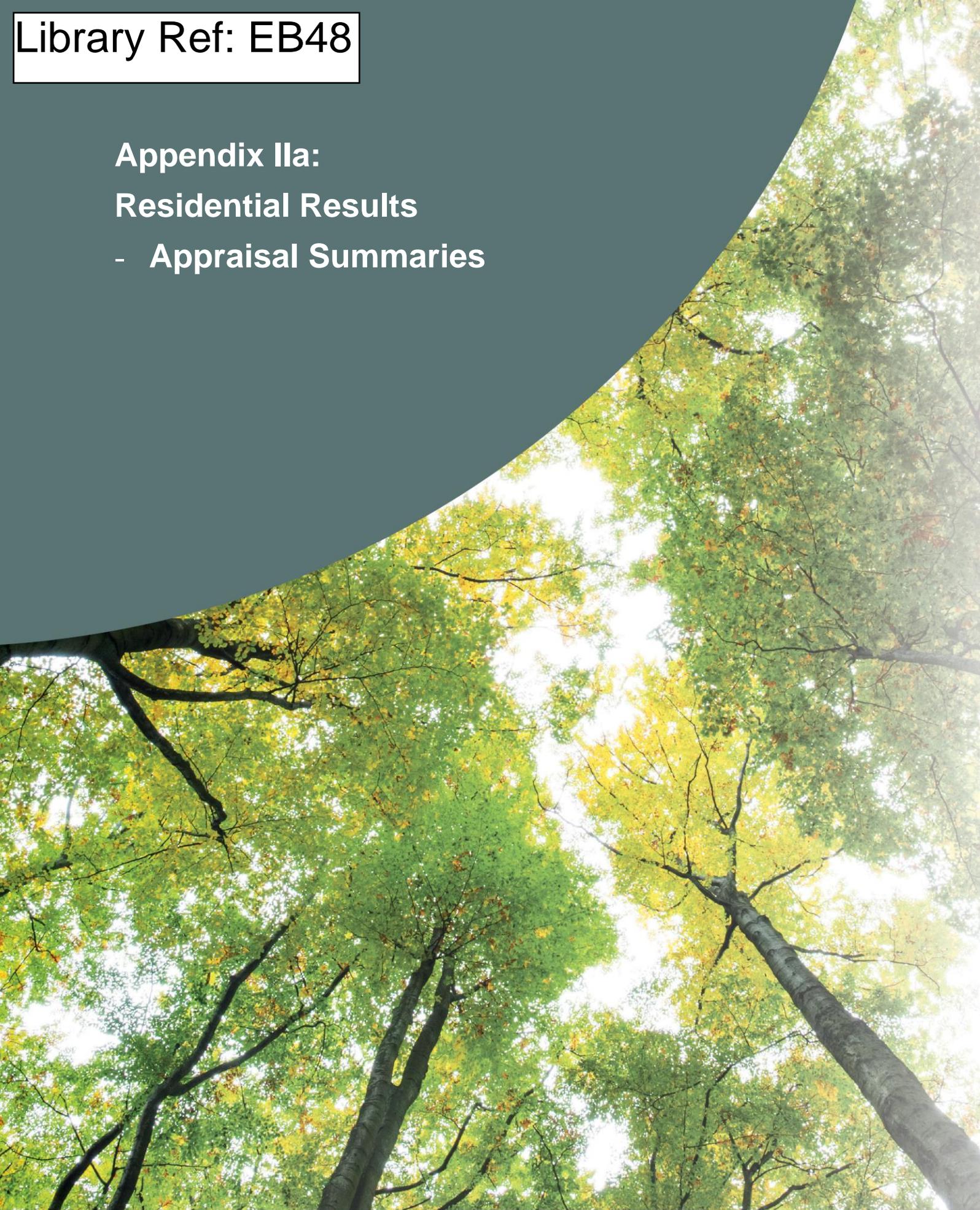


**Library Ref: EB48**

**Appendix IIa:  
Residential Results  
- Appraisal Summaries**



**Net RLV: £376,851**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	10 Houses 30% AH VL5 @ £100 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	888				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	10	7	3	30%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	30%	0%	0%
<b>SITE SIZE (HA)</b>	0.25				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£454,725	
Open Market Housing Revenue				£2,388,750	
<u>Total Value of Scheme</u>				£2,843,475	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
Build Costs				£1,327,354	
Fees, Contingencies, Planning Costs etc				£199,103	
Site Works				£75,000	
Sustainable Design & Construction Costs				£26,547	
Building Regs Access Compliance, Solent Mitigation etc.				£17,981	
<u>Total Build Costs</u>				£1,645,985	
Section 106 / CIL Costs				£118,800	
Marketing Costs & Legal Fees				£92,804	
<u>Total s106 &amp; Marketing Costs</u>				£211,604	
<u>Finance on Build Costs</u>				£45,279	
<u>TOTAL DEVELOPMENT COSTS</u>				£1,902,868	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£477,750	
Affordable Housing Profit				£27,284	
<u>Total Operating Profit</u>				£505,034	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£435,573	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£58,722	
<u>Total Finance &amp; Acquisition Costs</u>				£58,722	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£376,851</u></b>	

**Net RLV: £357,740**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	10 Houses 30% AH VL5 @ £125 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	888				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	10	7	3	30%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	30%	0%	0%
<b>SITE SIZE (HA)</b>	0.25				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£454,725	
Open Market Housing Revenue				£2,388,750	
<u>Total Value of Scheme</u>				£2,843,475	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
Build Costs				£1,327,354	
Fees, Contingencies, Planning Costs etc				£199,103	
Site Works				£75,000	
Sustainable Design & Construction Costs				£26,547	
Building Regs Access Compliance, Solent Mitigation etc.				£17,981	
<u>Total Build Costs</u>				£1,645,985	
Section 106 / CIL Costs				£141,000	
Marketing Costs & Legal Fees				£92,804	
<u>Total s106 &amp; Marketing Costs</u>				£233,804	
<u>Finance on Build Costs</u>				£45,820	
<u>TOTAL DEVELOPMENT COSTS</u>				£1,925,609	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£477,750	
Affordable Housing Profit				£27,284	
<u>Total Operating Profit</u>				£505,034	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£412,832	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees. Legal Fees, Stamp Duty, Interest etc.				£55,092	
