Library Ref: EB48

Appendix IIa:

- **Residential Results**
- Appraisal Summaries





Residua	l Land Value D	ata Sumn	narv & Results	Net RLV:	£376,851
DEVELOPMENT TYPE	Residential		,,		
DEVELOPMENT DESCRIPTION	10 Houses 30%		F100 CII		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	888	O ATT VLD @ 1			
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	10	7	3	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE DI TENORE	70%	0%	30%	0%	0%
SITE SIZE (HA)			0.25		
VALUE / AREA			5		
REVENUE					
Affordable Housing Poyonue			£454,725		
Affordable Housing Revenue Open Market Housing Revenue			£2,388,750		
			22,000,700		
Total Value of Scheme			£2,843,475		
RESIDENTIAL BUILDING, MARKETING & S10	6 COSTS				
Build Costs			£1,327,354		
Fees, Contingencies, Planning Costs etc			£199,103		
			1100,100		
Site Works			£75,000		
Sustainable Design & Construction Costs			£26,547		
Building Regs Access Compliance, Solent Mi	tigation etc.		£17,981		
Total Build Casta			£1 64E 09E		
Total Build Costs			£1,645,985		
Section 106 / CIL Costs			£118,800		
Marketing Costs & Legal Fees			£92,804		
Total s106 & Marketing Costs			£211,604		
Finance on Build Costs			£45,279		
TOTAL DEVELOPMENT COSTS			£1 002 969		
TOTAL DEVELOPMENT COSTS			£1,902,868		
DEVELOPER'S RETURN FOR RISK AND PROFI	Г				
	-				
Open Market Housing Profit			£477,750		
Affordable Housing Profit			£27,284		
Total Operating Profit			£505,034		
GROSS RESIDUAL LAND VALUE			£435,573		
GROSS RESIDUAL LAND VALUE			L433,373		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Interes	st etc.		£58,722		
Total Einanco & Acquisition Costs			£50 700		
Total Finance & Acquisition Costs			£58,722		
NET RESIDUAL LAND VALUE			<u>£376,851</u>		



Posidur	l Land Value D	ata Summ	any & Poculto	Net RLV:	£357,740
	al Land Value D	ata Sumn	ary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	Residential 10 Houses 30%	(AH VI 5 @ 4	E125 CII		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	888				
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	10	7	3	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	30%	0%	0%
SITE SIZE (HA) VALUE / AREA			0.25 5		
REVENUE			5		
Affordable Housing Revenue			£454,725		
Open Market Housing Revenue			£2,388,750		
Total Value of Scheme			£2,843,475		
RESIDENTIAL BUILDING, MARKETING & S10	06 COSTS				
Build Costs Fees, Contingencies, Planning Costs etc			£1,327,354 £199,103		
rees, contingencies, rianning costs etc			1155,105		
Site Works			£75,000		
Sustainable Design & Construction Costs			£26,547		
Building Regs Access Compliance, Solent Mi	tigation etc.		£17,981		
Total Build Costs			£1,645,985		
Section 100 / Cll Costs			6141.000		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£141,000 £92,804		
Warketing costs & Legar rees			192,004		
Total s106 & Marketing Costs			£233,804		
Finance on Build Costs			£45,820		
TOTAL DEVELOPMENT COSTS			£1,925,609		
DEVELOPER'S RETURN FOR RISK AND PROFI	Τ				
Open Market Housing Profit			£477,750		
Affordable Housing Profit			£27,284		
C			,		
Total Operating Profit			£505,034		
GROSS RESIDUAL LAND VALUE			£412,832		
FINANCE & ACQUISITION COSTS					
Agents Fees. Legal Fees, Stamp Duty, Intere	st etc.		£55,092		
Total Finance & Acquisition Costs			£55,092		
NET RESIDUAL LAND VALUE			<u>£357,740</u>		



