RESIDUAL LAND VALUE £556,599 FINANCE & ACQUISITION COSTS £106,931 Total Operating Profit £106,931 Total Stop Fees (Surveyors etc.), Agents Fees, Legal Fees, 5106,931 £106,931	TOTAL NOMBER OF ONITS	11	9	2	18%	
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Finance on Build Costs£36,383TOTAL DEVELOPMENT COSTS£1,653,397DEVELOPER'S RETURN FOR RISK AND PROFIT£498,960Affordable Housing Profit£13,670Total Operating Profit£512,630GROSS RESIDUAL LAND VALUE£556,599FINANCE & ACQUISITION COSTS£106,931Total Finance & Acquisition Costs£106,931	Marketing Costs & Legal Fees			£89,929		
Finance on Build Costs£36,383TOTAL DEVELOPMENT COSTS£1,653,397DEVELOPER'S RETURN FOR RISK AND PROFIT£498,960Affordable Housing Profit£13,670Total Operating Profit£512,630GROSS RESIDUAL LAND VALUE£556,599FINANCE & ACQUISITION COSTS£106,931Total Finance & Acquisition Costs£106,931						
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FINANCE & ACQUISITION COSTS Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc. £106,931 Total Finance & Acquisition Costs £106,931	GROSS RESIDUAL LAND VALUE			£556,599		
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Stamp Duty, Interest etc.£106,931Total Finance & Acquisition Costs£106,931	FINANCE & ACQUISITION COSTS					
Stamp Duty, Interest etc.£106,931Total Finance & Acquisition Costs£106,931	Arrangement Fee / Misc Fees (Surveyors etc)	Agents Fees legs	al Fees			
Total Finance & Acquisition Costs £106,931		agento i ceo, rego		£106,931		
	Total Finance & Acquisition Costs			£106.931		
NET RESIDUAL LAND VALUE (ignores finance & acquisition						
	NET RESIDUAL LAND VALUE			£449,668 (i	gnores finance & acquis	ition

					,
Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£743,434
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	11 Houses - Te	st Area 4 CIL	Zone B North (Ely)	£70/m2 @ 30% /	AH VL3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,096				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	11	8	3	27%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	73%	0%	18%	9%	0%
SITE SIZE (HA)			0.43		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£373,020		
Open Market Housing Revenue			£2,788,500		
open market housing nevenue			12,700,000		
Total Value of Scheme			£3,161,520		
RESIDENTIAL BUILDING, MARKETING & S106	<u>COSTS</u>				
Build Costs			£1,194,750		
Fees, Contingencies, Planning Costs, sustainable	le design & const	ruction	11,134,730		
site prep / survey costs etc.		luction,	£252,607		
			1252,007		
Total Build Costs			£1,447,357		
<u>·····································</u>			,,		
Section 106 / CIL Costs			£92,150		
Marketing Costs & Legal Fees			£103,096		
Total s106 & Marketing Costs			£195,246		
Finance on Build Costs			£36,959		
TOTAL DEVELOPMENT COSTS			£1,679,561		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
DEVELOPER'S REPORT ON RISK AND PROTT					
Open Market Housing Profit			£557,700		
Affordable Housing Profit			£22,381		
			/		
Total Operating Profit			£580,081		
GROSS RESIDUAL LAND VALUE			£901,878		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	al Fees,	£158,444		
Stamp Duty, Interest etc.					
Total Finance & Acquisition Costs			£158,444		
			C740 404	.	
NET RESIDUAL LAND VALUE			±/43,434 (i	gnores finance & acquis	ition

				-	DixonSearle Partnership
				Net RLV:	£1,036,116
Residual	Land Value Da	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		st Area 5 Cil	Zone C South £90	@ 30% AH VL3	
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,096 Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	11	8	3	27%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	73%	0%	18%	9%	0%
SITE SIZE (HA) VALUE / AREA			0.43 3		
REVENUE			5		
Affordable Housing Revenue			£401,070		
Open Market Housing Revenue			£3,253,250		
Total Value of Scheme			£3,654,320		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£1,194,750		
Fees, Contingencies, Planning Costs, sustainabl site prep / survey costs etc.	le design & const	ruction,	6262 607		
site prep / survey costs etc.			£252,607		
Total Build Costs			£1,447,357		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£109,050 £117,880		
Marketing Costs & Legar rees			1117,800		
Total s106 & Marketing Costs			£226,930		
<u>Finance on Build Costs</u>			£37,671		
TOTAL DEVELOPMENT COSTS			£1,711,958		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit Affordable Housing Profit			£650,650 £24,064		
Allordable housing Profit			£24,004		
Total Operating Profit			£674,714		
GROSS RESIDUAL LAND VALUE			£1,267,648		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	al Fees,	£231,532		
Total Finance & Acquisition Costs			£231,532		
NET RESIDUAL LAND VALUE			<u>£1,036,116</u> (ignores finance & acqui	sition

				9	DixonSearle Partnership
				Net RLV:	£800,088
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Houses - Te	st Area 1 CIL	Zone C North £90	@ 30% AH VL3	
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,453				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15 % Private	10 % SR	5 %AR	33% % Int 1	% Int 2
PERCENTAGE BY TENURE	67%	% SK 0%	27%	7%	0%
SITE SIZE (HA)	0770	070	0.59	770	0,0
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£577,740		
Open Market Housing Revenue			£3,399,000		
			62 076 740		
Total Value of Scheme			£3,976,740		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Duild Costs					
Build Costs			£1,583,915		
Fees, Contingencies, Planning Costs, sustainab	ie design & const	ruction,			
site prep / survey costs etc.			£336,766		
Total Build Costs			£1,920,681		
Total Build Costs			11,920,081		
Section 106 / CIL Costs			£137,700		
Marketing Costs & Legal Fees			£130,552		
			,		
Total s106 & Marketing Costs			£268,252		
Finance on Build Costs			£65,668		
TOTAL DEVELOPMENT COSTS			£2,254,601		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£679,800		
Affordable Housing Profit			£34,664		
0					
Total Operating Profit			£714,464		
GROSS RESIDUAL LAND VALUE			£1,007,675		
FINANCE & ACQUISITION COSTS					
		1.5			
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	al Fees,	£207,587		
Stamp Duty, Interest etc.			-		
Total Finance & Association Costs			C207 507		
Total Finance & Acquisition Costs			£207,587		
NET RESIDUAL LAND VALUE			£800 088 /	ignores finance & acquis	sition
MET ALSIDOAL LAND VALUE			<u>1300,038</u> (ישווטובי ווומווני מ מנקטוי	nton

