South Lakeland District Council

CIL Viability Study

Update

July 2014



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1. Introduction

- 1.1 In late 2012, HDH Planning & Development Ltd (HDH) was commissioned by South Lakeland District Council (SLDC) to prepare the South Lakeland Land Allocations DPD Viability Study. Following examination and subsequent adoption of the Land Allocations DPD, we then prepared the South Lakeland CIL Viability Study as an annex to the South Lakeland Land Allocations DPD Viability Study. This was published in January 2014.
- 1.2 SLDC published a Preliminary Draft Charging Schedule (PDCS) for consultation on 6th March 2014. This proposed the following rates of CIL:

Table 1.1 SLDC Proposed Residential rates of CIL												
Development Type	Maximum Rate of CIL											
Residential excluding Kendal and Ulverston Canal Head regeneration areas	£60/m²											
Large Strategic Housing Sites	As for residential – unless alternative case made by relevant site promoters											
Sheltered/Retirement Housing	£150/m ²											
Extra Care Housing	£150/m ²											
Kendal and Ulverston Canal Head regeneration areas – all development types.	£0/m²											
Supermarkets and retail warehouses	£150/m ²											
Hotels	£150/m ²											

Source: SLDC PDCS April 2014

- 1.3 This paper has been produced to address further points raised either by consultees and stakeholders or by the Council. In addition, since the completion of the Viability Study, further amendments have been made to the CIL Regulations and Guidance (February 2014 and June 2014) and the Government as finalised the National Planning Practice Guidance (NPPG) (March 2014). The consequences of these changes have also been considered.
- 1.4 Since the completion of the consultation we have met with the Council's officers and elected members, and representatives of the development industry to discuss the principal points raised.
- 1.5 This paper will not repeat the methodology and assumptions used in the South Lakeland Land Allocations DPD Viability Study (April 2013) and the South Lakeland CIL Viability Study Viability Study (January 2014) and should be read as an update to that earlier work.
- 1.6 The following main topics have been addressed:
 - a) The NPPG and amendments to the CIL Regulations and Guidance
 - b) Passage of time and increases in costs and changes in value

- c) Older People's Housing
- d) Retail rates for smaller/discount supermarkets
- e) Rates for hotels
- f) Agricultural Workers' Housing
- g) Instalments policy.
- 1.7 As a result of this update we have revised the recommended CIL rates as set out in Chapter 10.

2. The NPPG and amendments to the CIL Regulations

2.1 On the 24th of February 2014 further amendments to the CIL Regulations came into effect and on 6th March 2014 the Government published National Planning Practice Guidance (NPPG) in the form of a website¹. In addition the CIL Guidance was updated in February 2014 before being further changed and assimilated into the NPPG on 12th June 2014. In this chapter, we have considered whether work carried out as part of the Viability Studies is consistent with these changes.

NPPG

2.2 The NPPF introduced a requirement to assess the viability of the delivery of the Local Plan and the impact on development of policies contained within it. The NPPF includes the following paragraphs:

173. Pursuing sustainable development requires careful attention to viability and costs in planmaking and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

174. Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.

2.3 This requirement remains unchanged. The test remains whether the *cumulative impacts* of the Council's policies, including CIL, would put the plan at *serious risk*. Viability is a recurring theme through the NPPG and it includes specific sections on viability in both the plan-making and the development management processes. The NPPF says that plans should be deliverable and that the scale of development identified in the Plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. The NPPG says:

¹ http://planningguidance.planningportal.gov.uk/

Understanding Local Plan viability is critical to the overall assessment of deliverability. Local Plans should present visions for an area in the context of an understanding of local economic conditions and market realities. This should not undermine ambition for high quality design and wider social and environmental benefit but such ambition should be tested against the realistic likelihood of delivery.

.... viability can be important where planning obligations or other costs are being introduced. In these cases decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible.

NPPG ID: 10-001-20140306

- 2.4 These requirements are not new and are simply stating best practice and are wholly consistent with the approach taken through the preparation of the Plan. An example is the inclusion of viability testing in relation to the affordable housing policy.
- 2.5 In the section on considering land availability, the NPPG says:

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the development over a certain period.

NPPG ID: 3-021-20140306

2.6 The NPPG does not prescribe a single approach for assessing viability. The NPPF and the NPPG both set out the policy principles relating to viability assessments.

There is no standard answer to questions of viability, nor is there a single approach for assessing viability. The National Planning Policy Framework, informed by this Guidance, sets out the policy principles relating to viability assessment. A range of sector led guidance on viability methodologies in plan making and decision taking is widely available.

NPPG 10-002-20140306.

- 2.7 The Viability Study was carried out under the Harman Guidance and in accordance with the RICS Guidance, it also drew on the Planning Advisory Service (PAS) resources and was informed by appeal decisions and CIL Examiners' reports.
- 2.8 The NPPG does not require every site to be tested:

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable; site typologies may be used to determine viability at policy level. Assessment of samples of sites may be helpful to support evidence and more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.

NPPG ID: 10-006-20140306

2.9 This supports the approach that was taken in the Viability Study where the analysis is based on a set of typologies that represented the expected development to come forward over the plan-period. These typologies were agreed through the consultation process and the methodology is fully consistent with the NPPG. In addition, a number of key sites within the Plan have been assessed.



2.10 During the consultation process, the Viability Thresholds were a controversial matter and it is clear that different landowners will take different approaches depending on their personal and corporate priorities. The assessment was based on an informed assumption being made about the 'uplift', being the margin above the 'existing use value' which would be sufficient to incentivise the landowner sell. Both the RICS Guidance and the NPPG make it clear that, when considering land value, that this must be done in the context of current and emerging policies (including CIL):

Site Value definition Site Value either as an input into a scheme specific appraisal or as a benchmark is defined in the guidance note as follows: 'Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan.' Box 7, Page 12, RICS Guidance

In all cases, estimated land or site value should: ...reflect emerging policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge.

NPPG ID 10-014-20140306

- 2.11 This supports the approach taken in the Viability Study.
- 2.12 The NPPG stresses the importance of working from evidence and in collaboration with the development industry:

Evidence based judgement: assessing viability requires judgements which are informed by the relevant available facts. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market.

Understanding past performance, such as in relation to build rates and the scale of historic planning obligations can be a useful start. Direct engagement with the development sector may be helpful in accessing evidence.

Collaboration: a collaborative approach involving the local planning authority, business community, developers, landowners and other interested parties will improve understanding of deliverability and viability. Transparency of evidence is encouraged wherever possible. Where communities are preparing a neighbourhood plan (or Neighbourhood Development Order), local planning authorities are encouraged to share evidence to ensure that local viability assumptions are clearly understood.

NPPG ID: 10-004-20140306

- 2.13 Considerable emphasis has been put on consultation and collaboration and whilst not all aspects of the viability were agreed (there was a degree of inconsistency amongst the consultees as well as between the Council and consultees) much common ground was established.
- 2.14 The meaning of *competitive returns* is discussed in the Viability Study and is at the core of a viability assessment. The RICS Guidance includes the following definition:

Competitive returns - A term used in paragraph 173 of the NPPF and applied to 'a willing land owner and willing developer to enable development to be deliverable'. A 'Competitive Return' in the context of land and/or premises equates to the Site Value as defined by this guidance, i.e. the Market Value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan. A 'Competitive Return' in the context of a developer bringing forward development should be in



accordance with a 'market risk adjusted return' to the developer, as defined in this guidance, in viably delivering a project.

2.15 The NPPG now adds to this saying:

Competitive return to developers and land owners

The National Planning Policy Framework states that viability should consider "competitive returns to a willing landowner and willing developer to enable the development to be deliverable." This return will vary significantly between projects to reflect the size and risk profile of the development and the risks to the project. A rigid approach to assumed profit levels should be avoided and comparable schemes or data sources reflected wherever possible.

A competitive return for the land owner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy.

NPPG ID: 10-015-20140306.

2.16 This supports the 'existing use value plus' approach adopted.

Community Infrastructure Levy (CIL) Regulations

2.17 A further amendment to the CIL Regulations came into effect on 24th February 2014. These make some important changes across the whole CIL regime. For the purpose of this work the most important change is to CIL Regulation 14 which has been altered as follows:

Setting rates

14.—(1) In setting rates (including differential rates) in a charging schedule, a charging authority must aim to strike what appears to the charging authority to be an appropriate balance between—

(a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and

(b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

(2) In setting rates

- 2.18 The precise meaning of these changes has not yet been, explicitly confirmed through the examination and legal process, however we believe that this reduces some of the latitude that a council had in the approach taken to setting CIL. In the case of SLDC the impact is minimal as the Council has already taken a cautious approach through the Viability Study in terms of the assumptions taken.
- 2.19 In March 2010 CLG published *Community Infrastructure Levy Guidance, Charge setting and charging schedule procedures* to support the CIL Regulations. These were replaced by *Community Infrastructure Levy, Guidance* (December 2012 and April 2013). These were replaced by *Community Infrastructure Levy, Guidance* (February 2014) before being assimilated into the NPPG (and further changed) in June 2014. On preparing the evidence base on economic viability the CIL Guidance now says:



A charging authority must use 'appropriate available evidence' (as defined in the Planning Act 2008 section 211(7A)) to inform their draft charging schedule. The Government recognises that the available data is unlikely to be fully comprehensive. Charging authorities need to demonstrate that their proposed levy rate or rates are informed by 'appropriate available' evidence and consistent with that evidence across their area as a whole.