Residua	I Land Value D	ata Sumn	nary & Results	Net RLV:	£139,672
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Flats 20% A	H VL5 @£10	0 CIL		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,024				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	12	3	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20% 0.25	0%	0%
SITE SIZE (HA) VALUE / AREA			0.25		
REVENUE			5		
Affordable Housing Revenue			£299,625		
Open Market Housing Revenue			£2,625,000		
Total Value of Scheme			£2,924,625		
RESIDENTIAL BUILDING, MARKETING & S10	6 COSTS				
Build Costs			£1,561,599		
Fees, Contingencies, Planning Costs etc			£234,240		
Site Works			£75.000		
Sustainable Design & Construction Costs			£75,000 £31,232		
Building Regs Access Compliance, Solent Mit	tigation etc.		£23,367		
	0		,		
Total Build Costs			£1,925,438		
Section 106 / CIL Costs			£147,353		
Marketing Costs & Legal Fees			£98,989		
Total s106 & Marketing Costs			£246,342		
Finance on Ruild Costs			£52,937		
Finance on Build Costs			E32,937		
TOTAL DEVELOPMENT COSTS			£2,224,716		
DEVELOPER'S RETURN FOR RISK AND PROFIT	<u>r</u>				
Open Market Housing Profit			£525,000		
Affordable Housing Profit			£17,978		
Total Operating Profit			£542,978		
GROSS RESIDUAL LAND VALUE			£156,931		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Interes	st etc.		£17,259		
Total Finance & Acquisition Costs			£17,259		
NET RESIDUAL LAND VALUE			<u>£139,672</u>		
NET RESIDUAL LAND VALUE			1139,072		



Residu	al Land Value D	ata Sumn	nary & Results	Net RLV:	£116,794
DEVELOPMENT TYPE	Residential		iary & Results		
DEVELOPMENT DESCRIPTION	15 Flats 20% A	HVI5@f1	25 CII		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,024				
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	15	12	3	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE DI TENORE	80%	0%	20%	0%	0%
SITE SIZE (HA)			0.25		
VALUE / AREA			5		
REVENUE					
Affordable Housing Revenue			£299,625		
Open Market Housing Revenue			£2,625,000		
			12,023,000		
Total Value of Scheme			£2,924,625		
RESIDENTIAL BUILDING, MARKETING & S10	06 COSTS				
Build Costs			£1,561,599		
Fees, Contingencies, Planning Costs etc			£234,240		
			220 1,2 10		
Site Works			£75,000		
Sustainable Design & Construction Costs			£31,232		
Building Regs Access Compliance, Solent Mi	itigation etc.		£23,367		
Total Build Costs			£1,925,438		
Section 106 / CIL Costs			£172,941		
Marketing Costs & Legal Fees			£98,989		
Total s106 & Marketing Costs			£271,930		
			652 564		
Finance on Build Costs			£53,561		
TOTAL DEVELOPMENT COSTS			£2,250,928		
			12,200,020		
DEVELOPER'S RETURN FOR RISK AND PROFI	T				
Open Market Housing Profit			£525,000		
Affordable Housing Profit			£17,978		
			65 42 070		
Total Operating Profit			£542,978		
GROSS RESIDUAL LAND VALUE			£130,719		
			1100,710		
FINANCE & ACQUISITION COSTS					
Agents Eggs Lagal Eggs Stamp Duty Inters	state		£12 025		
Agents Fees, Legal Fees, Stamp Duty, Intere	SI CIL.		£13,925		
Total Finance & Acquisition Costs			£13,925		
			,-=0		
NET RESIDUAL LAND VALUE			£116,794		