<u>Total Finance &amp; Acquisition Costs</u>				£55,092	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£357,740</u></b>	

**Net RLV: £139,672**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	15 Flats 20% AH VL5 @£100 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	1,024				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	15	12	3	20%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20%	0%	0%
<b>SITE SIZE (HA)</b>	0.25				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£299,625	
Open Market Housing Revenue				£2,625,000	
<u>Total Value of Scheme</u>				£2,924,625	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
Build Costs				£1,561,599	
Fees, Contingencies, Planning Costs etc				£234,240	
Site Works				£75,000	
Sustainable Design & Construction Costs				£31,232	
Building Regs Access Compliance, Solent Mitigation etc.				£23,367	
<u>Total Build Costs</u>				£1,925,438	
Section 106 / CIL Costs				£147,353	
Marketing Costs & Legal Fees				£98,989	
<u>Total s106 &amp; Marketing Costs</u>				£246,342	
<u>Finance on Build Costs</u>				£52,937	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,224,716	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£525,000	
Affordable Housing Profit				£17,978	
<u>Total Operating Profit</u>				£542,978	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£156,931	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£17,259	
<u>Total Finance &amp; Acquisition Costs</u>				£17,259	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£139,672</u></b>	

**Net RLV: £116,794**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	15 Flats 20% AH VL5 @ £125 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	1,024				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	15	12	3	20%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20%	0%	0%
<b>SITE SIZE (HA)</b>	0.25				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£299,625	
Open Market Housing Revenue				£2,625,000	
<u>Total Value of Scheme</u>				£2,924,625	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
Build Costs				£1,561,599	
Fees, Contingencies, Planning Costs etc				£234,240	
Site Works				£75,000	
Sustainable Design & Construction Costs				£31,232	
Building Regs Access Compliance, Solent Mitigation etc.				£23,367	
<u>Total Build Costs</u>				£1,925,438	
Section 106 / CIL Costs				£172,941	
Marketing Costs & Legal Fees				£98,989	
<u>Total s106 &amp; Marketing Costs</u>				£271,930	
<u>Finance on Build Costs</u>				£53,561	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,250,928	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£525,000	
Affordable Housing Profit				£17,978	
<u>Total Operating Profit</u>				£542,978	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£130,719	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£13,925	
<u>Total Finance &amp; Acquisition Costs</u>				£13,925	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£116,794</u></b>	