A charging authority should draw on existing data wherever it is available. They may consider a range of data, including values of land in both existing and planned uses, and property prices – for example, house price indices and rateable values for commercial property. They may also want to build on work undertaken to inform their assessments of land availability.

In addition, a charging authority should directly sample an appropriate range of types of sites across its area, in order to supplement existing data. This will require support from local developers. The exercise should focus on strategic sites on which the relevant Plan (the Local Plan in England, Local Development Plan in Wales, and the London Plan in London) relies, and those sites where the impact of the levy on economic viability is likely to be most significant (such as brownfield sites).

The sampling should reflect a selection of the different types of sites included in the relevant Plan, and should be consistent with viability assessment undertaken as part of plan-making.

NPPG ID: 25-019-20140612

2.20 The test that will be applied to the proposed rates of CIL are set out in the CIL Guidance, putting greater emphasis on demonstrating how CIL will be used to deliver the infrastructure required to support the Plan.

The levy is expected to have a positive economic effect on development across a local plan area. When deciding the levy rates, an appropriate balance must be struck between additional investment to support development and the potential effect on the viability of developments.

This balance is at the centre of the charge-setting process. In meeting the regulatory requirements (see Regulation 14(1)), charging authorities should be able to show and explain how their proposed levy rate (or rates) will contribute towards the implementation of their relevant plan and support development across their area.

As set out in the National Planning Policy Framework in England (paragraphs 173 – 177), the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. The same principle applies in Wales.

NPPG ID: 25-009-20140612

- 2.21 When setting CIL it will be necessary for the Council to clearly demonstrate how CIL will fund infrastructure that will enable development to be delivered.
- 2.22 The test is whether the sites and the scale of development identified in the Plan are subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened by CIL. This is somewhat more cautious than the approach set out in earlier guidance. In the March 2010 CIL Guidance, the test was whether the Plan was put at 'serious *risk*', and in the April 2013 CIL Guidance, the test was whether CIL 'threatened the *development plan as a whole*'.
- 2.23 From the outset, the approach taken by SLDC has been cautious and recognises the challenges of development in some parts of the District. This approach is consistent with the February 2014 CIL Guidance. It is relevant to note that CIL may make some sites unviable, just as some schemes are unviable anyway due to factors such as site clearance and decontamination, however the Council is setting CIL and its other policy requirements (such



as affordable housing) at a level as to ensure the Plan is deliverable and the broad range of priorities and needs (including paying for infrastructure and delivering the quantum and mix of housing identified in the SHMA) are met.

Payments in Kind

- 2.24 Under changes to CIL Regulation 73 a local authority (at its discretion) can accept CIL 'in kind'. The changes to this Regulation have extended this provision from the payment of CIL through the transfer of land, to the payment through the transfer of infrastructure as well as land.
- 2.25 These changes give the increased flexibility to both the Charging Authority and the developer allowing CIL to be 'paid' through the provision of infrastructure. This may be on site or nearby although it is important to know that the 'rules' is respect of this are relatively restricting.

3. Increases in costs, changes in value, and adjustments to the modelling

3.1 The Land Allocations DPD Viability Study was carried out early in 2013 and was based on costs and values gathered at the end of 2012 and in the first few months of 2013. Since then the property market has moved on with increased confidence, but costs have also increased. In this chapter we have considered whether or not it is necessary to update these main assumptions. It is important to note that we have not revisited every assumption. Following the independent examination into the soundness of the Land Allocations DPD the Inspector's report, dated 14th November 2013², concluded as follows:

This report concludes that the South Lakeland Local Plan: Land Allocations Development Plan Document provides an appropriate basis for the planning of the District over the next 12 years providing a number of modifications are made to the Plan...

3.2 And goes on to conclude:

Overall, I consider the [Viability] Study to be adequately robust in terms of the evidence sources and methodology used. The judgements made appear reasonable and a reassuringly cautious approach has generally been taken.

3.3 It is therefore appropriate to carry the methodology and main assumptions forward from the plan-making process into the CIL process although due to the passage of time it is appropriate to update the study.

Residential Values

3.4 In the Viability Study we stressed the uncertainty in the market including Figure 4.1 which showed average house prices from January 2006. There has been considerable coverage in the national press about an increase. The BBC News reported on the 20th May:

UK house prices rose by 8% in the year to the end of March, official figures show, as the prime minister says he will consider changes to Help to Buy.

The annual increase slowed compared with a 9.2% year-on-year price rise to the end of February.

However, the latest official data from the Office for National Statistics (ONS) showed that the annual property price increase in London stood at 17%.

Excluding London and the South East of England, prices were up by 4.7%.

3.5 Since the data for the Viability Study was gathered prices in South Lakeland have increased (although it is important to note that the South Lakeland figures include those, generally higher

² http://www.southlakeland.gov.uk/EasySiteWeb/GatewayLink.aspx?alld=39171

value, parts of the Lake District National Park that are subject to the National Park Authority's planning policies rather than SLDC's).

- 3.6 The Land Registry shows that since January 2013 to March 2014 average Cumbrian house prices have risen 0.7% from £120,286 to £121,104. Over the year to January 2014 the number of house sales per month has risen 34% from 409 per month to 550 per month. This data includes the low value areas of west Cumbria so is only of limited relevance to SLDC.
- 3.7 Zoopla.com estimates the following price changes over the last 12 months:

Table 3.1 Average prices by main settlement												
Average Price Percentage Cha												
Kendal	£230,711	7.78%										
Ulverston	£208,608	7.83%										
Kirkby Lonsdale	£260,029	5.46%										
Grange Over Sands	£256,158	8.15%										
Arnside	£270,228	5.47%										
Milnthorpe £264,611 4.99												
Kirkby in Furness	£210,952	5.55%										

Source: Zoopla.com (May 2014)

3.8 Discussions with agents and developers revealed a general consensus that the market has improved over the last year or so. In this update we have assumed a 5% increase in prices, being at the lower end of the range.

Non-residential Values

- 3.9 We have reviewed the non-residential values used in the report. There is a notable increase in confidence and activity in the area however this has not yet fed through into increased rents or capital values.
- 3.10 Following representations from stakeholders we have considered additional retail modelling in Chapter 6 below and hotels further in Chapter 7 below.

Development Costs

Construction Costs

3.11 In the appraisals, much of the development costing is built up from the BCIS average build costs. These are based on tenders in the area so represent the 'normal' types of construction in terms of design and finish that prevail in South Lakeland (including the use of stone and slate where this prevails).



- 3.12 In the Viability Study the December 2012 BCIS costs were used. In this update we have used the May 2014 BCIS Costs. For residential housing these have increased by about 13%. In part this increase is due to straight forward inflation, but it is also due to the increased Building Regulation and environmental standards that have now been reflected in the costs.
- 3.13 In the previous work the BCIS costs were increased by 6% to reflect increased environmental standards. From April 2008, the Code for Sustainable Homes (CfSH) Level 3 has been a requirement for all homes commissioned by housing associations but would not necessarily be the case for affordable homes built by developers for disposal to a housing association, unless grant was made available from the Homes and Communities Agency.
- 3.14 The Department for Communities and Local Government (CLG) published a review of the costs of building to the CfSH in August 2011. This provides useful guidance as to the costs of the implementation of the various environmental standards. Bearing in mind the move towards higher standards with the amendments to Building Regulations, we initially assumed a minimum standard of full CfSH Level 4 drawing on the costs information from *Cost of building to the Code for Sustainable Homes, Updated cost review. CLG (Aug 2011).*
- 3.15 In the initial version of the Viability Study the BCIS cost assumptions were increased by 6% to reflect the full cost CfSH Level 4 and by £11/m² to build to Lifetime Homes standards.
- 3.16 Since the process of viability testing started 18 months ago the national policies in relation to climate change and overall national minimum building standards have been clarified and not all the requirements of CfSH Level 4 will become mandatory (and are not a requirement of the Core Strategy).
- 3.17 Based on the best currently available information³, the costs of building to the now clarified, enhanced building standards is estimated to be between 1% and 2% of the BCIS costs. The BCIS plus 6% assumption therefore overstates the costs in this regard.
- 3.18 In this update we have adjusted the appraisal inputs:
 - a. The BCIS cost for residential development have been increased using the current (May 2014) costs. These are about 13% higher.
 - b. Increased BCIS by 1.5% to reflect the increase in environmental standards.
- 3.19 We have used the median BCIS costs.

³ Including the Housing Standards Review Consultation – Impact Assessment (August 2013)

Abnormal Costs

- 3.20 Through the consultation process it was suggested that all sites have some form of abnormal cost and to a degree we would agree. It was suggested that the build costs assumptions should be increased to reflect this. This raises the questions of 'normal abnormal' costs and 'abnormal abnormal' costs. We have not altered the modelling in this regard as these costs are covered within the site cost assumptions and we have incorporated a contingency amount.
- 3.21 In this context it is pertinent to note that the Harman Guidance does not advocate the use of a contingency allowance although the RICS Guidance does.

Overheads

3.22 It was suggested that a further allowance should be incorporated into the development appraisals to reflect head office and other costs. We have not adjusted the appraisals in this regard, instead keeping with the methodology used in the Land Allocations DPD Viability Study.

S106 costs and CIL

- 3.23 As the project has developed the Council has developed its strategy with regard to future s106 payments and the relationship between CIL and s106 and what will be on the Council's 123 List.
- 3.24 In the viability study it was assumed that a s106 payment of £1,500 per unit was made. This was based on historic payments that were typical of the area. In this update we have increased this to £2,500 per unit based on discussions with the Council and taking a cautious approach.
- 3.25 It is important to note that this assumption (i.e. £2,500) is higher than that typically requested in the past and is higher than has generally been achieved.
- 3.26 In the initial analysis in this update we have incorporated the CIL rates set out in Chapter 1 of this document as a development cost.