Posidu	al Land Value D	ata Sumn	nary & Results	Net RLV:	£907,589
		ala Summ	iary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	Residential 15 Houses 309	ζ ΔΗ VI 5 @ -	F100 CII		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,369	O ATT VLD @ 1			
	Total	Private	Affordable	% AH	
TOTAL NOWBER OF ONITS	15	11	4	27%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
SITE SIZE (HA)	73%	0%	27% 0.25	0%	0%
VALUE / AREA			5		
REVENUE					
Affordable Housing Revenue			£630,975		
Open Market Housing Revenue			£3,843,750		
Total Value of Scheme			£4,474,725		
RESIDENTIAL BUILDING, MARKETING & S1	D6 COSTS				
Build Costs			£1,795,033		
Fees, Contingencies, Planning Costs etc			£269,255		
Site Works			£75,000		
Sustainable Design & Construction Costs			£35,901		
Building Regs Access Compliance, Solent Mi	itigation etc.		£26,972		
Total Build Costs			£2,202,160		
Section 106 / CIL Costs			£181,900		
Marketing Costs & Legal Fees			£145,492		
Total \$106 & Marketing Casts			£327,392		
Total s106 & Marketing Costs			1327,392		
Finance on Build Costs			£61,658		
TOTAL DEVELOPMENT COSTS			£2,591,209		
TOTAL DEVELOPMENT COSTS			12,391,209		
DEVELOPER'S RETURN FOR RISK AND PROFI	Τ				
Open Market Housing Profit			£768,750		
Affordable Housing Profit			£37,859		
Total Operating Profit			£806,609		
GROSS RESIDUAL LAND VALUE			£1,076,907		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Intere	st etc.		£169,318		
Total Finance & Acquisition Costs			£169,318		
NET RESIDUAL LAND VALUE			<u>£907,589</u>		



Posidu	al Land Value D	ata Sumn	aanu & Daculta	Net RLV:	£880,022
	Residential	ala Summ	iary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	15 Houses 30%	6 AH VI 5 @ 1	F125 CII		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,369	07111120 (21)			
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	11	4	27%	
PERCENTAGE BY TENURE	% Private 73%	% SR 0%	%AR 27%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)	, 5, 6	0,0	0.25	070	0,0
VALUE / AREA			5		
REVENUE					
Affordable Housing Revenue			£630,975		
Open Market Housing Revenue			£3,843,750		
Total Value of Scheme			£4,474,725		
RESIDENTIAL BUILDING, MARKETING & S10	06 COSTS				
Build Costs			£1,795,033		
Fees, Contingencies, Planning Costs etc			£269,255		
Site Works			£75,000		
Sustainable Design & Construction Costs			£35,901		
Building Regs Access Compliance, Solent Mi	tigation etc.		£26,972		
Total Build Costs			£2,202,160		
Section 106 / CIL Costs			£216,125		
Marketing Costs & Legal Fees			£145,492		
			6264 647		
Total s106 & Marketing Costs			£361,617		
Finance on Build Costs			£62,492		
TOTAL DEVELOPMENT COSTS			£2,626,269		
DEVELOPER'S RETURN FOR RISK AND PROFI	T				
Open Market Housing Profit			£768,750		
Affordable Housing Profit			£37,859		
Total Operating Profit			£806,609		
GROSS RESIDUAL LAND VALUE			£1,041,848		
			11,041,040		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Intere	st etc.		£161,826		
Total Finance & Acquisition Costs			£161,826		
NET RESIDUAL LAND VALUE			<u>£880,022</u>		



Posidu	al Land Value D	ata Sumn	ary & Results	Net RLV:	£286,129
	Residential	ata Summ	iary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	25 Flats 20% A				
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,800				
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	25	20	5	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20%	0%	0%
SITE SIZE (HA)			0.25		
VALUE / AREA <u>REVENUE</u>			5		
<u>NEVENOL</u>					
Affordable Housing Revenue			£546,375		
Open Market Housing Revenue			£4,575,000		
Total Value of Scheme			£5,121,375		
RESIDENTIAL BUILDING, MARKETING & S1	D6 COSTS				
Build Costs			C2 74C 2C0		
Fees, Contingencies, Planning Costs etc			£2,746,260 £411,939		
			1411,000		
Site Works			£75,000		
Sustainable Design & Construction Costs			£54,925		
Building Regs Access Compliance, Solent M	itigation etc.		£38,945		
Total Build Costs			£3,327,069		
Section 100 / Cll Costs			C2EE 000		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£255,000 £172,391		
			1172,331		
Total s106 & Marketing Costs			£427,391		
Finance on Build Costs			£91,515		
TOTAL DEVELOPMENT COSTS			£3,845,975		
DEVELOPER'S RETURN FOR RISK AND PROFI	T				
Open Market Housing Drefit			£01E 000		
Open Market Housing Profit Affordable Housing Profit			£915,000 £32,783		
			132,703		
Total Operating Profit			£947,783		
GROSS RESIDUAL LAND VALUE			£327,617		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Intere	st etc.		£41,488		
Total Finance & Acquisition Costs			£41,488		
NET RESIDUAL LAND VALUE			£286,129		