Residential DeVELOPMENT TYPE Residential DeVELOPMENT TSZE (TOTAL m?) - GIA 1,466 S AM DEVELOPMENT SIZE (TOTAL m?) - GIA 1,466 S AM TOTAL NUMBER OF UNITS Total Private Affordable S AM TOTAL NUMBER OF UNITS Total Private Affordable S AM PERCENTAGE BY TENURE S SM SAM % Int 1 % Int 2 STE SIZE (MA) 0.59 CI322,530					Net RLV:	£254,375
Development DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA 1A66 % AH TOTAL NUMBER OF UNITS Total 155 Private 12 Affordable 3 % AH PERCENTAGE BY TENURE % NH % MR % MR % MR % MR % MR STIE SIZE (HA) VALUE / AREA BOWNE % SR 13% % MR % MR <td< th=""><th>Residual</th><th>Land Value D</th><th>ata Summ</th><th>ary & Results</th><th></th><th></th></td<>	Residual	Land Value D	ata Summ	ary & Results		
DeVeloPment size (TOTAL m ²) - GIA1,466TOTAL NUMBER OF UNITSTotal 1512320%PERCENTAGE BY TENURE% Private 80%% SR% AH 3% Int 1% Int 2STE SIZE (HA) VALUE / AREA80%0%13%7%0%STE SIZE (HA) VALUE / AREA5532,253055Affordable Housing Revenue£3,229,18055Open Market Housing Revenue£3,129,18055Total Value of Scheme£3,129,18055Build Costs£1,598,08755Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.£339,1755Total Islid Costs£1,937,26155Section 106 / CIL Costs Marketing Costs & Legal Fees£198,72555Total Sulid Costs£198,725555Total Sulid Costs£1932,223555Total Sulid Costs£1932,223555Total Sulid Costs£1932,223555Total Sulid Costs£1932,223555Total Sulid Costs£1932,223555Iotal Sulid Costs£1932,223555Total Sulid Costs£1932,223555Total Sulid Costs£1932,223555Iotal Sulid Costs£1932,223555Iotal Sulid Costs£19,330£19,3525<						
TOTAL NUMBER OF UNITSTotal 15Private 15Affordable 20% 20%% AH 20%PERCENTAGE BY TENURE% Private 80%% SR 80%13%7%0%SITE SIZE (HA) VALUE / AREA REVENUE80%0%13%7%0%Affordable Housing Revenue Open Market Housing Revenue£122,530 £2,806,6501111Affordable Housing Revenue Open Market Housing Revenue£3,129,1801111RESIDENTIAL BUILDING, MARKETING & S106 COSTS£1,598,08711 <td< td=""><td></td><td></td><td>st Area 2 CIL</td><td>Zone A North (Littl</td><td>eport) £40 @ 209</td><td>% AH VL3</td></td<>			st Area 2 CIL	Zone A North (Littl	eport) £40 @ 209	% AH VL3
1512320%PERCENTAGE BY TENURE% Private% S% A% Int 1% Int 2STTE SIZE (HA)0%13%7%0%VALUE / AREA337%0%REVENUE522,53055050Affordable Housing Revenue£3,129,18052,805,65050Pescentral Duilding, MARKETING & S106 COSTS£1,598,087539,175Build Costs£1,937,261539,17550Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.£193,7261Section 106 / ClL Costs£93,60050Marketing Costs£105,12550Total Si06 & Marketing Costs£198,72550Finance on Build Costs£198,72550PerceloPER'S RETURN FOR RISK AND PROFIT556,1330519,352Open Market Housing Profit£56,1330519,352India DeveloPMENT COSTS£56,1330519,352Open Market Housing Profit£580,682519,352India Down and Profit£580,682519,352India DeveloPMENT COSTS£64,080519,352Open Market Housing Profit£580,682519,352India DeveloPMENT COSTS£64,080519,352India DeveloPMENT Costs£19,352510,352India DeveloPMENT Costs£94,057540,057Interse tetc.£94,057540,057Interse tetc.£94,057540,057Interse tetc.540,057540,057Interse tetc.540,057 <td></td> <td></td> <td>Private</td> <td>Affordable</td> <td>% AH</td> <td></td>			Private	Affordable	% AH	
PERCENTAGE BY TENURE 80% 0% 13% 7% 0% SITE SIZE (HA) 0.59 3 SITE SIZE (HA) 3 3 Affordable Housing Revenue £322,530 Open Market Housing Revenue £3,29,180 Description £3,129,180 REVENUE £3,129,180 Build Costs £1,598,087 Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc. £339,175 Total Build Costs £19,37,261 Section 106 / ClL Costs £193,600 Marketing Costs & Legal Fees £105,125 Total slo6 & Marketing Costs £198,725 Finance on Build Costs £2,00,066 DEVELOPER'S RETURN FOR RISK AND PROFIT Construction Open Market Housing Profit £561,330 Affordable Housing Profit £19,352 Total Operating Profit £560,682 ENCOPER'S RETURN FOR RISK AND PROFIT E34,057 Open Market Housing Profit £19,352 Total Operating Profit £560,682 ENCOPER'S RESIDUAL LAND VALUE £348,432 FINANCE & ACQUISITION COSTS £94,057 Craale feer / Misc Fees (Surveyors etc.), Agents Fees, Legal Fees, £94,057 Craale finance & Acquisition Costs	TOTAL NUMBER OF UNITS	15	12	3	20%	
STE SIZE (HA) VALUE / ARA0.59 3Affordable Housing RevenueE322,530 E2,206,650Open Market Housing RevenueE3,129,180Cotal Value of SchemeE3,129,180CESIDENTIAL BUILDING, MARKETING & SLOG COSTSE1,598,087Build CostsE1,937,261Stee prep / survey costs etc.E1,937,261Scholl Build CostsE1,937,261Grala Build CostsE1,937,261Frees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.E1,937,261Total Build CostsE1,937,261Scholl Sch & Legal FeesE105,125Total Stofe & Marketing CostsE198,725Finance on Build CostsE64,080Cotal Stofe & Marketing CostsE198,725Cotal Stofe & Marketing CostsE198,725Foral Stofe & Marketing CostsE198,725Cotal Stofe & Marketing CostsE198,725Foral Stofe & Marketing CostsE198,725Cotal Stofe & Marketing CostsE198,725Cotal Stofe & Marketing CostsE198,725Cotal Stofe & Marketing CostsE198,725Cotal Stofe & Market Housing ProfitE561,330Cotal Operating ProfitE561,330Cotal Operating ProfitE198,682Chall Stofe & Course (Surveyors etc.), Agents Fees, Legal Fees, Eang Duily, Interest etc.E94,057Cotal Stofe & Surveyors etc.), Agents Fees, Legal Fees, Eang Duily, Interest etc.E94,057	PERCENTAGE BY TENURE					
NALUE / AREA REVENUE3Affordable Housing Revenue£322,530 £2,806,650Open Market Housing Revenue£3,129,180Total Value of Scheme£1,329,180ESIDENTIAL BUILDING, MARKETING & SIDE COSTS£1,598,087 £339,175Build Costs£1,937,261Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.£339,175Total Build Costs£1,937,261Section 106 / CIL Costs£193,726Marketing Costs & Legal Fees£105,125Total Solo & Marketing Costs£198,725Finance on Build Costs£198,725Cipcal CopterNin FOR RISK AND PROFIT£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFIT£193,52Open Market Housing Profit£580,682Gross RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTS£94,057Cratal Operating Profit£94,057	SITE SIZE (HA)	80%	0%		1%	0%
Affordable Housing Revenue£322,530 £2,806,650Total Value of Scheme£3,129,180Build Costs£1,598,087Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.£339,175Total Value Of / Cli Costs£1,937,261Section 106 / Cli Costs£193,7261Section 106 / Cli Costs£193,600Finance on Build Costs£19,8725Finance on Build Costs£19,8725Open Market Housing Profit£64,080OTOL DEVELOPENT STURN FOR RISK AND PROFIT£19,352Open Market Housing Profit£580,682GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTS£94,057Cratal Finance en Key (Surveyors etc.), Agents Fees, Legal Fees, £94,057						
Open Market Housing Revenue£2,806,650Total Value of Scheme£3,129,180RESIDENTIAL BUILDING, MARKETING & S106 COSTSBuild Costs£1,598,087Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.£339,175Total Build Costs£1,937,261Section 106 / CIL Costs£93,600Marketing Costs & Legal Fees£198,725Total S106 & Marketing Costs£198,725Finance on Build Costs£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFIT£561,330Cotal Operating Profit£580,682Affordable Housing Profit£580,682GROSS RESIDUAL LAND VALUE£348,432HIANCE & ACQUISITION COSTS£94,057Cratal Finance & Acquisition Costs£94,057	REVENUE					
Open Market Housing Revenue£2,806,650Total Value of Scheme£3,129,180RESIDENTIAL BUILDING, MARKETING & S106 COSTSBuild Costs£1,598,087Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.£339,175Total Build Costs£1,937,261Section 106 / CIL Costs£93,600Marketing Costs & Legal Fees£198,725Total S106 & Marketing Costs£198,725Finance on Build Costs£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFIT£561,330Cotal Operating Profit£580,682Affordable Housing Profit£580,682GROSS RESIDUAL LAND VALUE£348,432HIANCE & ACQUISITION COSTS£94,057Cratal Finance & Acquisition Costs£94,057	Affordable Housing Revenue			£322 530		
Free Side CostsBuild Costs£1,598,087Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.£339,175Total Build Costs£1,937,261Section 106 / ClL Costs£93,600Marketing Costs & Legal Fees£105,125Total sloß & Marketing Costs£198,725Enance on Build Costs£64,080DOTAL DEVELOPMENT COSTS£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFIT£19,352Total Operating Profit£19,352Total Operating Profit£580,682GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTS£94,057Charler E / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, stamp Duty, Interest etc.£94,057	_					