Adjustments to modelling

3.27 The modelling in the Viability Studies evolved through the process of consultation. We have reviewed this in the light of the consultation responses.

Size of affordable housing

- 3.28 In this update, as in the earlier work, study we assumed the following:
 - a. 35% on sites of 9 or more units in the Principal Service Centres of Kendal and Ulverston and in the Key Service Centres of Grange-over-Sands, Milnthorpe and Kirkby Lonsdale



- b. 35% on sites of 3 or more on other areas.
- 3.29 The policy gives some flexibility as to the type of affordable housing provided. The 35% is split into Low Cost Home Ownership (LCHO) and affordable rented property as detailed in the table below. For the purpose of this update it has been assumed that new affordable housing would be 50% LCHO and 50% Affordable Rent in accordance with the *SLDC Affordable Housing Guidance for Developers updated January 2014*. This is different to the 70%:30% split used in the previous viability work and reflects the Councils changed approach.
- 3.30 The Council limits the price of discounted sale properties in the District as set out towards the end of Chapter 4 of the Viability Study.
- 3.31 The detailed interpretation of the Affordable Housing Policy was discussed at the consultation on 11th March 2013. Concern was expressed by the developers that the model works on a \pounds/m^2 basis but the policy is written and implemented on a unit basis. This causes a distortion as, on the whole, the affordable units are smaller than the market units. At that time the size of typical market units was a little over 100m² and the typical affordable units are about 75m². This is illustrated in the following table:

Table 3.2 Relationship between number of affordable units and floor space														
	Proportion Units Size Floor Area % of floo area													
Total Scheme		100	m²											
Market Unit	65.00%	65	105	6,825	72.22%									
Intermediate unit	10.50%	10.5	75	787.5	8.33%									
Affordable Rent	24.50%	24.5	75	1,837.5	19.44%									
Social Rent		0	75	0	0.00%									
			Total	9,450	m²									

Source: Table 8.2 SLDC Land Allocations Viability Study (April 2013)

- 3.32 Since that work was undertaken the Council has progressed the Strategic Housing Market Assessment (SHMA) and considered the requirements for housing in the light of the Government's welfare reforms and in particular the spare room subsidy (bedroom tax). Households' assistance with housing rental costs in the affordable sector is now restricted relative to the size of the home that they require. This has led to a significant increase in the number of affordable 1 bedroom units required.
- 3.33 18 months or so ago (when the viability work was undertaken) developers were rarely asked to provide 1 bedroom units. These smaller units now comprise an important element of the Council's affordable housing mix. As well as this change in relation to affordable housing we have considered market housing where a greater need for family housing has been identified. Following further discussion with the industry we have altered the appraisals so to assume that on average affordable homes are 800 sqft (74.3m²) and the average market unit is 1,250



sqft (116m²). The analysis in this update is based on the following across all sites subject to affordable housing:

-	Table 3.3 Adjusted Relationship between number of affordable units and floor space (50%Affordable Rent / 50% Intermediate)														
	Proportion Units Size Floor Area % of floor area														
Total Scheme		100	m²												
Market Unit	65.00%	65	116.0	7,540	74.36%										
Intermediate unit	17.50%	17.5	74.3	1,300	12.82%										
Affordable Rent	17.50%	17.5	74.3	1,300	12.82%										
Social Rent		0	74.3	0	0.00%										
			Total	10,140	m²										

Source: HDH (June 2014)

Net / Gross areas

- 3.34 There has continued to be some debate as to whether the analysis should be based on consideration of the net developable area or the gross site area. The development industry routinely work on a net basis, but landowners consider the value of their whole site. The Land Allocations DPD was carried out on a net basis but the CIL Viability Study on a gross basis.
- 3.35 There is no right or wrong way to carry out the analysis. Following further discussion with the development industry and at their request, in this update we have considered the results on a net developable area basis.

Development Density

3.36 Some concern was raised over development typology 2 which was felt to be too high. We have adjusted this to 30 units per ha.

Ulverston and the Furness Peninsula

- 3.37 This western part of the SLDC planning area is detached from the rest of the District and is considered by the Council to form a separate housing market area. It is separated by part of the Lake District National Park with the relatively high value areas of Cartmel and Grange being separate from the lower values area of Ulverston.
- 3.38 The three large sites to the south of Ulverston are collectively known as South Ulverston and comprise a very major urban extension of almost 750 houses. This site is important to the delivery of the overall Plan and is significantly larger than any of the other sites in the Plan. In light of the comments made we have re-visited CIL in relation to this site, both on its own and in relation to other development on the Furness Peninsula, being a geographically discrete area that is detached from the remainder of SLDC.



- 3.39 In the Land Allocations DPD Viability Study the Residual Value was assessed at a little over £11,580,000. This equates to about £260,000 per net hectare or just under £500,000 per gross hectare. In that modelling it was assumed that the site was subject to £3,500,000 of abnormal and infrastructure costs. In the CIL Viability Study this amount was reduced to £1,000,000 to reflect the fact that the contribution towards primary education previously allowed for would no longer be required.
- 3.40 In the CIL Viability Study it was recognised that it may be necessary to consider this site separately and set a different rate of CIL but, under the then extant CIL Guidance, that could only be done based on robust viability evidence. Whilst a number of comments have been received from the site's promoters no further or more detailed information has been supplied with regard to abnormal or infrastructure costs and beyond an un-evidenced comment that these 'appear low'.
- 3.41 Many of the comments made are covering similar points to those more general comments made through the consultation process and dealt with in the earlier parts of this Chapter. When re-running the appraisals we have however made several further adjustments based on the improved knowledge of the scheme:
 - a. The phasing of the development has been reduced from 60 per year to 48 units per year (about 2 per month on two development outlets).
 - b. The contingency allowance has been increased to 10%. This change has been made to reflect the continued uncertainty about the infrastructure requirements and to reflect the inherent uncertainty connected with a development of such a major strategic site in what is the weakest part of the SLDC housing market.
- 3.42 When discussing how to develop the modelling with a core group of developers it was suggested that this western area of SLDC's planning area (i.e. the Furness Peninsular) should be treated as a whole and that this area is distinctly different in terms of development economics to the remainder of the District. We have therefore modelled an additional site in this area being an urban fringe site of 50 units at 30 units per hectare.

Revised appraisal results

- 3.43 The following appraisals are based on the updated assumptions used in the base appraisals on the DPD Viability Study being as follows. The full appraisals are set out in Appendix 1. These include CIL and s106 payments:
 - a. Affordable Housing 35% with mix as required by location (based on GIA).

b. Environmental Standards Building Regulations (Part L), Enhanced Building Regulations (+1.5%), and Lifetime Homes (+£11/m²).

- c. CIL and s106 £2,500 per unit (market and affordable) plus CIL at £60/m² on market housing.
- d. Developers' Return 20% of GDV.



	Table 3.4 A	ppraisal Results. 3	5% Affo	rdable Housi	ng, £60/m2	CIL and £2	2,500 per ur	nit s106 Con	tribution				
	Area Units Residual Value												
					Gross ha	Net ha		Gross ha	Net ha	£ site			
Site 1	Urban Edge 1	Kendal	Green	Agricultural	7.5	5.25	168	567,720	811,028	4,257,899			
Site 2	Urban Edge 2	Kendal	Green	Agricultural	8.33	5.8	174	431,966	620,393	3,598,280			
Site 3	Office re-deve	Kendal	Brown	Offices	0.31	0.31	13	1,889	1,889	586			
Site 4	Estate Infill	Kendal	Green	Scrub	0.43	0.3	12	626,950	898,628	269,588			
Site 5	LSC Infill	Arnside	Green	Paddock	1.1	1	35	490,156	539,172	539,172			
Site 6	LSC Infill	Grange	Green	Paddock	2	1.5	45	506,389	675,186	1,012,779			
Site 7	Cleared Urban	Ulverston	Brown	Industrial	0.25	0.25	12	-763,160	-763,160	-190,790			
Site 8	KSC Urban Edge	Milnthorpe	Green	Agricultural	3.8	2.5	76	453,968	690,032	1,725,080			
Site 9	LSC Edge	Allithwaite	Green	Paddock	1	0.75	24	782,233	1,042,977	782,233			
Site 10	LSC Edge	Endmoor	Green	Paddock	0.7	0.5	15	511,557	716,179	358,090			
Site 11	LSC Paddock	Penny Bridge	Green	Paddock	0.93	0.7	21	715,854	951,064	665,745			
Site 12	Small Village	Lune Valley	Green	Paddock	0.2	0.15	4	1,353,697	1,804,929	270,739			
Site 13	Ex Garage Site	Central SLDC	Brown	Garage	0.2	0.2	5	-123,630	-123,630	-24,726			
Site 14	Village Infill	Cartmel Peninsula	Green	Paddock	0.8	0.4	10	413,618	827,236	330,894			
Site 15	Village Infill	Eastern Area	Green	Paddock	0.3	0.3	3	487,806	487,806	146,342			
Site 16	Rural House	Rural west	Green	Paddock	1	1	1	67,446	67,446	67,446			
Castle G	Freen Road	Kendal			4.11	3.08	60	475,431	634,422	1,954,019			
South U	lverston	Ulverston			44.35	22.18	747	103,967	207,888	4,610,954			
NEW LS	SC Edge	Furness Peninsula			2.3	1.65	50	380,831	530,856	875,912			

Source: HDH 2014 (LSC = Local Service Centre)



3.44 The consequence of these revised appraisals are considered in Chapter 4 below where the controversial land value/cost assumptions are considered.