Residua	l Land Value D	ata Sumn	nary & Results	Net RLV:	£247,391
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25 Flats 20% A	H VL5 @ £12	25 CIL		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,800				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
TOTAL NONDER OF ONTO	25	20	5	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20%	0%	0%
SITE SIZE (HA) VALUE / AREA			0.25 5		
<u>REVENUE</u>			5		
Affordable Housing Revenue			£546,375		
Open Market Housing Revenue			£4,575,000		
Total Value of Scheme			£5,121,375		
RESIDENTIAL BUILDING, MARKETING & S10	<u>6 COSTS</u>				
Build Costs			£2,746,260		
Fees, Contingencies, Planning Costs etc			£411,939		
			111,000		
Site Works			£75,000		
Sustainable Design & Construction Costs			£54,925		
Building Regs Access Compliance, Solent Mit	igation etc.		£38,945		
Total Build Costs			£3,327,069		
Section 106 / CIL Costs			£300,000		
Marketing Costs & Legal Fees			£172,391		
Total s106 & Marketing Costs			£472,391		
Finance on Build Costs			CO2 C12		
Finance on Build Costs			£92,612		
TOTAL DEVELOPMENT COSTS			£3,892,072		
			20,002,072		
DEVELOPER'S RETURN FOR RISK AND PROFIT	-				
Open Market Housing Profit			£915,000		
Affordable Housing Profit			£32,783		
			~~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~		
Total Operating Profit			£947,783		
GROSS RESIDUAL LAND VALUE			£281,520		
			1201,520		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Interes	t etc.		£34,129		
Total Finance & Acquisition Costs			£34,129		
NET RESIDUAL LAND VALUE			£247,391		
ALL ALSIDOAL LAND VALUE			1247,331		



Posidua	Land Value D	ata Sumn	nary & Results	Net RLV:	£836,051
		ala Summ	iary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		red 20% AH	VL7 @ £100 CIL		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,810			0/ 411	
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	24	6	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	50%	0%	0%
SITE SIZE (HA)			0.20		
VALUE / AREA			7		
REVENUE					
Affordable Housing Revenue			£699,300		
Open Market Housing Revenue			£6,624,000		
Total Value of Scheme			£7,323,300		
RESIDENTIAL BUILDING, MARKETING & S106	<u>S COSTS</u>				
Build Costs			£3,239,989		
Fees, Contingencies, Planning Costs, Voids et	C		£918,597		
rees, contingencies, Flamming Costs, volus et	C		1910,397		
Site Works			£72,000		
Sustainable Design & Construction Costs			£79,800		
Building Regs Access Compliance, Solent Miti	igation etc		£41,160		
building negs Access compliance, solent with			141,100		
Total Build Costs			£4,351,546		
Section 106 / CIL Costs			£250,000		
Marketing Costs & Legal Fees			£242,199		
Total s106 & Marketing Costs			£492,199		
TOTAL DEVELOPMENT COSTS			£4,843,745		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1,296,000		
Affordable Housing Profit			£41,958		
Anordable Housing From			141,938		
Total Operating Profit			£1,337,958		
GROSS RESIDUAL LAND VALUE			£1,141,597		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Interest	t etc.		£305,546		
Total Finance & Acquisition Costs			£305,546		
			C00C 054		
NET RESIDUAL LAND VALUE			<u>£836,051</u>		