Free Side CostsBuild Costs£1,598,087Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.£339,175Total Build Costs£1,937,261Section 106 / ClL Costs£93,600Marketing Costs & Legal Fees£105,125Total sloß & Marketing Costs£198,725Enance on Build Costs£64,080DOTAL DEVELOPMENT COSTS£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFIT£19,352Total Operating Profit£19,352Total Operating Profit£580,682GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTS£94,057Charler E / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, stamp Duty, Interest etc.£94,057						
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Build Costs£1,598,087Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.£339,175Total Build Costs£1,937,261Section 106 / ClL Costs£93,600Marketing Costs & Legal Fees£105,125Total s106 & Marketing Costs£198,725Finance on Build Costs£64,080DTOTAL DEVELOPMENT COSTS£2,200,066DEVELOPEN'S RETURN FOR RISK AND PROFIT£561,330Open Market Housing Profit£198,725Total Operating Profit£580,682GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTS£340,057Stamp Duty, Interest etc.£94,057	RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.£339,175Iotal Build Costs£1,937,261Section 106 / CLL Costs Marketing Costs & Legal Fees£93,600 £105,125Iotal s106 & Marketing Costs£198,725Finance on Build Costs£64,080IOTAL DEVELOPMENT COSTS£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFIT198,725Open Market Housing Profit Affordable Housing Profit£561,330 £19,352Iotal Operating Profit£580,682FINANCE & ACQUISITION COSTS£44,432FINANCE & ACQUISITION COSTS£94,057Iotal Interest etc.£94,057						
site prep / survey costs etc. 6339,175 Total Build Costs 61,937,261 Section 106 / ClL Costs 6193,600 Marketing Costs & Legal Fees 2105,125 Total s106 & Marketing Costs 6198,725 Finance on Build Costs 664,080 TOTAL DEVELOPMENT COSTS 62,200,066 DEVELOPER'S RETURN FOR RISK AND PROFIT Copen Market Housing Profit 6561,330 Affordable Housing Profit 619,352 Total Operating Profit 6580,682 GROSS RESIDUAL LAND VALUE 6348,432 FINANCE & ACQUISITION COSTS Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, 694,057 Total Finance & Acquisition Costs 694,057				£1,598,087		
Total Build Costs£1,937,261Section 106 / ClL Costs£93,600Marketing Costs & Legal Fees£105,125Total s106 & Marketing Costs£198,725Finance on Build Costs£64,080TOTAL DEVELOPMENT COSTS£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFITOpen Market Housing Profit£561,330Affordable Housing Profit£580,682GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTS£94,057Cotal Speace£94,057		ile design & const	ruction,	£220 17E		
Section 106 / CIL Costs Marketing Costs & Legal Fees£93,600 £105,125Total s106 & Marketing Costs£198,725Finance on Build Costs£64,080TOTAL DEVELOPMENT COSTS£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFIT£561,330 £19,352Open Market Housing Profit£561,330 £19,352Total Operating Profit£580,682GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTS£94,057Cratal Finance & Acquisition Costs£94,057				1559,175		
Marketing Costs & Legal Fees£105,125Total s106 & Marketing Costs£198,725Finance on Build Costs£64,080TOTAL DEVELOPMENT COSTS£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFITOpen Market Housing Profit£561,330Affordable Housing Profit£193,52Total Operating Profit£348,432FINANCE & ACQUISITION COSTS£94,057Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, fegal, 564,057£94,057	Total Build Costs			£1,937,261		
Marketing Costs & Legal Fees£105,125Total s106 & Marketing Costs£198,725Finance on Build Costs£64,080TOTAL DEVELOPMENT COSTS£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFITOpen Market Housing Profit£561,330Affordable Housing Profit£193,52Total Operating Profit£348,432FINANCE & ACQUISITION COSTS£94,057Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, fegal, 564,057£94,057				502.500		
Total s106 & Marketing Costs£198,725Finance on Build Costs£64,080TOTAL DEVELOPMENT COSTS£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFITOpen Market Housing Profit£561,330Affordable Housing Profit£193,522Total Operating Profit£580,682GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTS£94,057Stamp Duty, Interest etc.£94,057						
Finance on Build Costs£64,080TOTAL DEVELOPMENT COSTS£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFITOpen Market Housing Profit£561,330 £19,352Total Operating Profit£580,682GROSS RESIDUAL LAND VALUE£348,432HINANCE & ACQUISITION COSTS£94,057Total Finance & Acquisition Costs£94,057				1100,120		
TOTAL DEVELOPMENT COSTS£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFITOpen Market Housing Profit£561,330 £19,352Total Operating Profit£580,682GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTSArrangement Fee / Misc Fees (Surveyors etc.), Agents Fees, Legal Fees, £amp Duty, Interest etc.£94,057Total Finance & Acquisition Costs£94,057	Total s106 & Marketing Costs			£198,725		
TOTAL DEVELOPMENT COSTS£2,200,066DEVELOPER'S RETURN FOR RISK AND PROFITOpen Market Housing Profit£561,330 £19,352Total Operating Profit£580,682GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTSArrangement Fee / Misc Fees (Surveyors etc.), Agents Fees, Legal Fees, £amp Duty, Interest etc.£94,057Total Finance & Acquisition Costs£94,057	Finance on Ruild Costs			£64.080		
DEVELOPER'S RETURN FOR RISK AND PROFITOpen Market Housing Profit£561,330 £19,352Affordable Housing Profit£580,682Total Operating Profit£348,432GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTS£94,057Arrangement Fee / Misc Fees (Surveyors etc.), Agents Fees, Legal Fees, \$tamp Duty, Interest etc.£94,057Total Finance & Acquisition Costs£94,057	Thance on Build Costs			104,080		
Open Market Housing Profit£561,330 £19,352Affordable Housing Profit£580,682Total Operating Profit£348,432GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTSYArrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.£94,057Total Finance & Acquisition Costs£94,057	TOTAL DEVELOPMENT COSTS			£2,200,066		
Open Market Housing Profit£561,330 £19,352Affordable Housing Profit£580,682Total Operating Profit£348,432GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTSYArrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.£94,057Total Finance & Acquisition Costs£94,057						
Affordable Housing Profit£19,352Total Operating Profit£580,682GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTS£94,057Arrangement Fee / Misc Fees (Surveyors etc.), Agents Fees, Legal Fees, £94,057£94,057Total Finance & Acquisition Costs£94,057	DEVELOPER'S RETORN FOR RISK AND PROFIL					
Total Operating Profit£580,682GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTS£94,057Arrangement Fee / Misc Fees (Surveyors etc.), Agents Fees, Legal Fees, \$e94,057£94,057Total Finance & Acquisition Costs£94,057	Open Market Housing Profit			£561,330		
GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTSFINANCE & ACQUISITION COSTSArrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, fe94,057£94,057Total Finance & Acquisition Costs£94,057	Affordable Housing Profit			£19,352		
GROSS RESIDUAL LAND VALUE£348,432FINANCE & ACQUISITION COSTSFINANCE & ACQUISITION COSTSArrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, fe94,057£94,057Total Finance & Acquisition Costs£94,057	Total Operating Profit			£580.682		
FINANCE & ACQUISITION COSTS Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc. £94,057 Total Finance & Acquisition Costs £94,057				1300,002		
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.£94,057Total Finance & Acquisition Costs£94,057	GROSS RESIDUAL LAND VALUE			£348,432		
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.£94,057Total Finance & Acquisition Costs£94,057	EINANCE & ACOLUSITION COSTS					
Stamp Duty, Interest etc. £94,057 Total Finance & Acquisition Costs £94,057	mane a regulation coold					
Stamp Duty, Interest etc. Total Finance & Acquisition Costs £94,057	Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	al Fees,	£94.057		
	Stamp Duty, Interest etc.			L <i>3</i> 4,037		
	Total Einanco & Acquisition Costs					
NET RESIDUAL LAND VALUE (ignores finance & acquisition				£94,057		
	NET RESIDUAL LAND VALUE			£254,375 (ig	gnores finance & acquis	ition