4. The viability test, land value and competitive return

- 4.1 As set out in Chapter 6 of the Land Allocations DPD Viability Study the assumptions around land value were the controversial area on the study. These were explored in some detail at the examination in the Land Allocations DPD but remain controversial.
- 4.2 The following table is taken from the Land Allocations DPD Viability Study and shows the Residual Value calculated to reflect the full requirements of the Core Strategy and with differing levels of developer contributions applied to all units. The Residual Value Represents the maximum bid a developer could make for a parcel of land whilst still making a 'competitive return'.
- 4.3 It is not possible to simply convert the contribution in the above analysis into a rate of CIL as it is assumed that the s106 contribution is assumed to be due on all units and not only the market units. 35% of the units are not subject of CIL as they are affordable units and generally the affordable units are smaller than the market units. This did however provide a useful starting point for considering the appropriate rates of CIL and provide clear evidence that development can contribute towards the required infrastructure to support the Plan.

			Residual Value po	-											
	Impact of different Developer Contributions (pre-update) Developer Contributions. £/ unit (market and affordable)														
			£1,500	£2,500	£5,000	£7,500	£10,000								
Site 1	Urban Edge 1	Kendal	1,017,109	985,133	905,194	825,255	745,315								
Site 2	Urban Edge 2	Kendal	986,281	951,307	863,874	776,440	689,006								
Site 3	Office re-development	Kendal	272,991	229,023	119,103	9,184	-100,736								
Site 4	Estate Infill	Kendal	1,258,469	1,217,735	1,115,898	1,014,061	912,225								
Site 5	LSC Infill	Arnside	754,112	718,807	630,544	542,282	458,364								
Site 6	LSC Infill	Grange	882,866	852,889	777,946	703,003	634,013								
Site 7	Cleared Urban	Ulverston	43,821	-6,505	-132,321	-258,137	-385,862								
Site 8	KSC Urban Edge	Milnthorpe	908,733	878,356	802,414	726,471	650,529								
Site 9	LSC Edge	Allithwaite	1,307,848	1,275,569	1,194,872	1,114,175	1,033,478								
Site 10	LSC Edge	Endmoor	889,158	858,607	782,230	705,852	629,475								
Site 11	LSC Paddock	Penny Bridge	1,169,586	1,139,324	1,063,671	988,017	912,364								
Site 12	Small Village	Lune Valley	1,952,203	1,925,047	1,857,156	1,789,265	1,721,374								
Site 13	Ex Garage Site	Central SLDC	103,507	77,296	11,767	-53,763	-119,292								
Site 14	Village Infill	Cartmel Peninsula	1,056,066	1,030,607	966,959	903,311	839,663								
Site 15	Village Infill	Eastern Area	552,018	541,636	515,680	489,724	463,768								
Site 16	Rural House	Rural west	75,454	74,406	71,785	69,163	66,542								

Source: Table 10.9 South Lakeland Land Allocations DPD Viability Study (HDH April 2013)



- 4.4 It can be seen that at £5,000 per unit about half the sites generate a residual value (per net developable ha) of £800,000/ha or so and of the viable sites (so excluding the brownfield sites) the lowest is over £500,000/ha and half the sites have a Residual Value of over £900,000/ha. £5,000 per unit would equate very approximately to £66/m² CIL on the market units.
- 4.5 At the time of the Land Allocations Viability Study (and carried into the CIL Viability Study) it was concluded that across the SLDC planning area that development of brownfield sites was not generally viable and the land allocations within the Plan were made taking this into account to ensure that the Council has a 5 year land supply of land that is deliverable.
- 4.6 At the end of the previous chapter we set out the updated Residual Value for the modelled sites. The Residual Value is an important figure, but on its own does not indicate whether or not a site is viable. In the following table we have considered the Residual Value from the updated appraisals on a number of different basis.

Viability Threshold

- 4.7 The analysis in the previous work assumed that a reasonable competitive return for the landowner is Existing Use Value plus 20% plus a further £400,000/ha. We consider this the starting point as it represents an uplift in value of over 15 times (1,620%) but we acknowledge that this assumption is not accepted by all the consultees.
- 4.8 Before considering this further, it is useful to review the assumptions used in other studies in other parts of England. We have reviewed viability thresholds used by other councils in England in development plans approved during the first half of 2014. These are set out in the table below. Care has to be taken drawing on such general figures without understanding the wider context and other assumptions in the studies but generally the assumption used in South Lakeland are at the upper end of the range.
- 4.9 Interestingly the SLDC assumptions with regard to developers' return / profit are also at the upper end of the range. Together these assumptions illustrate the generally cautious approach taken through the viability work and the comments made by the development industry and landowners through the consultation process.



Table 4.	Table 4.2 Viability thresholds used elsewhere												
Local Authority	Developer's Profit	Threshold Land Value											
Barbergh	17%	£370,000/ha											
Cannock Chase	20% on GDV	£100,000-£400,000/ha											
Christchurch & East Dorset	20% on GDC	£308,000/ha (un-serviced) £1,235,000/ha (serviced)											
East Hampshire	20% market/6% Affordable	£450,000/ha											
Erewash	17%	£300,000/ha											
Fenland	15-20%	£1-2m/ha (serviced)											
GNDP	20% market/17.5% large sites/6% Affordable	£370,000-£430,000/ha											
Reigate & Banstead	17.5% market/6% Affordable	£500,000/ha											
Stafford	20% (comprising 5% for internal overheads).	£250,000/ha											
Staffordshire Moorlands	17.5% market/6% Affordable	£1.26-£1.41m/ha (serviced)											
Warrington	17.5%	£100,000-£300,000/ha											

Source: Planning Advisory Service (collated by URS) July 2014

- 4.10 In the following tables we have taken the Residual Values per net developable hectare from the appraisals run at the end of the previous chapter and compared these to a range of viability thresholds. We have colour coded the results using a simple traffic light system:
 - a. **Green** Viable where the Residual Value exceeds the threshold.
 - b. **Red** Non-viable where the Residual Value does not exceed the threshold.

Table 4.3	Res	sic	lua	al V	Va	lue	e c	:01	mp	bar	rec	d t	0 8	a ra	an	ge	9 0	f V	'ia	bil	ity	Thresholds.	
/net hectare, 35% A	\ffo	rda	abl	e⊦	Ιοι	ısiı	ng,	£	2,5	00	pe	er ı	uni	t (r	ma	rke	et a	and	af	for	da	ble) plus CIL at £	60/r
			1,000,000	811,028	620,393	1,889	898,628	539,172	675,186	-763,160	690,032	1,042,977	716,179	951,064	1,804,929	-123,630	827,236	487,806	67,446	634,422	207,888	530,856	
			900,000	811,028	620,393	1,889	898,628	539,172	675,186	-763,160	690,032	1,042,977	716,179	951,064	1,804,929	-123,630	827,236	487,806	67,446	634,422	207,888	530,856	
			800,000	811,028	620,393	1,889	898,628	539,172	675,186	-763,160	690,032	1,042,977	716,179	951,064	1,804,929	-123,630	827,236	487,806	67,446	634,422	207,888	530,856	
			700,000	811,028	620,393	1,889	898,628	539,172	675,186	-763,160	690,032	1,042,977	716,179	951,064	1,804,929	-123,630	827,236	487,806	67,446	634,422	207,888	530,856	
			600,000	811,028	620,393	1,889	898,628	539,172	675,186	-763,160	690,032	1,042,977 1	716,179	951,064	1,804,929 1	-123,630	827,236	487,806	67,446	634,422	207,888	530,856	
			500,000	811,028	620,393	1,889	898,628	539,172	675,186	- 763,160	690,032	1,042,977 1	716,179	951,064	1,804,929 1	-123,630	827,236	487,806	67,446	634,422	207,888	530,856	
		pld	400,000	811,028	620,393	1,889	898,628	539,172	675,186	-763,160 -	690,032	1,042,977 1	716,179	951,064	1,804,929 1	-123,630 -	827,236	487,806	67,446	634,422	207,888	530,856	
		Viability Threshold	300,000	811,028	620,393	1,889	898,628	539,172	675,186	-763,160	690,032	1,042,977 1,	716,179	951,064	1,804,929 1,	-123,630 -	827,236	487,806			207,888	530,856	
		i>		811,028	620,393	1,889	898,628	539,172	675,186	-763,160	690,032	1,042,977	716,179	951,064	1,804,929	-123,630	827,236	487,806	67,446	634,422	207,888	530,856	
	Net ha			Agricultural	Agricultural	Offices	Scrub	Paddock	Paddock	Industrial	Agricultural	Paddock	Paddock	Paddock	Paddock	Garage	Paddock	Paddock	Paddock			_	
	n2 CIL			Green	Green	Brown	Green	Green	Green	Brown	Green	Green	Green	Green	Green	Brown	Green	Green	Green				
	35% Affordable Housing, £2,500/unit CIL and £60/m2 CIL			Kendal			Kendal	Arnside	Grange	Ulverston	Milnthorpe	Allithwaite	Endmoor	Penny Bridge		Central SLDC	Cartmel Peninsula	Eastern Area	Rural west	Kendal	Ulverston	Furness Peninsula	
	rdable Housing, £2,5			Urban Edge 1	Urban Edge 2	Office re-developme Kendal	Estate Infill	LSC Infill	LSC Infill	Cleared Urban	KSC Urban Edge	LSC Edge	LSC Edge	ock	Small Village	Ex Garage Site	Village Infill	Village Infill	Rural House	ad	South Ulverston	NEW LSC Edge	
	35% Affo			Site 1	Site 2 1	Site 3 (Site 4	Site 5	Site 6 1	Site 7 0	Site 8	Site 9 1	Site 10	Site 11	Site 12	Site 13	Site 14		Site 16 F		51		