Residua	Il Land Value D	ata Sumn	nary & Results	Net RLV:	£799,938
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	Residential 30 Flats Shelte		VL7 @ £125 CIL		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,810	D. i i.	A.C	0/ 411	
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)	80%	0%	50% 0.20	0%	0%
VALUE / AREA			0.20		
REVENUE			,		
Affordable Housing Revenue			£699,300		
Open Market Housing Revenue			£6,624,000		
Total Value of Scheme			£7,323,300		
RESIDENTIAL BUILDING, MARKETING & S10	6 COSTS				
Build Costs			£3,239,989		
Fees, Contingencies, Planning Costs, Voids e	tc		£918,597		
Site Works			£72,000		
Sustainable Design & Construction Costs			£79,800		
Building Regs Access Compliance, Solent Mit	tigation etc.		£41,160		
Total Build Costs			£4,351,546		
Section 106 / CIL Costs			£290,000		
Marketing Costs & Legal Fees			£242,199		
Total s106 & Marketing Costs			£532,199		
TOTAL DEVELOPMENT COSTS			£4,883,745		
DEVELOPER'S RETURN FOR RISK AND PROFI	<u>[</u>				
Open Market Housing Profit			£1,296,000		
Affordable Housing Profit			£41,958		
Total Operating Profit			£1,337,958		
GROSS RESIDUAL LAND VALUE			£1,101,597		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Interes	st etc.		£301,659		
Total Finance & Acquisition Costs			£301,659		
NET RESIDUAL LAND VALUE			<u>£799,938</u>		



				Net RLV:	£660,362
	al Land Value D	ata Sumn	hary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	50 Flats 20% A	.H VL5 @ £10	DO CIL		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	3,600				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	50	40	10	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20%	0%	0%
SITE SIZE (HA)			0.25		
VALUE / AREA			5		
REVENUE					
Affordable Housing Povenue			£1 002 7E0		
Affordable Housing Revenue Open Market Housing Revenue			£1,092,750 £9,150,000		
Open Market Housing Revenue			19,130,000		
Total Value of Scheme			£10,242,750		
Total value of scheme			110,242,750		
RESIDENTIAL BUILDING, MARKETING & S10	06 COSTS				
Build Costs			£5,445,000		
Fees, Contingencies, Planning Costs etc			£816,750		
Site Works			£75,000		
Sustainable Design & Construction Costs			£108,900		
Building Regs Access Compliance, Solent Mi	tigation etc.		£93,581		
Total Build Costs			£6,539,231		
Section 106 / CIL Costs			£510,000		
Marketing Costs & Legal Fees			£344,783		
Total s106 & Marketing Costs			£854,783		
Finance on Build Costs			£180,229		
TOTAL DEVELOPMENT COSTS			£7,574,243		
DEVELOPER'S RETURN FOR RISK AND PROFI	т				
DEVELOPER S REFORM FOR RISK AND FROM	1				
Open Market Housing Profit			£1,830,000		
Affordable Housing Profit			£65,565		
Anordable housing front			205,505		
Total Operating Profit			£1,895,565		
			, ,		
GROSS RESIDUAL LAND VALUE			£772,942		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Intere	st etc.		£112,580		
Total Finance & Acquisition Costs			£112,580		
NET RESIDUAL LAND VALUE			<u>£660,362</u>		



Posidur	al Land Value D	ata Summ	any & Posults	Net RLV:	£582,886
		ata Sumn	ary & Results		
DEVELOPMENT TYPE	Residential 50 Flats 20% A				
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA	3,600	H VLS @ E12	25 CIL		
Development Size (TOTAL III) - GIA	5,000 Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	50	40	10	20%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	80%	0%	20%	0%	0%
SITE SIZE (HA)			0.25		
VALUE / AREA			5		
REVENUE					
Affordable Housing Revenue			£1,092,750		
Open Market Housing Revenue			£9,150,000		
Total Value of Scheme			£10,242,750		
RESIDENTIAL BUILDING, MARKETING & S10	06 COSTS				
			05 445 000		
Build Costs			£5,445,000		
Fees, Contingencies, Planning Costs etc			£816,750		
Site Works			£75,000		
Sustainable Design & Construction Costs			£108,900		
Building Regs Access Compliance, Solent Mi	tigation etc		£93,581		
			200,001		
Total Build Costs			£6,539,231		
Section 106 / CIL Costs			£600,000		
Marketing Costs & Legal Fees			£344,783		
Marketing Costs & Legar rees			1344,705		
Total s106 & Marketing Costs			£944,783		
			- ,		
Finance on Build Costs			£182,423		
TOTAL DEVELOPMENT COSTS			£7,666,436		
DEVELOPER'S RETURN FOR RISK AND PROFI	<u>T</u>				
Open Market Housing Profit			£1,830,000		
Affordable Housing Profit			£65,565		
Total Operating Profit			£1,895,565		
GROSS RESIDUAL LAND VALUE			£680,749		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Interes	st etc.		£97,863		
			207,000		
Total Finance & Acquisition Costs			£97,863		
NET RESIDUAL LAND VALUE			£582,886		