	_		_		
Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£524,820
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Houses - Te	st Area 3 CIL	Zone A North (Soh	am) £40 @ 20% /	AH VL3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,466				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
TOTAL NOMBER OF ONITS	15	12	3	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	13%	7%	0%
SITE SIZE (HA)			0.59		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£339,360		
Open Market Housing Revenue			£3,207,600		
- F					
Total Value of Scheme			£3,546,960		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£1,598,087		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs etc.			£339,175		
			64 007 064		
Total Build Costs			£1,937,261		
Section 106 / CIL Costs			£93,600		
Marketing Costs & Legal Fees			£117,659		
			,		
Total s106 & Marketing Costs			£211,259		
Finance on Build Costs			£64,456		
TOTAL DEVELOPMENT COSTS			£2,212,976		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£641,520		
Affordable Housing Profit			£20,362		
Total Operating Profit			£661,882		
GROSS RESIDUAL LAND VALUE			£672,103		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees Legs				
Stamp Duty, Interest etc.	Agents rees, Lega	al rees,	£147,283		
stamp buty, increated.					
Total Finance & Acquisition Costs			£147,283		
			,		
NET RESIDUAL LAND VALUE			£524,820 (ig	gnores finance & acquis	ition

					I
Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£817,142
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		est Area 4 CIL	Zone B North (Ely)	£70 @ 30% AH V	L3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,453				
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	15	10	5	33%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE DI TENORE	67%	0%	27%	7%	0%
SITE SIZE (HA)			0.59		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£577,740		
Open Market Housing Revenue			£3,399,000		
Total Value of Scheme			£3,976,740		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
			64 502 045		
Build Costs			£1,583,915		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs etc.			£336,766		
Total Build Costs			£1,920,681		
Section 100 / Cll Costs			6117 100		
Section 106 / CIL Costs			£117,100		
Marketing Costs & Legal Fees			£130,552		
Total s106 & Marketing Costs			£247,652		
Total 3100 & Marketing Costs			1247,052		
Finance on Build Costs			£65,050		
			200,000		
TOTAL DEVELOPMENT COSTS			£2,233,383		
· - · · · · · · · · · · · · ·					
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£679,800		
Affordable Housing Profit			£34,664		
Total Operating Profit			£714,464		
GROSS RESIDUAL LAND VALUE			£1,028,893		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	al Fees, Stan	£211,751		
Total Finance & Acquisition Costs			£211,751		
			0047 440		
NET RESIDUAL LAND VALUE			± 51/,142 (ig	gnores finance & acquisi	tion

					DixonSearle Partnership
				Net RLV:	£1,160,308
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		st Area 5 CIL	Zone C South £90) @ 30% AH VL3	
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,453 Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	15	10	5	33%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	67%	0%	27%	7%	0%
SITE SIZE (HA)			0.59		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£605,790		
Open Market Housing Revenue			£3,965,500		
Total Value of Scheme			£4,571,290		
RESIDENTIAL BUILDING, MARKETING & S106	<u>COSTS</u>				
Build Costs			£1,583,915		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction	1,505,515		
site prep / survey costs etc.		indetion,	£336,766		
			1330,700		
Total Build Costs			£1,920,681		
Section 106 / CIL Costs			£137,700		
Marketing Costs & Legal Fees			£148,389		
Total s106 & Marketing Costs			£286,089		
<u>rotarsito & Warketing Costs</u>			1200,005		
Finance on Build Costs			£66,203		
TOTAL DEVELOPMENT COSTS			£2,272,973		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£793,100		
Affordable Housing Profit			£36,347		
Total Operating Profit			£829,447		
			C1 4C0 070		
GROSS RESIDUAL LAND VALUE			£1,468,870		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), Stamp Duty, Interest etc.	Agents Fees, Lega	al Fees,	£308,562		
Total Finance & Acquisition Costs			£308,562		
NET RESIDUAL LAND VALUE			£1,160,308 ((ignores finance & acqui	sition

				2	DixonSearle Partnership
				Net RLV:	£1,317,286
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		t Area 1 CIL 2	Zone C North £90	@ 30% AH VL3	
DEVELOPMENT SIZE (TOTAL m ²) - GIA	2,407				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH 32%	
	25 % Private	17 % SR	8 %AR	32% % Int 1	% Int 2
PERCENTAGE BY TENURE	68%	0%	20%	12%	0%
SITE SIZE (HA)	00/0	0,0	0.74		0,0
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£941,441		
Open Market Housing Revenue			£5,857,500		
Total Value of Cohema			CC 709 041		
Total Value of Scheme			£6,798,941		
RESIDENTIAL BUILDING, MARKETING & S106	<u>COSTS</u>				
Build Costs			£2,708,597		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs etc.			£572,962		
Total Build Costs			£3,281,559		
Section 106 / CIL Costs			£234,750		
Marketing Costs & Legal Fees			£222,718		
Total s106 & Marketing Costs			£457,468		
Total 5100 & Marketing Costs			2107,100		
Finance on Build Costs			£112,171		
TOTAL DEVELOPMENT COSTS			£3,851,198		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1 171 FOO		
Open Market Housing Profit Affordable Housing Profit			£1,171,500 £56,486		
			£30,460		
Total Operating Profit			£1,227,986		
			_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
GROSS RESIDUAL LAND VALUE			£1,719,757		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	al Fees,			
Stamp Duty, Interest etc.	2	,	£402,471		
· ·					
Total Finance & Acquisition Costs			£402,471		
NET RESIDUAL LAND VALUE			<u>£1,317,286</u> (ignores finance & acquis	sition