**Net RLV: £907,589**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	15 Houses 30% AH VL5 @ £100 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	1,369				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	15	11	4	27%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	73%	0%	27%	0%	0%
<b>SITE SIZE (HA)</b>	0.25				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£630,975	
Open Market Housing Revenue				£3,843,750	
<u>Total Value of Scheme</u>				£4,474,725	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
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 Mitigation etc.				£26,972	
<u>Total Build Costs</u>				£2,202,160	
Section 106 / CIL Costs				£181,900	
Marketing Costs & Legal Fees				£145,492	
<u>Total s106 &amp; Marketing Costs</u>				£327,392	
<u>Finance on Build Costs</u>				£61,658	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,591,209	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£768,750	
Affordable Housing Profit				£37,859	
<u>Total Operating Profit</u>				£806,609	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£1,076,907	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£169,318	
<u>Total Finance &amp; Acquisition Costs</u>				£169,318	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£907,589</u></b>	

**Net RLV: £880,022**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	15 Houses 30% AH VL5 @ £125 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	1,369				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	15	11	4	27%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	73%	0%	27%	0%	0%
<b>SITE SIZE (HA)</b>	0.25				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£630,975	
Open Market Housing Revenue				£3,843,750	
<u>Total Value of Scheme</u>				£4,474,725	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
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 Mitigation etc.				£26,972	
<u>Total Build Costs</u>				£2,202,160	
Section 106 / CIL Costs				£216,125	
Marketing Costs & Legal Fees				£145,492	
<u>Total s106 &amp; Marketing Costs</u>				£361,617	
<u>Finance on Build Costs</u>				£62,492	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,626,269	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£768,750	
Affordable Housing Profit				£37,859	
<u>Total Operating Profit</u>				£806,609	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£1,041,848	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£161,826	
<u>Total Finance &amp; Acquisition Costs</u>				£161,826	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£880,022</u></b>	

**Net RLV: £286,129**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	25 Flats 20% AH VL5 @ £100 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	1,800				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	25	20	5	20%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20%	0%	0%
<b>SITE SIZE (HA)</b>	0.25				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£546,375	
Open Market Housing Revenue				£4,575,000	
<u>Total Value of Scheme</u>				£5,121,375	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
Build Costs				£2,746,260	
Fees, Contingencies, Planning Costs etc				£411,939	
Site Works				£75,000	
Sustainable Design & Construction Costs				£54,925	
Building Regs Access Compliance, Solent Mitigation etc.				£38,945	
<u>Total Build Costs</u>				£3,327,069	
Section 106 / CIL Costs				£255,000	
Marketing Costs & Legal Fees				£172,391	
<u>Total s106 &amp; Marketing Costs</u>				£427,391	
<u>Finance on Build Costs</u>				£91,515	
<u>TOTAL DEVELOPMENT COSTS</u>				£3,845,975	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£915,000	
Affordable Housing Profit				£32,783	
<u>Total Operating Profit</u>				£947,783	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£327,617	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£41,488	
<u>Total Finance &amp; Acquisition Costs</u>				£41,488	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£286,129</u></b>	

**Net RLV: £247,391**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	25 Flats 20% AH VL5 @ £125 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	1,800				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	25	20	5	20%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20%	0%	0%
<b>SITE SIZE (HA)</b>	0.25				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£546,375	
Open Market Housing Revenue				£4,575,000	
<u>Total Value of Scheme</u>				£5,121,375	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
Build Costs				£2,746,260	
Fees, Contingencies, Planning Costs etc				£411,939	
Site Works				£75,000	
Sustainable Design & Construction Costs				£54,925	
Building Regs Access Compliance, Solent Mitigation etc.				£38,945	
<u>Total Build Costs</u>				£3,327,069	
Section 106 / CIL Costs				£300,000	
Marketing Costs & Legal Fees				£172,391	
<u>Total s106 &amp; Marketing Costs</u>				£472,391	
<u>Finance on Build Costs</u>				£92,612	
<u>TOTAL DEVELOPMENT COSTS</u>				£3,892,072	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£915,000	
Affordable Housing Profit				£32,783	
<u>Total Operating Profit</u>				£947,783	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£281,520	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£34,129	
<u>Total Finance &amp; Acquisition Costs</u>				£34,129	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£247,391</u></b>	