Desidur	al Land Value D	ata Suma	ann 9 Daculta	Net RLV:	£2,253,184
		ata Sumn	hary & Results		
DEVELOPMENT TYPE	Residential		100 CII		
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA	50 Mixed 30% 4,389	AH VL5 @ £	100 CIL		
Developivient Size (TOTAL III) - GIA	4,389 Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	50	35	15	30%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	70%	0%	30%	0%	0%
SITE SIZE (HA)			0.25		
VALUE / AREA			5		
REVENUE					
			00 045 460		
Affordable Housing Revenue			£2,215,463		
Open Market Housing Revenue			£11,302,500		
Total Value of Scheme			£13,517,963		
RESIDENTIAL BUILDING, MARKETING & S10	06 COSTS				
Duild Contra					
Build Costs			£5,885,965 £882,895		
Fees, Contingencies, Planning Costs etc			1882,895		
Site Works			£75,000		
Sustainable Design & Construction Costs			£117,719		
Building Regs Access Compliance, Solent Mi	tigation etc.		£108,853		
Total Build Costs			£7,070,432		
			0500.004		
Section 106 / CIL Costs			£588,924		
Marketing Costs & Legal Fees			£443,039		
Total s106 & Marketing Costs			£1,031,962		
<u> </u>			,,.		
Finance on Build Costs			£197,496		
TOTAL DEVELOPMENT COSTS			£8,299,890		
	_				
DEVELOPER'S RETURN FOR RISK AND PROFI	<u> </u>				
Open Market Housing Profit			£2,260,500		
Affordable Housing Profit			£132,928		
			1102,920		
Total Operating Profit			£2,393,428		
GROSS RESIDUAL LAND VALUE			£2,824,645		
FINANCE & ACQUISITION COSTS					
Agents Food Logal Food Starts Duty Little	ct oto				
Agents Fees, Legal Fees, Stamp Duty, Intere	SI ELC.		£571,461		
Total Finance & Acquisition Costs			£571,461		
<u></u>			2072,401		
NET RESIDUAL LAND VALUE			£2,253,184		



Residua	al Land Value D	ata Sumn	narv & Results	Net RLV:	£2,167,231
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	50 Mixed 30%	AHVI5@F	125 CII		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	4,389		125 CIL		
Develor ment size (rorachir) dia	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	50	35	15	30%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	70%	0%	30%	0%	0%
SITE SIZE (HA)			0.25		
VALUE / AREA			5		
REVENUE					
Affordable Housing Revenue			£2,215,463		
Open Market Housing Revenue			£11,302,500		
Total Value of Scheme			£13,517,963		
RESIDENTIAL BUILDING, MARKETING & S10	06 COSTS				
Build Costs					
Fees, Contingencies, Planning Costs etc			£5,885,965 £882,895		
rees, contingencies, Planning costs etc			1002,095		
Site Works			£75,000		
Sustainable Design & Construction Costs			£117,719		
Building Regs Access Compliance, Solent Mi	tigation etc.		£108,853		
building hegs neeess compliance, solent wi			1100,000		
Total Build Costs			£7,070,432		
Section 106 / CIL Costs			£698,654		
Marketing Costs & Legal Fees			£443,039		
			2110,000		
Total s106 & Marketing Costs			£1,141,693		
			, , ,		
Finance on Build Costs			£200,171		
TOTAL DEVELOPMENT COSTS			£8,412,296		
DEVELOPER'S RETURN FOR RISK AND PROFI	T				
			62 262 500		
Open Market Housing Profit			£2,260,500		
Affordable Housing Profit			£132,928		
Total Operating Profit			£2,393,428		
			LZ,393,420		
GROSS RESIDUAL LAND VALUE			£2,712,239		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Intere	st etc.		£545,008		
Total Finance & Accuration Costs					
Total Finance & Acquisition Costs			£545,008		
NET RESIDUAL LAND VALUE			£2,167,231		
NET RESIDUAL LAND VALUE			162,107,231		