Net RLV: £315,018

				Net RLV:	£315,018
Residua	al Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		st Area 2 CIL	Zone A North (Little	port) £40 @ 20%	6 AH VL3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	2,413				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25 % Private	20 % SR	5 %AR	20% % Int 1	% Int 2
PERCENTAGE BY TENURE	80%	% SR 0%	%AR 16%	% IIIL 1 4%	% IIIt 2 0%
SITE SIZE (HA)	80%	070	0.98	470	070
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£560,166		
Open Market Housing Revenue			£4,573,800		
Total Value of Scheme			£5,133,966		
RESIDENTIAL BUILDING, MARKETING & S10	<u>16 COSTS</u>				
Build Costs			£2,715,349		
Fees, Contingencies, Planning Costs, sustain	able design & const	truction,			
site prep / survey costs etc.			£574,109		
Total Build Costs			£3,289,458		
Section 106 / CIL Costs			£154,200		
Marketing Costs & Legal Fees			£172,769		
Total s106 & Marketing Costs			£326,969		
Finance on Build Costs			£108,493		
			,		
TOTAL DEVELOPMENT COSTS			£3,724,920		
DEVELOPER'S RETURN FOR RISK AND PROFI	Γ				
Open Market Housing Profit			£914,760		
Affordable Housing Profit			£33,610		
Total Operating Profit			£948,370		
GROSS RESIDUAL LAND VALUE			£460,676		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc	c), Agents Fees, Leg	al Fees,			
Stamp Duty, Interest etc.			£145,658		
Total Finance & Acquisition Costs			£145,658		
NET RESIDUAL LAND VALUE			<u>£315,018</u> (ig	nores finance & acquis	ition
			(

				Net RLV:	£744,775
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		t Area 3 CIL 2	Zone A North (Soha	am) £40 @ 20% Al	H VL3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	2,413 Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	25	20	5	20%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	80%	0%	16%	4%	0%
SITE SIZE (HA)			0.98		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£576,996		
Open Market Housing Revenue			£5,227,200		
Total Value of Scheme			£5,804,196		
RESIDENTIAL BUILDING, MARKETING & S106	<u>COSTS</u>				
Build Costs			£2,715,349		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction.	12,713,343		
site prep / survey costs etc.			£574,109		
			- ,		
Total Build Costs			£3,289,458		
			64 F 4 8 8 8		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£154,200 £192,876		
Warketing Costs & Legar rees			1152,870		
Total s106 & Marketing Costs			£347,076		
Finance on Build Costs			£109,096		
TOTAL DEVELOPMENT COSTS			£3,745,630		
TOTAL DEVELOPMENT COSTS			13,743,030		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1,045,440		
Affordable Housing Profit			£34,620		
Total Operating Profit			£1,080,060		
			, ,		
GROSS RESIDUAL LAND VALUE			£978,506		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	al Fees,	£233,731		
Stamp Duty, Interest etc.					
Total Finance & Acquisition Costs			£233,731		
			C744 775		
NET RESIDUAL LAND VALUE			±/44,//5 (i	ignores finance & acquisi	tion

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Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£1,345,878
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		t Area 4 Cil 7	one B North (Ely) £	70 @ 30% AH VI	3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	2,407				-
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	25	17	8	32%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	68%	0%	20%	12%	0%
SITE SIZE (HA)			0.74		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£941,441		
Open Market Housing Revenue			£5,857,500		
Total Value of Scheme			£6,798,941		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
			62 200 502		
Build Costs			£2,708,597		
Fees, Contingencies, Planning Costs, sustainab	ie design & const	ruction,			
site prep / survey costs etc.			£572,962		
Tatal Duild Casta			62 204 550		
Total Build Costs			£3,281,559		
Section 106 / CIL Costs			£199,250		
Marketing Costs & Legal Fees			£222,718		
Warketing costs & Legar rees			1222,710		
Total s106 & Marketing Costs			£421,968		
			,		
Finance on Build Costs			£111,106		
TOTAL DEVELOPMENT COSTS			£3,814,633		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1,171,500		
Affordable Housing Profit			£56,486		
Total Operating Profit			£1,227,986		
			C1 7FC 222		
GROSS RESIDUAL LAND VALUE			£1,756,322		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	l Fees.			
Stamp Duty, Interest etc.			£410,444		
<i>I</i>					
Total Finance & Acquisition Costs			£410,444		
			2720,114		
NET RESIDUAL LAND VALUE			<u>£1,345,878</u> (ij	gnores finance & acquis	ition

				-	
Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£1,934,058
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		t Area 5 CIL 2	Zone C South £90 @	D 30% AH VL3	
DEVELOPMENT SIZE (TOTAL m ²) - GIA	2,407				
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	25	17	8	32%	
PERCENTAGE BY TENURE	% Private 68%	% SR 0%	%AR 20%	% Int 1 12%	% Int 2 0%
SITE SIZE (HA)	00/0	070	0.74	12/0	0/0
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£1,009,091		
Open Market Housing Revenue			£6,833,750		
Total Value of Scheme			£7,842,841		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£2,708,597		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs etc.			£572,962		
			C2 204 FE0		
Total Build Costs			£3,281,559		
Section 106 / CIL Costs			£234,750		
Marketing Costs & Legal Fees			£254,035		
Warketing costs & Legar rees			1254,035		
Total s106 & Marketing Costs			£488,785		
			,		
Finance on Build Costs			£113,110		
TOTAL DEVELOPMENT COSTS			£3,883,454		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1,366,750		
Affordable Housing Profit			£60,545		
Total Operating Profit			£1,427,295		
			11,427,295		
GROSS RESIDUAL LAND VALUE			£2,532,091		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	al Fees,	£598,033		
Stamp Duty, Interest etc.			2000000		
Total Finance & Acquisition Costs			£598,033		
			£1 03/ 0F0 "		tion
NET RESIDUAL LAND VALUE			<u>11,734,038</u> (18	gnores finance & acquisi	uon

					1
Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£346,677
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		ered) - Test A	vrea 1 CIL Zone C N	orth £90 @ 30% A	H VI 3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,810			01111200 @ 00707	
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	30	21	9	30%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	70%	0%	70%	30%	0%
SITE SIZE (HA)			0.34		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£937,840		
Open Market Housing Revenue			£5,004,205		
Total Value of Scheme			£5,942,045		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£3,386,691		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs, voids etc.	-		£585,276		
			, -		
Total Build Costs			£3,971,967		
			, ,		
Section 106 / CIL Costs			£216,000		
Marketing Costs & Legal Fees			£163,013		
			,		
Total s106 & Marketing Costs			£379,013		
TOTAL DEVELOPMENT COSTS			£4,350,980		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£981,750		
Affordable Housing Profit			£57,202		
Total Operating Profit			£1,038,952		
GROSS RESIDUAL LAND VALUE			£552,113		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	al Fees,	£205,436		
Stamp Duty, Interest etc.			,,		
Total Finance & Acquisition Costs			£205,436		
NET RESIDUAL LAND VALUE			<u>£346,677</u> (ig	gnores finance & acquisit	tion