**Net RLV: £836,051**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	30 Flats Sheltered 20% AH VL7 @ £100 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	1,810				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	30	24	6	20%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	50%	0%	0%
<b>SITE SIZE (HA)</b>	0.20				
<b>VALUE / AREA</b>	7				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£699,300	
Open Market Housing Revenue				£6,624,000	
<u>Total Value of Scheme</u>				£7,323,300	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
Build Costs				£3,239,989	
Fees, Contingencies, Planning Costs, Voids etc				£918,597	
Site Works				£72,000	
Sustainable Design & Construction Costs				£79,800	
Building Regs Access Compliance, Solent Mitigation etc.				£41,160	
<u>Total Build Costs</u>				£4,351,546	
Section 106 / CIL Costs				£250,000	
Marketing Costs & Legal Fees				£242,199	
<u>Total s106 &amp; Marketing Costs</u>				£492,199	
<u>TOTAL DEVELOPMENT COSTS</u>				£4,843,745	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£1,296,000	
Affordable Housing Profit				£41,958	
<u>Total Operating Profit</u>				£1,337,958	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£1,141,597	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£305,546	
<u>Total Finance &amp; Acquisition Costs</u>				£305,546	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£836,051</u></b>	

**Net RLV: £799,938**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	30 Flats Sheltered 20% AH VL7 @ £125 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	1,810				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	30	24	6	20%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	50%	0%	0%
<b>SITE SIZE (HA)</b>	0.20				
<b>VALUE / AREA</b>	7				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£699,300	
Open Market Housing Revenue				£6,624,000	
<u>Total Value of Scheme</u>				£7,323,300	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
Build Costs				£3,239,989	
Fees, Contingencies, Planning Costs, Voids etc				£918,597	
Site Works				£72,000	
Sustainable Design & Construction Costs				£79,800	
Building Regs Access Compliance, Solent Mitigation etc.				£41,160	
<u>Total Build Costs</u>				£4,351,546	
Section 106 / CIL Costs				£290,000	
Marketing Costs & Legal Fees				£242,199	
<u>Total s106 &amp; Marketing Costs</u>				£532,199	
<u>TOTAL DEVELOPMENT COSTS</u>				£4,883,745	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£1,296,000	
Affordable Housing Profit				£41,958	
<u>Total Operating Profit</u>				£1,337,958	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£1,101,597	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£301,659	
<u>Total Finance &amp; Acquisition Costs</u>				£301,659	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£799,938</u></b>	

**Net RLV: £660,362**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	50 Flats 20% AH VL5 @ £100 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	3,600				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	50	40	10	20%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20%	0%	0%
<b>SITE SIZE (HA)</b>	0.25				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£1,092,750	
Open Market Housing Revenue				£9,150,000	
<u>Total Value of Scheme</u>				£10,242,750	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
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 Mitigation etc.				£93,581	
<u>Total Build Costs</u>				£6,539,231	
Section 106 / CIL Costs				£510,000	
Marketing Costs & Legal Fees				£344,783	
<u>Total s106 &amp; Marketing Costs</u>				£854,783	
<u>Finance on Build Costs</u>				£180,229	
<u>TOTAL DEVELOPMENT COSTS</u>				£7,574,243	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£1,830,000	
Affordable Housing Profit				£65,565	
<u>Total Operating Profit</u>				£1,895,565	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£772,942	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£112,580	
<u>Total Finance &amp; Acquisition Costs</u>				£112,580	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£660,362</u></b>	

**Net RLV: £582,886**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	50 Flats 20% AH VL5 @ £125 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	3,600				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	50	40	10	20%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20%	0%	0%
<b>SITE SIZE (HA)</b>	0.25				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£1,092,750	
Open Market Housing Revenue				£9,150,000	
<u>Total Value of Scheme</u>				£10,242,750	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
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 Mitigation etc.				£93,581	
<u>Total Build Costs</u>				£6,539,231	
Section 106 / CIL Costs				£600,000	
Marketing Costs & Legal Fees				£344,783	
<u>Total s106 &amp; Marketing Costs</u>				£944,783	
<u>Finance on Build Costs</u>				£182,423	
<u>TOTAL DEVELOPMENT COSTS</u>				£7,666,436	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£1,830,000	
Affordable Housing Profit				£65,565	
<u>Total Operating Profit</u>				£1,895,565	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£680,749	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£97,863	
<u>Total Finance &amp; Acquisition Costs</u>				£97,863	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£582,886</u></b>	