al Land Value D	ata Sumn	nary & Results	Net RLV:	£4,942,254
		iary & Results		
		C100 CU		
	% AH VL5 @ 1	E100 CIL		
	Private	Affordable	% АН	
% Private	% SR	%AR	% Int 1	% Int 2
70%	0%	15%	0%	0%
		2.18		
		5		
		£22,857,750		
		£27,005,498		
06 COSTS				
		£10.470.397		
		£666,000		
		£209,408		
itigation etc.		£217,692		
		£14,338,153		
		£885,165		
		£1,805,921		
		£16,144,074		
Τ				
		£4.542.750		
		,		
		£4,791,615		
		£6,069,809		
est etc.		£1,127.555		
		±1,127,555		
		£4,942,254		
	Residential 100 Mixed 309 8,411 Total 100 % Private 70%	Residential 100 Mixed 30% AH VL5 @ 8,411 Total Private 100 70 % Private % SR 70% 0% D6 COSTS itigation etc.	100 Mixed 30% AH VL5 @ £100 CIL 8,411 Total Private Affordable 100 70 30 % Private % SR %AR 70% 0% 15% 2.18 5 £4,147,748 £22,857,750 £27,005,498 D6 COSTS £10,470,397 £2,774,656 £666,000 £209,408 £217,692 £14,338,153 £14,338,153 £13,805,921 £16,144,074 T £4,542,750 £248,865 £4,791,615 £6,069,809	Al Land Value Data Summary & Results Residential 100 Mixed 30% AH VL5 @ £100 CLL 8,411 Total Private Affordable % AH 100 70 30 30% % Private % SR % AR % Int 1 70% 0% 15% 0% 2.18 5 £4,147,748 £22,857,750 £27,005,498 D6 COSTS £10,470,397 £2,774,656 £666,000 £209,408 £217,692 £14,338,153 £22,755 £14,338,153 £920,756 £885,165 £1,805,921 £16,144,074 T £4,542,750 £248,865 £4,791,615 £6,069,809 st etc. £1,127,555



Posidua	Lland Value D	ata Sumn	any & Paculta	Net RLV:	£4,802,147
	I Land Value D	ala Summ	iary & Results		
DEVELOPMENT TYPE	Residential		04.05 OV		
DEVELOPMENT DESCRIPTION	100 Mixed 309	% AH VL5 @ :	£125 CIL		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	8,411				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	100	70	30	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	15%	0%	0%
SITE SIZE (HA)			2.18		
VALUE / AREA			5		
REVENUE					
			64 4 47 740		
Affordable Housing Revenue			£4,147,748		
Open Market Housing Revenue			£22,857,750		
Total Value of Scheme			£27,005,498		
RESIDENTIAL BUILDING, MARKETING & S10	6 COSTS				
Build Costs			£10,470,397		
Fees, Contingencies, Planning Costs etc			£2,774,656		
rees, contingencies, Flamming costs etc			12,774,050		
Site Works			£666,000		
Sustainable Design & Construction Costs			£209,408		
Building Regs Access Compliance, Solent Mit	igation etc		£217,692		
Total Build Costs			£14,338,153		
Section 106 / CIL Costs			£1,075,944		
Marketing Costs & Legal Fees			£885,165		
Table 100 8 Marketter Caste			64 064 400		
Total s106 & Marketing Costs			£1,961,109		
TOTAL DEVELOPMENT COSTS			£16,299,262		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£4,542,750		
Affordable Housing Profit			£248,865		
Total Operating Profit			£4,791,615		
GROSS RESIDUAL LAND VALUE			£5,914,621		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Interes	t etc.		£1,112,474		
Total Finance & Acquisition Costs			£1,112,474		
NET RESIDUAL LAND VALUE			£4,802,147		