				-	1 artificionip
Residual	Land Value D	ata <u>Summ</u>	ary & Results	Net RLV:	£597,853
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30 Flats (Shelt VL3	ered) - Test A	rea 2 CIL Zone A N	orth (Littleport) £	40 @ 20% AH
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,810				
TOTAL NUMBER OF UNITS	Total 30	Private 24	Affordable 6	% AH 20%	
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 70%	% Int 1 30%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA <u>REVENUE</u>	80%	070	0.34 3	2070	078
Affordable Housing Revenue			£643,868		
Open Market Housing Revenue			£5,653,091		
Total Value of Scheme			£6,296,959		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£3,386,691		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs, voids etc.			£585,276		
Total Build Costs			£3,971,967		
Section 106 / CIL Costs			£148,800		
Marketing Costs & Legal Fees			£184,320		
Total s106 & Marketing Costs			£333,120		
TOTAL DEVELOPMENT COSTS			£4,305,087		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1,108,800		
Affordable Housing Profit			£39,500		
Total Operating Profit			£1,148,300		
GROSS RESIDUAL LAND VALUE			£843,572		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), / Stamp Duty, Interest etc.	Agents Fees, Lega	al Fees,	£245,719		
Total Finance & Acquisition Costs			£245,719		
NET RESIDUAL LAND VALUE			£597,853 (ig	gnores finance & acquisi	tion

				-	
Residual	Land Value D	ata S <u>um</u> m	ary & Results	Net RLV:	£597,853
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30 Flats (Shelte	ered) - Test A	area 3 CIL Zone A No	orth (Soham) £40) @ 20% AH VL3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,810				
TOTAL NUMBER OF UNITS	Total 30	Private 24	Affordable 6	% AH 20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
SITE SIZE (HA) VALUE / AREA <u>REVENUE</u>	80%	0%	70% 0.34 3	30%	0%
Affordable Housing Revenue Open Market Housing Revenue			£643,868 £5,653,091		
Total Value of Scheme			£6,296,959		
RESIDENTIAL BUILDING, MARKETING & S106 (COSTS				
Build Costs			£3,386,691		
Fees, Contingencies, Planning Costs, sustainabl site prep / survey costs, voids etc.	e design & const	ruction,	£585,276		
Total Build Costs			£3,971,967		
Section 106 / CIL Costs			£148,800		
Marketing Costs & Legal Fees			£184,320		
Total s106 & Marketing Costs			£333,120		
TOTAL DEVELOPMENT COSTS			£4,305,087		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1,108,800		
Affordable Housing Profit			£39,500		
Total Operating Profit			£1,148,300		
GROSS RESIDUAL LAND VALUE			£843,572		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), / Stamp Duty, Interest etc.	Agents Fees, Lega	al Fees,	£245,719		
Total Finance & Acquisition Costs			£245,719		
NET RESIDUAL LAND VALUE			<u>£597,853</u> (ig	nores finance & acquis	ition

Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£377,604
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30 Flats (Shelte	ered) - Test A	rea 4 CIL Zone B N	orth (Ely) £70 @ 3	30% AH VL3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,810				
TOTAL NUMBER OF UNITS	Total 30	Private 21	Affordable 9	% AH 30%	
PERCENTAGE BY TENURE	% Private 70%	% SR 0%	%AR 70%	% Int 1 30%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA <u>REVENUE</u>			0.34 3		
Affordable Housing Revenue			£937,840		
Open Market Housing Revenue			£5,004,205		
Total Value of Scheme			£5,942,045		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£3,386,691		
Fees, Contingencies, Planning Costs, sustainab site prep / survey costs, voids etc.	le design & const	ruction,	£585,276		
Total Build Costs			£3,971,967		
Section 106 / CIL Costs			£182,000		
Marketing Costs & Legal Fees			£163,013		
Total s106 & Marketing Costs			£345,013		
TOTAL DEVELOPMENT COSTS			£4,316,980		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£981,750		
Affordable Housing Profit			£57,202		
Total Operating Profit			£1,038,952		
GROSS RESIDUAL LAND VALUE			£586,113		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), A Stamp Duty, Interest etc.	Agents Fees, Lega	al Fees,	£208,509		
Total Finance & Acquisition Costs			£208,509		
NET RESIDUAL LAND VALUE			£377,604 (ig	gnores finance & acquisi	tion

Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£346,677
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30 Flats (Shelte	ered) - Test A	rea 5 CIL Zone C So	outh £90 @ 30% /	AH VL3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,810				
TOTAL NUMBER OF UNITS	Total 30	Private 21	Affordable 9	% AH 30%	
PERCENTAGE BY TENURE	% Private 70%	% SR 0%	%AR 70%	% Int 1 30%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA <u>REVENUE</u>			0.34 3		
Affordable Housing Revenue			£937,840		
Open Market Housing Revenue			£5,004,205		
Total Value of Scheme			£5,942,045		
RESIDENTIAL BUILDING, MARKETING & S106	<u>COSTS</u>				
Build Costs			£3,386,691		
Fees, Contingencies, Planning Costs, sustainab site prep / survey costs, voids etc.	le design & const	ruction,	£585,276		
Total Build Costs			£3,971,967		
Section 106 / CIL Costs			£216,000		
Marketing Costs & Legal Fees			£163,013		
Total s106 & Marketing Costs			£379,013		
TOTAL DEVELOPMENT COSTS			£4,350,980		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£981,750		
Affordable Housing Profit			£57,202		
Total Operating Profit			£1,038,952		
GROSS RESIDUAL LAND VALUE			£552,113		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), A Stamp Duty, Interest etc.	Agents Fees, Lega	al Fees,	£205,436		
Total Finance & Acquisition Costs			£205,436		
NET RESIDUAL LAND VALUE			<u>£346,677</u> (i	gnores finance & acquis	ition

				-	DixonSearle Partnership
				Net RLV:	£2,454,078
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		st Area 1 CIL	Zone C North £90) @ 30% AH VL3	
DEVELOPMENT SIZE (TOTAL m ²) - GIA	4,886				
TOTAL NUMBER OF UNITS	Total 50	Private 35	Affordable 15	% AH 30%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	70%	0%	22%	8%	0%
SITE SIZE (HA)			1.96		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£1,907,083		
Open Market Housing Revenue			£11,748,000		
Total Value of Scheme			£13,655,083		
Total value of selfence			115,055,005		
RESIDENTIAL BUILDING, MARKETING & S106	<u>COSTS</u>				
Build Costs			£5,326,229		
Fees, Contingencies, Planning Costs, sustainab	lo dosign & const	ruction	LJ,320,229		
site prep / survey costs etc.	ie design & const	iuction,	C1 120 4E0		
			£1,130,459		
Total Build Costs			£6,456,687		
<u></u>					
Section 106 / CIL Costs			£470,400		
Marketing Costs & Legal Fees			£447,152		
Total s106 & Marketing Costs			£917,552		
Finance on Build Costs			£331,841		
TOTAL DEVELOPMENT COSTS			£7,706,081		
TOTAL DEVELOPMENT COSTS			17,700,081		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£2,349,600		
Affordable Housing Profit			£114,425		
Total Operating Profit			£2,464,025		
GROSS RESIDUAL LAND VALUE			£3,484,977		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Mice Fee- (Commune 11)	Agonto Foot La				
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	ai Fees,	£1,030,899		
Stamp Duty, Interest etc.					
Total Finance & Acquisition Costs			£1,030,899		
Total mance & Acquisition Costs			-1,030,033		
NET RESIDUAL LAND VALUE			<u>£2,45</u> 4,078 (ignores finance & acqui	sition