- 4.11 It is clear that the greater increase in construction costs when considered relative to sales values has had an adverse impact on viability over the 18 months or so and since the commencement of the viability work in relation to the Land Allocations DPD Viability Study.
- 4.12 Based on this analysis sites 3, 7, 13 and 16 remain unviable at the Existing Use Value plus 20% plus £400,000/ha used in the earlier work. The South Ulverston site also falls into this category.
- 4.13 At the time of the Land Allocations DPD it was concluded that across SLDC that the cumulative impact of the policies in the adopted Core Strategy did not put the development plan and serious risk and would facilitate development through the economic cycle and this was confirmed through the examination process. In reaching this judgement the Council had made the land allocations within the Plan taking this into account to ensure that the Council has a 5 year land supply of land that is deliverable.
- 4.14 As set out at the start of this report the 'test' for CIL has changed from whether the Plan is put at *serious risk* to whether it is *threatened*.

Sensitivity to CIL

4.15 In order to illustrate the sensitivity of viability to CIL we have run a range of further appraisals with lower levels of CIL and without affordable housing (all other matters remaining unchanged).

	Table	4.3 Residual Va	lue per	Net ha.	85% Afford	able Hou	sing, £2,5	00/unit Cl	L and CIL	as shown	l	
					No	35% Afforda	ble Housing					
					Affordable		U					
CIL					£0	£0	£10	£20	£30	£40	£50	£60
Site 1	Urban Edge 1	Kendal	Green	Agricultural	1,351,787	913,742	896,623	879,504	862,385	845,266	828,147	811,028
Site 2	Urban Edge 2	Kendal	Green	Agricultural	1,126,153	720,249	703,606	686,964	670,321	653 <i>,</i> 678	637,036	620,393
Site 3	Office re-development	Kendal	Brown	Offices	614,094	135,547	113,271	90,994	68,718	46,442	24,165	1,889
Site 4	Estate Infill	Kendal	Green	Scrub	1,620,308	1,036,757	1,013,736	990,714	967,692	944,671	921,649	898,628
Site 5	LSC Infill	Arnside	Green	Paddock	1,004,215	651,940	633,145	614,350	595,556	576,761	557,966	539,172
Site 6	LSC Infill	Grange	Green	Paddock	1,214,992	772,756	756,495	740,233	723,971	707,709	691,448	675,186
Site 7	Cleared Urban	Ulverston	Brown	Industrial	-36,055	-578,712	-609,453	-640,195	-670,936	-701,678	-732,419	-763,160
Site 8	KSC Urban Edge	Milnthorpe	Green	Agricultural	1,203,585	802,299	783,588	764,877	746,166	727,454	708,743	690,032
Site 9	LSC Edge	Allithwaite	Green	Paddock	1,725,346	1,171,471	1,150,055	1,128,639	1,107,224	1,085,808	1,064,392	1,042,977
Site 10	LSC Edge	Endmoor	Green	Paddock	1,184,483	822,584	804,850	787,116	769,382	751,648	733,913	716,179
Site 11	LSC Paddock	Penny Bridge	Green	Paddock	1,527,727	1,063,623	1,044,863	1,026,103	1,007,344	988,584	969,824	951,064
Site 12	Small Village	Lune Valley	Green	Paddock	1,935,775	1,935,775	1,913,968	1,892,160	1,870,352	1,848,544	1,826,737	1,804,929
Site 13	Ex Garage Site	Central SLDC	Brown	Garage	338,916	-27,701	-43,689	-59,677	-75,666	-91,654	-107,642	-123,630
Site 14	Village Infill	Cartmel Peninsula	Green	Paddock	1,384,152	931,949	914,497	897,045	879,593	862,140	844,688	827,236
Site 15	Village Infill	Eastern Area	Green	Paddock	537,919	537,919	529,566	521,214	512,862	504,510	496,158	487,806
Site 16	Rural House	Rural west	Green	Paddock	75,497	75,497	74,155	72,813	71,471	70,130	68,788	67,446
	Castle Green Road	Kendal			1,055,147	702,403	691,072	679,742	668,412	657,082	645,752	634,422
	South Ulverston	Ulverston			580,312	298,592	283,475	268,357	253,240	238,123	223,005	207,888
	NEW LSC Edge	Furness Peninsula			974,196	628,435	611,341	599 <i>,</i> 880	582,624	565,368	548,112	530,856

Source: HDH June 2014

CIL as a proportion of GDV and Residual Value

4.16 As a further set of analysis, to inform the CIL setting process and to make a judgement as to the effect of CIL we have set out the percentage of GDV and Land Value that CIL would represent (if set at £60/m²).

	Table	4.4 CIL as a Percentage of	Gross Developr	ment Value and	l of Residual Va	alue	
		35% Affordable Housing,	s106 at £2,500 p	er unit and CIL	of £60/m ²		
			CIL	G	DV .	Residua	I Value
Site 1	Urban Edge 1	Kendal	610,079	29,117,011	2.10%	4,257,899	14.33%
Site 2	Urban Edge 2	Kendal	657,506	30,805,214	2.13%	3,598,280	18.27%
Site 3	Office re-development	Kendal	40,824	1,841,212	2.22%	586	
Site 4	Estate Infill	Kendal	41,984	2,003,738	2.10%	269,588	15.57%
Site 5	LSC Infill	Arnside	119,705	5,054,726	2.37%	539,172	22.20%
Site 6	LSC Infill	Grange	155,398	7,529,797	2.06%	1,012,779	15.34%
Site 7	Cleared Urban	Ulverston	43,902	1,815,425	2.42%	-190,790	
Site 8	KSC Urban Edge	Milnthorpe	306,824	13,870,005	2.21%	1,725,080	17.79%
Site 9	LSC Edge	Allithwaite	100,118	4,864,472	2.06%	782,233	12.80%
Site 10	LSC Edge	Endmoor	54,744	2,415,314	2.27%	358,090	15.29%
Site 11	LSC Paddock	Penny Bridge	83,120	3,965,823	2.10%	665,745	12.49%
Site 12	Small Village	Lune Valley	20,040	1,052,100	1.90%	270,739	7.40%
Site 13	Ex Garage Site	Central SLDC	18,939	870,774	2.18%	-24,726	
Site 14	Village Infill	Cartmel Peninsula	43,099	2,094,064	2.06%	330,894	13.03%
Site 15	Village Infill	Eastern Area	14,940	718,988	2.08%	146,342	10.21%
Site 16	Rural House	Rural west	7,800	409,500	1.90%	67,446	11.56%
Castle Gre	en Road	Kendal	223,303	11,634,450	1.92%	1,954,019	11.43%
South Ulve	erston	Ulverston	2,800,056	117,011,865	2.39%	4,610,954	60.73%
NEW LSC	Fringe	Furness Peninsula	184,242	7,933,443	2.32%	875,912	21.03%

Source: HDH 2014



4.17 It is relevant to note that, in his report to the Greater Norwich Development Partnership – for Broadland District Council, Norwich City Council and South Norfolk Council, the CIL Examiner⁴ suggested that CIL may give rise to a 25% fall in land prices saying:

9. Bearing in mind that the cost of CIL needs to largely come out of the land value, it is necessary to establish a threshold land value i.e. the value at which a typical willing landowner is likely to release land for development. Based on market experience in the Norwich area the Councils' viability work assumed that a landowner would expect to receive at least 75% of the benchmark value. Obviously what individual land owners will accept for their land is very variable and often depends on their financial circumstances. However in the absence of any contrary evidence it is reasonable to see a 25% reduction in benchmark values as the maximum that should be used in calculating a threshold land value.

- 4.18 On those sites that are viable, and excluding the South Ulverston Site CIL, at £60/m² would represent less than 25% of the residual value and on average is about 18.5% of the Residual Value.
- 4.19 It is important to note that CIL at £60/m² is a small proportion of the Gross Development Values in all cases being less than 3%.

Revised levels of CIL

- 4.20 In finalising the recommendation as to the level of residential CIL we have drawn on a range of evidence sources and importantly the discussions with developers, landowners and agents. These include that set out in this update and earlier reports but also on the formal and informal discussions with the development industry that have taken place through the preparation of the Land Allocations DPD and consideration of CIL.
- 4.21 The starting point is that the viability work to support the Land Allocations DPD was found to be sound with the inspector saying:

Overall, I consider the [Viability] Study to be adequately robust in terms of the evidence sources and methodology used. The judgements made appear reasonable and a reassuringly cautious approach has generally been taken.