**Net RLV: £2,253,184**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential					
<b>DEVELOPMENT DESCRIPTION</b>	50 Mixed 30% AH VL5 @ £100 CIL					
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	4,389					
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH		
	50	35	15	30%		
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2	
	70%	0%	30%	0%	0%	
<b>SITE SIZE (HA)</b>				0.25		
<b>VALUE / AREA</b>				5		
<b><u>REVENUE</u></b>						
Affordable Housing Revenue				£2,215,463		
Open Market Housing Revenue				£11,302,500		
<u>Total Value of Scheme</u>				£13,517,963		
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>						
Build Costs				£5,885,965		
Fees, Contingencies, Planning Costs etc				£882,895		
Site Works				£75,000		
Sustainable Design & Construction Costs				£117,719		
Building Regs Access Compliance, Solent Mitigation etc.				£108,853		
<u>Total Build Costs</u>				£7,070,432		
Section 106 / CIL Costs				£588,924		
Marketing Costs & Legal Fees				£443,039		
<u>Total s106 &amp; Marketing Costs</u>				£1,031,962		
<u>Finance on Build Costs</u>				£197,496		
<u>TOTAL DEVELOPMENT COSTS</u>				£8,299,890		
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>						
Open Market Housing Profit				£2,260,500		
Affordable Housing Profit				£132,928		
<u>Total Operating Profit</u>				£2,393,428		
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£2,824,645		
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>						
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£571,461		
<u>Total Finance &amp; Acquisition Costs</u>				£571,461		
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£2,253,184</u></b>		

**Net RLV: £2,167,231**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential					
<b>DEVELOPMENT DESCRIPTION</b>	50 Mixed 30% AH VL5 @ £125 CIL					
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	4,389					
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH		
	50	35	15	30%		
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2	
	70%	0%	30%	0%	0%	
<b>SITE SIZE (HA)</b>				0.25		
<b>VALUE / AREA</b>				5		
<b><u>REVENUE</u></b>						
Affordable Housing Revenue				£2,215,463		
Open Market Housing Revenue				£11,302,500		
<u>Total Value of Scheme</u>				£13,517,963		
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>						
Build Costs				£5,885,965		
Fees, Contingencies, Planning Costs etc				£882,895		
Site Works				£75,000		
Sustainable Design & Construction Costs				£117,719		
Building Regs Access Compliance, Solent Mitigation etc.				£108,853		
<u>Total Build Costs</u>				£7,070,432		
Section 106 / CIL Costs				£698,654		
Marketing Costs & Legal Fees				£443,039		
<u>Total s106 &amp; Marketing Costs</u>				£1,141,693		
<u>Finance on Build Costs</u>				£200,171		
<b><u>TOTAL DEVELOPMENT COSTS</u></b>				£8,412,296		
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>						
Open Market Housing Profit				£2,260,500		
Affordable Housing Profit				£132,928		
<u>Total Operating Profit</u>				£2,393,428		
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£2,712,239		
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>						
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£545,008		
<u>Total Finance &amp; Acquisition Costs</u>				£545,008		
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£2,167,231</u></b>		

**Net RLV: £4,942,254**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	100 Mixed 30% AH VL5 @ £100 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	8,411				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	100	70	30	30%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	15%	0%	0%
<b>SITE SIZE (HA)</b>	2.18				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£4,147,748	
Open Market Housing Revenue				£22,857,750	
<u>Total Value of Scheme</u>				£27,005,498	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
Build Costs				£10,470,397	
Fees, Contingencies, Planning Costs etc				£2,774,656	
Site Works				£666,000	
Sustainable Design & Construction Costs				£209,408	
Building Regs Access Compliance, Solent Mitigation etc.				£217,692	
<u>Total Build Costs</u>				£14,338,153	
Section 106 / CIL Costs				£920,756	
Marketing Costs & Legal Fees				£885,165	
<u>Total s106 &amp; Marketing Costs</u>				£1,805,921	
<u>TOTAL DEVELOPMENT COSTS</u>				£16,144,074	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£4,542,750	
Affordable Housing Profit				£248,865	
<u>Total Operating Profit</u>				£4,791,615	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£6,069,809	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£1,127,555	
<u>Total Finance &amp; Acquisition Costs</u>				£1,127,555	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£4,942,254</u></b>	