				Net RLV:	£683,119
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA	50 Houses - Te 4,929	st Area 2 CIL	Zone A North (Litt	leport) £40 @ 209	6 AH VL3
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	50	40	10	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
SITE SIZE (HA)	80%	0%	14% 1.96	6%	0%
VALUE / AREA			3		
REVENUE					
Afferdable Llousing Devenue					
Affordable Housing Revenue Open Market Housing Revenue			£1,144,957 £9,343,950		
			23,3 13,330		
Total Value of Scheme			£10,488,907		
RESIDENTIAL BUILDING, MARKETING & S106	27200				
RESIDENTIAL BOILDING, MARKETING & STOO	20313				
Build Costs			£5,373,103		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs etc.			£1,138,427		
Total Build Costs			£6,511,530		
			20,011,000		
Section 106 / CIL Costs			£311,800		
Marketing Costs & Legal Fees			£352,167		
Total s106 & Marketing Costs			£663,967		
			,		
Finance on Build Costs			£322,897		
TOTAL DEVELOPMENT COSTS			£7,498,395		
TOTAL DEVELOTMENT COSTS			L7,430,333		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Drafit			C1 969 700		
Open Market Housing Profit Affordable Housing Profit			£1,868,790 £68,697		
			200,007		
Total Operating Profit			£1,937,487		
GROSS RESIDUAL LAND VALUE			£1,053,025		
GROSS RESIDORE LAND VALUE			1,055,025		
FINANCE & ACQUISITION COSTS					
	Agonto Food Logo				
Arrangement Fee / Misc Fees (Surveyors etc), Stamp Duty, Interest etc.	Agents Fees, Lega	al Fees,	£369,905		
· · · //					
Total Finance & Acquisition Costs			£369,905		
			£603 110 ··		
NET RESIDUAL LAND VALUE			1083,119 (i	gnores finance & acquisi	tion



% Int 2

0%

Net RLV: £1,470,366

				Net RLV:	£1,47
Residua	l Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		st Area 3 Cil	Zone A North (Soha	am) £40 @ 20%	AH VL3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	4,929	D. i i.	Affordable	0/ 411	
TOTAL NUMBER OF UNITS	Total 50	Private 40	Affordable 10	% AH 20%	
	% Private	% SR	%AR	% Int 1	% Ir
PERCENTAGE BY TENURE	80%	0%	14%	6%	09
SITE SIZE (HA)			1.96		
VALUE / AREA <u>REVENUE</u>			3		
Affordable Housing Revenue			£1,195,447		
Open Market Housing Revenue			£10,678,800		
Total Value of Scheme			£11,874,247		
RESIDENTIAL BUILDING, MARKETING & S106	6 COSTS				
Duild Conto			CE 272 402		
Build Costs Fees, Contingencies, Planning Costs, sustaina	hle design & const	ruction	£5,373,103		
site prep / survey costs etc.		indenion,	£1,138,427		
Total Build Costs			£6,511,530		
Section 106 / Cll Costs			C211 800		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£311,800 £393,727		
Total s106 & Marketing Costs			£705,527		
Finance on Build Costs			£324,768		
rinance on Build Costs			1524,708		
TOTAL DEVELOPMENT COSTS			£7,541,825		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£2,135,760		
Affordable Housing Profit			£71,727		
Total Operating Profit			£2,207,487		
GROSS RESIDUAL LAND VALUE			£2,124,935		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc)	. Agents Fees, Lega	al Fees.			
Stamp Duty, Interest etc.	, , , , , , , , , , , , , , , , , , , ,	/	£654,569		
Total Finance & Acquisition Costs			£654,569		
NET RESIDUAL LAND VALUE			£1,470.366 (ie	nores finance & acqui	isition

				Net RLV:	£2,509,761
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		st Area 4 CIL	Zone B North (Ely)	£70 @ 30% AH \	/L3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	4,886 Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	50	35	15	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	22%	8%	0%
SITE SIZE (HA) VALUE / AREA			1.96 3		
REVENUE			5		
Affordable Housing Revenue			£1,907,083		
Open Market Housing Revenue			£11,748,000		
Total Value of Scheme			£13,655,083		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£5,326,229		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction.	13,320,223		
site prep / survey costs etc.		,	£1,130,459		
Total Build Costs			£6,456,687		
Section 106 / CIL Costs			£399,200		
Marketing Costs & Legal Fees			£447,152		
Total s106 & Marketing Costs			£846,352		
Finance on Build Costs			£328,637		
mance on build costs			1526,057		
TOTAL DEVELOPMENT COSTS			£7,631,677		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£2,349,600		
Affordable Housing Profit			£114,425		
Total Operating Profit			£2,464,025		
GROSS RESIDUAL LAND VALUE			£3,559,381		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	al Fees,			
Stamp Duty, Interest etc.	5	· - /	£1,049,620		
Total Finance & Acquisition Costs			£1,049,620		
NET RESIDUAL LAND VALUE			£2,509,761 (if	gnores finance & acquis	ition

Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£3,619,281
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		st Area 5 CII	Zone C South £90	@ 30% AH VI 3	
DEVELOPMENT SIZE (TOTAL m ²) - GIA	4,886		20110 0 500011 250	8 30/07/11 723	
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	50	35	15	30%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	70%	0%	22%	8%	0%
SITE SIZE (HA)			1.96		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£2,019,283		
Open Market Housing Revenue			£13,706,000		
Total Value of Scheme			£15,725,283		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Duild Costs			CE 22C 220		
Build Costs			£5,326,229		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs etc.			£1,130,459		
Total Build Costs			£6,456,687		
Saction 106 / CIL Casta			£170 100		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£470,400 £509,258		
Warketing Costs & Legar Fees			1509,256		
Total s106 & Marketing Costs			£979,658		
<u>Total 5100 & Marketing Costs</u>			1979,000		
Finance on Build Costs			£334,636		
TOTAL DEVELOPMENT COSTS			£7,770,982		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£2,741,200		
Affordable Housing Profit			£121,157		
Total Operating Profit			£2,862,357		
			05 004 045		
GROSS RESIDUAL LAND VALUE			£5,091,945		
FINANCE & ACQUISITION COSTS					
Arrangement Foo / Mice Food (Currenter at-)	Agonto Force Large	L Food			
Arrangement Fee / Misc Fees (Surveyors etc), A	Agents Fees, Lega	ii Fees,	£1,472,663		
Stamp Duty, Interest etc.					
Total Finance & Acquisition Costs			£1 177 660		
Total Finance & Acquisition Costs			£1,472,663		
NET RESIDUAL LAND VALUE			£3.619.281 (in	nores finance & acquisi	tion
			<u></u> (18		

				-	
Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£6,166,031
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	100 Mixed - Te	est Area 1 CIL	Zone C North £90	@ 30% AH VL3	
DEVELOPMENT SIZE (TOTAL m ²) - GIA	9,552				
TOTAL NUMBER OF UNITS	Total 100	Private 70	Affordable 30	% AH 30%	
PERCENTAGE BY TENURE	% Private 70%	% SR 0%	%AR 70%	% Int 1 30%	% Int 2 0%
SITE SIZE (HA)			3.70		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£3,600,591		
Open Market Housing Revenue			£23,346,318		
Total Value of Scheme			£26,946,909		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Duild Costs			611 404 205		
Build Costs			£11,484,395		
Fees, Contingencies, Planning Costs, sustainabl	e design & const	ruction,			
site prep / survey costs etc.			£1,773,440		
Total Build Costs			£13,257,835		
Section 106 / CIL Costs			£852,997		
Marketing Costs & Legal Fees			£751,935		
5 5			,		
Total s106 & Marketing Costs			£1,604,932		
TOTAL DEVELOPMENT COSTS			£14,862,767		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£4,662,900		
Affordable Housing Profit			£173,875		
Total Operating Profit			£4,836,775		
GROSS RESIDUAL LAND VALUE			£7,247,367		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), / Stamp Duty, Interest etc.	Agents Fees, Lega	al Fees,	£1,081,336		
Total Finance & Acquisition Costs			£1,081,336		
NET RESIDUAL LAND VALUE			<u>£6,166,031</u> (ig	gnores finance & acquis	ition