Residu	al Land Value D	ata Sumn	nary 8. Results	Net RLV:	£18,442,416
			iary & Results		
DEVELOPMENT TYPE	Residential		£100 CU		
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA	350 Mixed 309 29,437	% АП VLS @ 1	E100 CIL		
, , , , , , , , , , , , , , , , , , ,	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	350	245	105	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENORE	70%	0%	4%	0%	0%
SITE SIZE (HA)			8.27		
VALUE / AREA			5		
REVENUE					
			622 424 022		
Affordable Housing Revenue			£33,431,022		
Open Market Housing Revenue			£60,595,500		
Total Value of Scheme			£94,026,522		
<u>iotal value of scheme</u>			191,020,022		
RESIDENTIAL BUILDING, MARKETING & S10	D6 COSTS				
Build Costs			£36,650,319		
Fees, Contingencies, Planning Costs etc			£9,712,335		
rees, contingencies, rianning costs etc			10,712,000		
Site Works, Sustainable Design & Construct	ion Costs		£1,399,006		
Building Regs Access Compliance, Solent Mi			£761,922		
THE R HE COM			640 533 503		
Total Build Costs			£48,523,582		
Section 106 / CIL Costs			£3,197,933		
Marketing Costs & Legal Fees			£3,083,296		
			20,000,200		
Total s106 & Marketing Costs			£6,281,229		
TOTAL DEVELOPMENT COSTS			£54,804,811		
DEVELOPER'S RETURN FOR RISK AND PROFI	<u>T</u>				
Onen Market Housing Drofit					
Open Market Housing Profit Affordable Housing Profit			£15,717,000 £896,611		
Anordable Housing Profit			1890,011		
Total Operating Profit			£16,613,611		
<u> </u>					
GROSS RESIDUAL LAND VALUE			£22,608,100		
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Intere	state		£1 165 601		
Agents rees, Legal rees, Stamp Duty, Intere	SI ELL.		£4,165,684		
Total Finance & Acquisition Costs			£4,165,684		
<u></u>			21,200,004		
NET RESIDUAL LAND VALUE			<u>£18,442,416</u>		



Residua	al Land Value D	ata Sumn	nary & Results	Net RLV:	£17,957,617
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	350 Mixed 309	6 AH VL5 @ :	£100 CIL		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	29,437				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
TOTAL NOWBER OF ONITS	350	245	105	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	4%	0%	0%
SITE SIZE (HA)			8.27		
VALUE / AREA			5		
REVENUE					
Affordable Housing Revenue			£33,431,022		
Open Market Housing Revenue			£60,595,500		
Open Market Housing Nevenue			100,395,500		
Total Value of Scheme			£94,026,522		
RESIDENTIAL BUILDING, MARKETING & S10	D6 COSTS				
Build Costs			£36,650,319		
Fees, Contingencies, Planning Costs etc			£9,712,335		
Site Works, Sustainable Design & Construct	ion Costs		£1,399,006		
Building Regs Access Compliance, Solent Mi			£761,922		
			2701,522		
Total Build Costs			£48,523,582		
Section 106 / CIL Costs			£3,734,917		
Marketing Costs & Legal Fees			£3,083,296		
Total s106 & Marketing Costs			£6,818,213		
TOTAL DEVELOPMENT COSTS			£55,341,795		
			133,341,733		
DEVELOPER'S RETURN FOR RISK AND PROFI	<u>T</u>				
Open Market Housing Profit			£15,717,000		
Affordable Housing Profit			£896,611		
Total Operating Profit			£16,613,611		
GROSS RESIDUAL LAND VALUE			£22,071,116		
FINANCE & ACQUISITION COSTS					
THANKE & ACQUISTION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Intere	st etc.		£4,113,499		
Total Finance & Acquisition Costs			£4,113,499		
NET RESIDUAL LAND VALUE			<u>£17,957,617</u>		