- 4.22 The evidence set out in this report confirms that CIL at £60/m² is generally not going to render development unviable although in the case of the South Ulverston site £60/m² would not be appropriate and a lower rate should be considered. All the greenfield sites i.e. those sites at are required to deliver the Plan would generate a Residual Value of well in excesses of £500,000/ha and most a value in excess of £600,000/ha.
- 4.23 Having said this there remains considerable concern amongst the development industry and their agents that should CIL be set too high that the land supply may be checked. The land supply in SLDC is somewhat unusual as it is controlled by relatively few land owners, many of

⁴ Keith Holland BA (Hons) Dip TP, MRTPI ARICS

which are long term owners, some of which may have higher expectations as to price. As set out in Chapter 6 of the Viability Study there was not a consensus as to a competitive return for a willing landowner in this area and the clear feedback from a group consultees is that £60/m² is too high in the current market and that whilst some owners may be prepared to reflect CIL in the land price there is sufficient uncertainty in this regard for us to recommend a more cautious approach and to err on the side of caution. **Drawing on the information in Table 4.3 and on the comments of the consultees, we would suggest that, in spite of** £60/m² being well within the limits of viability that the residential rate of CIL is reduced to £50/m². This results in higher Residual Values across all sites as would be in line with a cautious approach generally taken by the Council.

- 4.24 In considering the rates of CIL with the Council it is clear that CIL is required to fund items of critical infrastructure to allow the sites in the Land Allocations DPD to be delivered. Without CIL the Plan would be at risk through an inability to fund those items of general infrastructure that cannot be deliver through the s106 regime because of the restrictions on pooling. As set out separately by the Council CIL at this level would raise an important contribution towards the critical infrastructure.
- 4.25 The risk of setting CIL at a higher rate is that development is not forthcoming and that ultimately less CIL is collected.
- 4.26 The viability testing in this update is based on the full affordable housing and other policy requirements set out in the adopted Core Strategy and the adopted Land Allocations DPD. The various policies that impose requirements on developers (such as affordable housing) are subject to viability testing. The Council put considerable importance on the delivery of affordable housing and by taking a cautious approach and setting CIL well within the limits of viability the delivery of affordable housing is more likely to be delivered in full on most sites. This approach will ensure that the risks of the development plan being threatened (or put at serious risk) is minimised.
- 4.27 As set out in the earlier reports we recommend that, should the market improve further, the Council should to re-visit the rates of CIL, by which time it would be possible to see the actual effect of the Levy on the ground. We would suggest that a 10% increase in prices would be an appropriate trigger.

Differential Rates

4.28 We have given further consideration to setting differential rates within the area. It has been suggested that higher rates be introduced in the east of the District (Lune Valley) and the Cartmel Peninsular and possibly that lower rates be set on the Furness Peninsula. Whilst this has not been explored in detail it is more than likely that a case could be made for higher rates in some parts of the District. Having discussed this with the Council and bearing in mind the cautious approach being taken in setting CIL it has been decided most appropriate to set a single rate across the whole district with the exception of the Canal Head Regeneration Areas in Ulverston and Kendal and the South Ulverston site and in a way that is consistent with the



affordable housing policy. The experience from some Councils that have developed more complex zones and differential rates is that sheer complexity can deter development.

- 4.29 The exception to the district-wide rate of £50/m² is in relation to the South Ulverston site. This is a large site that has considerable on-site and other infrastructure requirements. For this site we would recommend that the rate of CIL is reduced to £20/m².
- 4.30 In the further tables we have shown the re-calculated Residual Values assuming CIL at £50/m² on all sites other than the South Ulverston site were the rate is £20/m². We have then shown these rates as a percentage of Gross Development Value and of the Residual Value.

				Area	Units		F	Residual Value
			Gross ha	Net ha		Gross ha	Net ha	£ site
Site 1	Urban Edge 1	Kendal	7.5	5.25	168	579,703	828,147	4,347,773
Site 2	Urban Edge 2	Kendal	8.33	5.8	174	443,554	637,036	3,694,807
Site 3	Office re-development	Kendal	0.31	0.31	13	24,165	24,165	7,491
Site 4	Estate Infill	Kendal	0.43	0.3	12	643,011	921,649	276,495
Site 5	LSC Infill	Arnside	1.1	1	35	507,242	557,966	557,966
Site 6	LSC Infill	Grange	2	1.5	45	518,586	691,448	1,037,171
Site 7	Cleared Urban	Ulverston	0.25	0.25	12	-732,419	-732,419	-183,105
Site 8	KSC Urban Edge	Milnthorpe	3.8	2.5	76	466,278	708,743	1,771,858
Site 9	LSC Edge	Allithwaite	1	0.75	24	798,294	1,064,392	798,294
Site 10	LSC Edge	Endmoor	0.7	0.5	15	524,224	733,913	366,957
Site 11	LSC Paddock	Penny Bridge	0.93	0.7	21	729,975	969,824	678,876
Site 12	Small Village	Lune Valley	0.2	0.15	4	1,370,052	1,826,737	274,010
Site 13	Ex Garage Site	Central SLDC	0.2	0.2	5	-107,642	-107,642	-21,528
Site 14	Village Infill	Cartmel Peninsula	0.8	0.4	10	422,344	844,688	337,875
Site 15	Village Infill	Eastern Area	0.3	0.3	3	496,158	496,158	148,847
Site 16	Rural House	Rural west	1	1	1	68,788	68,788	68,788
Castle G	reen Road	Kendal	4.11	3.08	60	483,921	645,752	1,988,916
South Ul	verston	Ulverston	44.35	22.18	747	134,209	268,357	5,952,166
NEW LS	C Edge	Furness Peninsula	2.3	1.65	50	393,211	548,112	904,385

Source: HDH 2014

	Table 4.6 R	evised CIL as a Perc	entage of Gro	oss Development	Value and of F	Residual Value	
	35% Affordable Housi	ng, s106 at £2,500 pei	r unit and CIL o	of £50/m ² on all site	es except South	n Ulverston where	£20/m ²
			CIL	GDV		Residual	
Site 1	Urban Edge 1	Kendal	508,399	29,117,011	1.75%	4,347,773	11.69%
Site 2	Urban Edge 2	Kendal	547,922	30,805,214	1.78%	3,694,807	14.83%
Site 3	Office re-development	Kendal	34,020	1,841,212	1.85%	7,491	
Site 4	Estate Infill	Kendal	34,986	2,003,738	1.75%	276,495	12.65%
Site 5	LSC Infill	Arnside	99,754	5,054,726	1.97%	557,966	17.88%
Site 6	LSC Infill	Grange	129,498	7,529,797	1.72%	1,037,171	12.49%
Site 7	Cleared Urban	Ulverston	36,585	1,815,425	2.02%	-183,105	
Site 8	KSC Urban Edge	Milnthorpe	255,687	13,870,005	1.84%	1,771,858	14.43%
Site 9	LSC Edge	Allithwaite	83,432	4,864,472	1.72%	798,294	10.45%
Site 10	LSC Edge	Endmoor	45,620	2,415,314	1.89%	366,957	12.43%
Site 11	LSC Paddock	Penny Bridge	69,266	3,965,823	1.75%	678,876	10.20%
Site 12	Small Village	Lune Valley	16,700	1,052,100	1.59%	274,010	6.09%
Site 13	Ex Garage Site	Central SLDC	15,783	870,774	1.81%	-21,528	
Site 14	Village Infill	Cartmel Peninsula	35,916	2,094,064	1.72%	337,875	10.63%
Site 15	Village Infill	Eastern Area	12,450	718,988	1.73%	148,847	8.36%
Site 16	Rural House	Rural west	6,500	409,500	1.59%	68,788	9.45%
Castle Green Road		Kendal	186,086	11,634,450	1.60%	1,988,916	9.36%
South Ulverston		Ulverston	933,352	117,011,865	0.80%	5,952,166	15.68%
NEW LSC Edge		Furness Peninsula	153,535	7,933,443	1.94%	904,385	16.98%

Source: HDH 2014

5. Older People's Housing

- 5.1 Concern was raised through the consultation process with regard to older people's housing as the modelling carried out to date has not considered the affordable housing target in relation to older people's housing (because at the time of the report it was not thought to apply to this sector). Additionally some concern was raised as to the definitions of sheltered housing and extracare housing.
- 5.2 Within this sector there are a multitude of different products offered by developers. Private Sheltered/Retirement accommodation is self-contained accommodation that is available to the open market for sale or rent. In some cases a concierge service may be provided as opposed to on site care and some communal cleaning and laundry services. Ultimately however these tend to be age restricted market accommodation. An example of this would be the McCarthy & Stone independent living model.
- 5.3 There are a wide range of models that can fall under the extracare model and it is difficult to categorise every model. In this study we have assumed that extracare is self-contained housing that has been specifically designed to suit people with long-term conditions or disabilities that make living in their own home difficult, but who don't want to move into a residential care home. Schemes can be brought forward in the open market or in the social sector. Most residents are older people, but this type of housing is becoming popular with people with disabilities regardless of their age. Usually, it is seen as a long-term housing solution. Typically these schemes have relatively large common and communal areas that includes dining facilities, bathing facilities, circulation space as well as administrative areas. Extra care housing residents still have access to means-tested local authority services.
- 5.4 The modelling in the report was based on recommendations from the Retirement Housing Group (RHG) being a trade group representing private sector developers and operators of retirement, care and extracare homes. They set out a case that these products should be tested separately.
- 5.5 In line with the RHG recommendations, it was assumed the price of a 1 bed sheltered property is about 75% of the price of an existing 3 bed semi-detached house, and the price of a 2 bed sheltered property is about equal to the price of an existing 3 bed semi-detached house. In addition and in line with the RHG recommendations we assumed extracare housing is 25% more expensive than sheltered. In SLDC District, at the time of the Viability Study, the median price of a 3 bed semi-detached home was £210,000 so we used this as a starting point. On this basis we assumed older people's housing has the following worth:



Table 5.1 Worth of Sheltered and Extracare									
	Area	£	£/m²						
3 bed semi-detached		210,000							
1 bed Sheltered	50	157,500	3,150						
2 bed Sheltered	75	210,000	2,800						
1 bed Extracare	65	196,250	3,019						
2 bed Extracare	80	262,500	3,281						

Source: Table 4.1 SLDC CIL Viability Study HDH 2013

- 5.6 The above prices were applied to the net saleable areas.
- 5.7 No specific comments were raised in relation to the values of extracare housing however based on experience elsewhere we have revisited this. There are few such units available in the district however looking further field and in similar price areas we have reduced the value assumption for extra care housing to £2,500/m².
- 5.8 In these revised figures we have not added a further amount to reflect the value for the ground rent of the units. Typically this will be in the region of £450/flat/year. When capitalised at a yield of 6%, a further value of £7,500 per flat is derived (about £100/m²). Not adding this in underlines the fact that we have taken a cautious approach.