Net RLV: £1,722,567

Residual	Land '	Value Data	Summary	/ & Results
I Column	Lana	Vulue Dutu	Samual	

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	100 Mixed - Test Area 2 CIL Zone A North (Littleport) £40 @ 20% AH VL3				
DEVELOPMENT SIZE (TOTAL m ²) - GIA	9,608			, –	
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	100	80	20	20%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	80%	0%	70%	30%	0%
SITE SIZE (HA)			3.70		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£2,190,100		
Open Market Housing Revenue			£18,352,205		
			,,,,		
Total Value of Scheme			£20,542,305		
			-,- ,		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£11,550,562		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction	,		
site prep / survey costs etc.		indetion,			
			£1,781,065		
Total Build Costs			£13,331,627		
Total Bullu Costs			115,551,027		
Section 106 / CIL Costs			£561,518		
Marketing Costs & Legal Fees					
Marketing Costs & Legal Fees			£609,203		
Total s106 & Marketing Costs			£1 170 721		
Total S100 & Marketing Costs			£1,170,721		
TOTAL DEVELOPMENT COSTS			£14,502,348		
TOTAL DEVELOPMENT COSTS			114,302,348		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
DEVELOPER'S REFORM FOR RISK AND FROM					
Open Market Housing Profit			£3,661,350		
Affordable Housing Profit			£117,326		
Anordable housing From			1117,320		
Total Operating Profit			£3,778,676		
			13,778,070		
GROSS RESIDUAL LAND VALUE			£2,261,281		
GROSS RESIDUAL LAND VALUE			12,201,201		
FINANCE & ACQUISITION COSTS					
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees legs	al Fees			
Stamp Duty, Interest etc.	Agents rees, lege	un ces,	£538,714		
Stamp Duty, merest etc.					
Total Finance & Acquisition Costs			£538,714		
Total finance & Acquisition Costs			1330,714		
			£1 777 E67 #	noros finance 9 ·	sition
NET RESIDUAL LAND VALUE			τ1,/22,50/ (ig	nores finance & acqui	SILION

				Net RLV:	£3,597,420
Residual	Land Value Da	ata Summ	ary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	Residential 100 Mixed - Te 9,608	st Area 3 CIL	. Zone A North (Soh	am) £40 @ 20%	AH VL3
TOTAL NUMBER OF UNITS	Total 100	Private 80	Affordable 20	% AH 20%	
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 70%	% Int 1 30%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA <u>REVENUE</u>	0070	070	3.70 3	50%	0,0
Affordable Housing Revenue			£2,278,210		
Open Market Housing Revenue			£20,967,455		
Total Value of Scheme			£23,245,665		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£11,550,562		
Fees, Contingencies, Planning Costs, sustainab site prep / survey costs etc.	ole design & const	ruction,	£1,781,065		
Total Build Costs			£13,331,627		
Section 106 / CIL Costs			£561,518		
Marketing Costs & Legal Fees			£687,660		
Total s106 & Marketing Costs			£1,249,178		
TOTAL DEVELOPMENT COSTS			£14,580,805		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£4,184,400		
Affordable Housing Profit			£117,326		
Total Operating Profit			£4,301,726		
GROSS RESIDUAL LAND VALUE			£4,363,134		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), Stamp Duty, Interest etc.	Agents Fees, Lega	ll Fees,	£765,714		
Total Finance & Acquisition Costs			£765,714		
NET RESIDUAL LAND VALUE			£3,597,420 (ig	gnores finance & acquis	sition

					1
Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£6,299,806
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	100 Mixed - Te	est Area 4 CIL	Zone B North (Ely)	£70 @ 30% AH \	/L3
DEVELOPMENT SIZE (TOTAL m ²) - GIA	9,552		. ,,		
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	100	70	30	30%	
PERCENTAGE BY TENURE	% Private 70%	% SR 0%	%AR 70%	% Int 1 30%	% Int 2 0%
SITE SIZE (HA)			3.70		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£3,600,591		
Open Market Housing Revenue			£23,346,318		
Total Value of Scheme			£26,946,909		
RESIDENTIAL BUILDING, MARKETING & S106	<u>COSTS</u>				
Duild Costs			C11 404 20F		
Build Costs	la dasian 0 asuat		£11,484,395		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs etc.			£1,773,440		
Total Duild Costs					
Total Build Costs			£13,257,835		
Section 106 / CIL Costs			£710,109		
Marketing Costs & Legal Fees			£751,935		
Warketing costs & Legar rees			1751,555		
Total s106 & Marketing Costs			£1,462,044		
Total 5155 & Marketing 66565			21,102,011		
TOTAL DEVELOPMENT COSTS			£14,719,879		
			, -,		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£4,662,900		
Affordable Housing Profit			£173,875		
Total Operating Profit			£4,836,775		
GROSS RESIDUAL LAND VALUE			£7,390,255		
FINANCE & ACQUISITION COSTS					
Arrangement Foo / Mice Food / Surveyors -t-)	Agonto Foco Las				
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Leg	ai Fees,	£1,090,449		
Stamp Duty, Interest etc.					
Total Finance & Acquisition Costs			£1,090,449		
Total Finance & Acquisition Costs			L1,090,449		
NET RESIDUAL LAND VALUE			F6.299 806 (iii	gnores finance & acquis	ition
			<u>,,_</u> (1)	Brieres manice & acquis	1001

Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£9,026,645
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	100 Mixed - Te	est Area 5 CIL	Zone C South £90	@ 30% AH VL3	
DEVELOPMENT SIZE (TOTAL m ²) - GIA	9,552				
TOTAL NUMBER OF UNITS	Total 100	Private 70	Affordable 30	% AH 30%	
PERCENTAGE BY TENURE	% Private 70%	% SR 0%	%AR 70%	% Int 1 30%	% Int 2 0%
SITE SIZE (HA)			3.70		
VALUE / AREA			3		
REVENUE					
Affordable Housing Revenue			£3,815,091		
Open Market Housing Revenue			£27,232,068		
Total Value of Scheme			£31,047,159		
RESIDENTIAL BUILDING, MARKETING & S106	<u>COSTS</u>				
Build Costs			£11,484,395		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction	11,404,555		
site prep / survey costs etc.	ie design & const	iuction,	C1 772 440		
			£1,773,440		
Total Build Costs			£13,257,835		
Section 106 / CIL Costs			£852,997		
Marketing Costs & Legal Fees			£868,508		
Total s106 & Marketing Costs			£1,721,505		
TOTAL DEVELOPMENT COSTS			£14,979,340		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£5,440,050		
Affordable Housing Profit			£173,875		
			2270,070		
Total Operating Profit			£5,613,925		
GROSS RESIDUAL LAND VALUE			£10,453,894		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), s Stamp Duty, Interest etc.	Agents Fees, Lega	al Fees,	£1,427,249		
Total Finance & Acquisition Costs			£1,427,249		
NET RESIDUAL LAND VALUE			£9,026,645 (ig	gnores finance & acquisi	tion