**Net RLV: £4,802,147**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	100 Mixed 30% AH VL5 @ £125 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	8,411				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	100	70	30	30%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	15%	0%	0%
<b>SITE SIZE (HA)</b>	2.18				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£4,147,748	
Open Market Housing Revenue				£22,857,750	
<u>Total Value of Scheme</u>				£27,005,498	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
Build Costs				£10,470,397	
Fees, Contingencies, Planning Costs etc				£2,774,656	
Site Works				£666,000	
Sustainable Design & Construction Costs				£209,408	
Building Regs Access Compliance, Solent Mitigation etc.				£217,692	
<u>Total Build Costs</u>				£14,338,153	
Section 106 / CIL Costs				£1,075,944	
Marketing Costs & Legal Fees				£885,165	
<u>Total s106 &amp; Marketing Costs</u>				£1,961,109	
<u>TOTAL DEVELOPMENT COSTS</u>				£16,299,262	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£4,542,750	
Affordable Housing Profit				£248,865	
<u>Total Operating Profit</u>				£4,791,615	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£5,914,621	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£1,112,474	
<u>Total Finance &amp; Acquisition Costs</u>				£1,112,474	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£4,802,147</u></b>	

**Net RLV: £18,442,416**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	350 Mixed 30% AH VL5 @ £100 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	29,437				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	350	245	105	30%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	4%	0%	0%
<b>SITE SIZE (HA)</b>	8.27				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£33,431,022	
Open Market Housing Revenue				£60,595,500	
<u>Total Value of Scheme</u>				£94,026,522	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
Build Costs				£36,650,319	
Fees, Contingencies, Planning Costs etc				£9,712,335	
Site Works, Sustainable Design & Construction Costs				£1,399,006	
Building Regs Access Compliance, Solent Mitigation etc.				£761,922	
<u>Total Build Costs</u>				£48,523,582	
Section 106 / CIL Costs				£3,197,933	
Marketing Costs & Legal Fees				£3,083,296	
<u>Total s106 &amp; Marketing Costs</u>				£6,281,229	
<u>TOTAL DEVELOPMENT COSTS</u>				£54,804,811	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£15,717,000	
Affordable Housing Profit				£896,611	
<u>Total Operating Profit</u>				£16,613,611	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£22,608,100	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£4,165,684	
<u>Total Finance &amp; Acquisition Costs</u>				£4,165,684	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£18,442,416</u></b>	

**Net RLV: £17,957,617**
**Residual Land Value Data Summary & Results**

<b>DEVELOPMENT TYPE</b>	Residential				
<b>DEVELOPMENT DESCRIPTION</b>	350 Mixed 30% AH VL5 @ £100 CIL				
<b>DEVELOPMENT SIZE (TOTAL m<sup>2</sup>) - GIA</b>	29,437				
<b>TOTAL NUMBER OF UNITS</b>	Total	Private	Affordable	% AH	
	350	245	105	30%	
<b>PERCENTAGE BY TENURE</b>	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	4%	0%	0%
<b>SITE SIZE (HA)</b>	8.27				
<b>VALUE / AREA</b>	5				
<b><u>REVENUE</u></b>					
Affordable Housing Revenue				£33,431,022	
Open Market Housing Revenue				£60,595,500	
<u>Total Value of Scheme</u>				£94,026,522	
<b><u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u></b>					
Build Costs				£36,650,319	
Fees, Contingencies, Planning Costs etc				£9,712,335	
Site Works, Sustainable Design & Construction Costs				£1,399,006	
Building Regs Access Compliance, Solent Mitigation etc.				£761,922	
<u>Total Build Costs</u>				£48,523,582	
Section 106 / CIL Costs				£3,734,917	
Marketing Costs & Legal Fees				£3,083,296	
<u>Total s106 &amp; Marketing Costs</u>				£6,818,213	
<u>TOTAL DEVELOPMENT COSTS</u>				£55,341,795	
<b><u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u></b>					
Open Market Housing Profit				£15,717,000	
Affordable Housing Profit				£896,611	
<u>Total Operating Profit</u>				£16,613,611	
<b><u>GROSS RESIDUAL LAND VALUE</u></b>				£22,071,116	
<b><u>FINANCE &amp; ACQUISITION COSTS</u></b>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£4,113,499	
<u>Total Finance &amp; Acquisition Costs</u>				£4,113,499	
<b><u>NET RESIDUAL LAND VALUE</u></b>				<b><u>£17,957,617</u></b>	