The modelling and impact of affordable housing

- 5.9 In the Viability Study older people's housing was modelled without affordable housing. This has been revisited as the Council has now clarified that it will seek affordable housing from older peoples housing schemes. It is therefore necessary to re-run the viability assessment to ensure that the requirement to provide an element of affordable housing does not put this development type at serious risk and that CIL is set in the context of the affordable housing requirement.
- 5.10 We have considered the value of the units where provided as affordable housing. We have not been able to find any local direct comparables where housing associations have purchased social units in a market led extracare scheme. We have consulted private sector developers of extracare housing who have indicated that they would not dispose of units within a block to a housing association, if they were to develop a block of affordable units beside a market block, they would expect the value to be in line with that of general needs affordable housing. In the Viability Study affordable housing for sale (shared ownership/LCHO) would have a value of 70% of market value, at £2,100/m².
- 5.11 In the Viability Study we modelled a private extracare scheme and a sheltered scheme, each on a 0.5 ha site as follows:



- a. Sheltered scheme of 20 x 1 bed units of 50m² and 25 x 2 bed units of 75m² to give a net saleable area (GIA) of 2,875m². We have assumed a further 20% non-saleable service and common areas to give a scheme GIA of 3,450m².
- b. Extracare scheme of 24 x 1 bed units of 65m² and 16 x 2 bed units of 80m² to give a net saleable area (GIA) of 2,840m². We have assumed a further 35% non-saleable service and common areas to give a scheme GIA of 3,834m².
- 5.12 It has now been suggested that the common areas in the sheltered scheme are too low at 20% and this should be closer to 30%. We have increased this to 25%.
- 5.13 Having made these adjustments we have rerun the appraisals, assuming the affordable housing is provided as affordable rent. These are based on the May 2014 BCIS costs. The appraisals are set out in **Appendix 2**:

Tab	le 5.2 Re	sidual Value	e of Shelt	ered and	Extraca	re	
		Affordable h	ousing as	rented			
Greenfield		SHELTERED					EXTRA-CARE
AFFORDABLE %		0%	20%	30%	35%	40%	0%
Residual Land Worth	Site	1,945,150	1,094,883	669,750	457,184	244,617	92,277
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000
Viability Threshold	£/ha	430,000	430,000	430,000	430,000	430,000	430,000
Residual Value	£/ha	3,890,299	2,189,767	1,339,500	914,367	489,234	184,555
Brownfield		SHELTERED					EXTRA-CARE
AFFORDABLE %		0%	20%	30%	35%	40%	0%
Residual Land Worth	Site	1,570,617	720,351	295,217	82,651	-129,916	-268,202
Existing Use Value	£/ha	250,000	250,000	250,000	250,000	250,000	250,000
Viability Threshold	£/ha	300,000	300,000	300,000	300,000	300,000	300,000
Residual Value	£/ha	3,141,234	1,440,701	590,435	165,302	-259,831	-536,405
		Affordable h	ousing as	LCHO			<u>. </u>
Greenfield		SHELTERED					EXTRA-CARE
AFFORDABLE %		0%	20%	30%	35%	40%	0%
Residual Land Worth	Site	1,945,150	1,552,719	1,356,504	1,258,396	1,160,288	92,277
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000
Viability Threshold	£/ha	430,000	430,000	430,000	430,000	430,000	430,000
Residual Value	£/ha	3,890,299	3,105,438	2,713,007	2,516,792	2,320,577	184,555
Brownfield		SHELTERED					EXTRA-CARE
AFFORDABLE %		0%	20%	30%	35%	40%	0%
Residual Land Worth	Site	1,570,617	1,178,186	981,971	883,863	785,756	
Existing Use Value	£/ha	250,000	250,000	250,000	250,000	250,000	
Viability Threshold	£/ha	300,000	300,000	300,000	300,000	300,000	
Residual Value	£/ha	3,141,234	2,356,373	1,963,942	1,767,727	1,571,511	

Source: HDH (May 2014)

- 5.14 The above analysis is in the context of the viability threshold used in the Land Allocations DPD Viability Study and the CIL Viability Study..
- 5.15 On this basis the table shows that extracare housing is unlikely to be viable, either as affordable housing for rent or to buy and therefore unlikely to be able to bear CIL.
- 5.16 Sheltered Housing where the affordable housing is to rent is likely to be viable and can bear the Council's affordable housing requirement of 35% on greenfield sites. The modelling generates a residual value in excess of £900,000/ha so indicating that the requirement to



provide affordable housing is not pushing development to the limits of viability. The exception is in relation to brownfield sites at 35% affordable housing which whilst generating a positive Residual Value is unlikely to be sufficient to induce a landowner to release land for development. Having said this where the affordable housing is under a low cost home ownership model the site schemes are viable on both greenfield and brownfield sites.

5.17 The above results do not give an indication of the ability to bear CIL. The following table sets out the additional profit for the different development scenarios:

Tal	ole 5.3	Additiona	I Profit of	Sheltered	and Extra	acare	
		AFF	ORDABL	E RENT			
Greenfield		SHELTERED					EXTRA-CARE
AFFORDABLE %		0%	20%	30%	35%	40%	0%
Additional Profit		1,730,150	879,883	454,750	242,184	29,617	-122,723
	£/m2	481	245	127	67	8	-39
Brownfield		SHELTERED					EXTRA-CARE
AFFORDABLE %		0%	20%	30%	35%	40%	0%
Additional Profit		1,420,617	570,351	145,217	-67,349	-279,916	-418,202
	£/m2	395	159	40	-19	-78	-134
			LCHO	C			
		0%	20%	30%	35%	40%	0%
Residual Land Worth		1,945,150	1,552,719	1,356,504	1,258,396	1,160,288	92,277
Additional Profit		1,730,150	1,337,719	1,141,504	1,043,396	945,288	-122,723
	£/m2	481	372	318	290	263	-39
Residual Land Worth		1,570,617	1,178,186	981,971	883,863	785,756	-268,202
Additional Profit		1,420,617	1,028,186	831,971	733,863	635,756	-418,202
	£/m2	395	286	232	204	177	-134

Source: HDH (May 2014)

- 5.18 When considering the levels of CIL, it is important to consider where development is expected. It is expected that much of the older people's housing will be on greenfield sites however a significant proportion will be on brownfield sites.
- 5.19 In Table 7.4 of the January 2014 CIL Viability Study we recommended a rate of CIL of £150/m² for both sheltered and extracare housing and these recommendations were carried into the Preliminary Draft Charging Schedule (PDCS). Based on the forgoing analysis we now recommend a zero rate on extracare housing.
- 5.20 The rate of £150/m² for retirement housing is not sustainable in the context of the 35% affordable housing requirement as it would be setting CIL close to the limits of viability.
- 5.21 Taking a cautious view, we would recommend that the rate of CIL for Sheltered Housing is reduced to the District-wide residential rate of £50/m² across the District.

6. Retail rates for smaller/discount supermarkets

- 6.1 The Council received a consultation response with regard to the smaller 'discount' supermarket operators suggesting that these should be considered separately. No objections have been made about the assumptions used in the Viability Study, however we have reviewed these and confirm that, as far as they relate to the typologies they were applied, they remain appropriate.
- 6.2 We believe the assumptions are broadly sound and ere on the side of caution. For example the modelling was based on a rent of £160/m²/year and yield of 5.5%. This compares favourably with the £18/sqft (£193.75/m²) and 5% yield used by a major supermarket operator in a viability appraisal submitted to the Council.
- 6.3 In the Viability Study, we modelled the following distinct types of retail development. During the duration of this project there have been a number of CIL Examiners' reports that clarify the use of differential rates in this sector. The modelling was changed to reflect this.
 - i. **Supermarket** is a single storey retail unit development with a gross (i.e. GIA) area of 4,000 m². It is assumed to require 400 car parking spaces, and to occupy a total site area of 2.6 ha. The building is taken to be of steel construction. The development was modelled alternatively on greenfield and on previously developed sites.
 - ii. Retail Warehouse is a single storey retail unit development with a gross (i.e. GIA) area of 4,000 m². It is assumed to require 150 car parking spaces, and to occupy a total site area of 1.8ha. The building is taken to be of steel construction. The development was modelled alternatively on greenfield and on previously developed sites.
 - iii. Town Centre Shop is a brick built development on two storeys, of 150 m². No car parking or loading space is allowed for, and the total site area (effectively the building footprint) is 0.017 ha.
- 6.4 In this context it was recommended that the definition set out by the examiner at the Wycombe District Council CIL Examination be used when setting rates of CIL, and in the Charging Schedule:

Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods) DIY items and other ranges of goods catering for mainly car-borne customers.

6.5 In line with the Guidance, we only assessed developments of over 100 m². There are other types of retail development, such as small single farm shops, petrol filling stations and garden centres. We have not included these in this high level study due to the great diversity of development and little such development is anticipated.



- 6.6 In developing the typologies, we made assumptions about the site coverage and density of development on the sites. We assumed 15% building coverage on the supermarket, and 22% building coverage on the retail warehouse, on the town centre shops we assumed 100% coverage. The remainder of the larger sites are car parking, internal roads and landscaping. In both supermarkets and retail warehouses, we assumed simple, single story construction, without mezzanine floors.
- 6.7 Since undertaking this work, the February 2014 amendments to the CIL Regulations have allowed, subject to viability evidence, for rates of CIL to be set relative to development size. It is therefore appropriate to reconsider the proposed retail rates in light of this.
- 6.8 In addition, it has been suggested that the proposed CIL rates do not reflect the size of store that is likely to be promoted by the 'discount' operators such as Lidl and Aldi and others. It is therefore appropriate to reconsider the proposed retail rates in light of this. No objections have been made about the assumptions used in the Viability Study, however we have reviewed these and confirm that, as far as they relate to the typologies they were applied to, they remain appropriate.
- 6.9 We have added an extra typology to the retail analysis. Having discussed this further with the consultee (a discount supermarket operator), we have based this on a smaller discount supermarket. We have assumed a $1,700m^2$ unit on a 0.5ha site (35% coverage). We have assumed a rent of £150/m² (being at the lower end of the expected range of £180m² to £150m²) and a 6.5% yield (being at the higher end of the expected range of 6.25% to 6.5%) to derive a capital value of £2,300/m².
- 6.10 We have set out the revised appraisals below. In these we have used the May 2014 BCIS construction costs. BCIS do not publish a rate for discount supermarkets. We have used a mid-price between retail warehouses and supermarkets:

		G	ireenfield				Brownfield			
			Larger Supermarkets	Smaller Supermarkets	Retail Warehouse	Shops	Larger Supermarkets	Smaller Supermarkets	Retail Warehouse	Shops
Income	m2		4000	1,700	3,000		4,000	1,700	3,000	150
	£/m2		2,800	2,300	2,000		2,800	2,300	2,000	1,000
	Capital Value		11,200,000	3,910,000	6,000,000		11,200,000	3,910,000	6,000,000	150,000
Costs	Land Used	ha	2.600	0.500	1.800		2.600	0.500	1.800	0.01
		£/ha	25,000	25,000	25,000		400,000	400,000	400,000	4,000,00
		Uplift £/ha	250,000	250,000	250,000		0	0	0	
		20.00%	5,000	5,000	5,000		80,000	80,000	80,000	800,00
		Cost	728,000	140,000	504,000	0	1,248,000	240,000	864,000	80,00
	Strategic Promotion	_	2,500	2,500	2,500		2,500	2,500	2,500	2,50
	Planning		2,500	2,500	2,500		2,500	2,500	2,500	2,50
	Construction	/m2	1103	801	499		1103	801	499	70
		£	4,412,000	1,361,700	1,497,000	0	4,412,000	1,361,700	1,497,000	105,00
	Infrastructure	10.00%	441,200	136,170	149,700	0	441,200	136,170	149,700	10,50
	Abnormals	15.00%					661,800	204,255	224,550	15,75
	Fees	8.00%	352,960	108,936	119,760	0	352,960	108,936	119,760	8,40
	Contingency	2.5% & 5%	110,300	34,043	37,425	0	220,600	68,085	74,850	5,25
	Finance Costs		5,000	5,000	5,001		5,000	5,000	5,001	5,00
	Sales	3.00%	336,000	117,300	180,000	0	336,000	117,300	180,000	4,50
	Misc. Financial		5,000	5,000	5,001		5,000	5,000	5,001	5,00
	Subtotal		5,667,460	1,773,149	1,998,887	0	6,439,560	2,011,446	2,260,862	164,40
	Interest	7.00%	198,361	62,060	69,961	0	225,385	70,401	79,130	5,75
	Profit % GDV	20.00%	2,279,672	794,412	1,213,992	0	2,285,077	796,080	1,215,826	31,15
	COSTS		8,873,493	2,769,621	3,786,840	0	10,198,022	3,117,927	4,419,818	281,30
Residual	Land Worth		2,326,507	1,140,379	2,213,160	0	1,001,978	792,073	1,580,182	-131,30
	Additional Profit		1,598,507	1,000,379	1,709,160	0	-246,022	552,073	716,182	-211,30
			400	588	570	#DIV/0!	-62	325	239	-1,40
	Existing Use Value		25,000	25,000	25,000	0	400,000	400,000	400,000	4,000,00
	Viability Threshold		280,000	280,000	280,000	0	480,000	480,000	480,000	4,800,00
	Residual Value		894,810	2,280,759	1,229,533	#DIV/0!	385,376	1,584,147	877,879	-7,878,28

- 6.11 These results show the different levels of viability that relates to the smaller discount supermarket operations. This is as a result of the value being better than for larger supermarkets.
- 6.12 The test for CIL, under the February 2014 Guidance, is whether CIL will threaten development in the context of the delivery of the Plan and the wider objectives of the Council. The Viability Study concluded with a recommendation that a CIL rate of £150/m² for 'supermarkets and retail warehouses'. This was based on the assumption that the supermarkets and retail warehouses would be coming forward on greenfield sites rather than on brownfield sites.
- 6.13 Supermarkets and retail warehouses are likely to come forward on greenfield sites rather than brownfield sites, however it is possible that smaller discount supermarkets could come forward on brownfield sites in Ulverston or Kendal area. It is important to note that whilst the Council wish to see diverse and comprehensive retail provision no such stores are provided for in the Plan. In light of these results we confirm that the rates of CIL proposed in the PDCS remain appropriate and will not threaten development.



7. Rates for hotels

- 7.1 Through the consultation process it was suggested that the rental assumptions used for Hotels is too high at \pounds 3,750/year. Assuming a yield of 6.5% this equates to a value of about \pounds 2,150/m².
- 7.2 No alternative evidence has been provided. In common with the other appraisals in this report we have re-run the appraisals using the BCIS cost of £1,264/m² for hotels (from £1,031/m²), rather than the lower BCIS cost used in the initial work being between the full hotel and the less expensive motel categories.
- 7.3 When modelled on this basis the residual value is substantially reduced to a negative amount on both greenfield and brownfield sites.
- 7.4 In making the reconditions at the PDCS stage it was assumed that whilst very few hotels are anticipated over the plan period those that are anticipated were expected on greenfield sites. This has now been reconsidered and it remains the case that few if any new hotels are anticipated, however if they should come forward they are as likely to be on brownfield sites as brownfield sites.
- 7.5 We recommend that CIL on Hotels is reduced to Zero.

8. Agricultural Workers' Housing

- 8.1 Through the consultation process, it was discussed how agricultural worker's dwellings and those with an 'ag-tag' would be treated for CIL. These are new houses built on an existing farm or agricultural holding to accommodate employees required to tend stock or as part of a succession process where several generations will live in the holding.
- 8.2 It should be noted that these houses are normally one off homes so would not be subject to the affordable housing policies. Additionally, planning applications of this type are very rare (we have been unable to find any within the last 5 years) and do not feature in the Council's strategy for housing delivery.
- 8.3 If this type of development is to be treated differently for CIL it is necessary to do so in the terms of viability (differential rates can only be set with regard to viability). Considering the impact of CIL on development viability on housing with an agricultural occupancy restriction is a somewhat artificial process. The fundamental principal behind such housing is that it is being developed to provide housing on an existing agricultural holding and not for sale.
- 8.4 Having said this we acknowledge that such homes are worth less than market housing as they are tied to an agricultural occupancy. A common rule of thumb in that a local occupancy restriction (as used by the Lake District National Park Authority) may reduce the value of housing by 10% to 15% and an full 'ag-tag' by about 30%.
- 8.5 In this type of development there is generally no land cost. Such housing is built on an existing agricultural holding and for that agricultural holding.
- 8.6 We have run an appraisal for a single unit assuming 30% reduction in value and no CIL. On this basis the Residual Value is negative (-£48,000). We have not pursued this further. We recommend that CIL is not levied on agricultural workers' housing.

9. Instalments Policy

9.1 In the Viability Study it was recommended that an instalment policy was introduced. As we set out, CIL Regulation 69 sets out when CIL is payable. This is summarised as follows:

	Payment of CIL
Equal to or greater than £40,000	Four equal instalments at the end of the periods of 60, 120, 180 and 240 days from commencement
£20,000 and less than £40,000	Three equal instalments at the end of the periods of 60, 120 and 180 days from commencement
£10,000 and less than £20,000	Two equal instalments at the end of the periods of 60 and 120 days from commencement
less than £10,000	In full at the end of the period of 60 days from commencement Source: CIL Regulation 123

- 9.2 The 2011 amendment to CIL Regulation 32F⁵ introduced at 69B, allows the ability for Charging Authorities to adopt an Instalment Policy. If an Instalment Policy is not adopted then payment is due as set out in the table above. To require payment, particularly on large schemes in line with the above, could have a dramatic and serious impact on the delivery of projects.
- 9.3 It is our firm recommendation that the Council introduces an instalment policy. Not to do so could put the LDP at serious risk. The modelling in this study is on the basis that the Council does introduce an instalment policy that enables CIL to be paid, through the life of a project, in equal instalments. We suggest the following instalment policy, but this should have a provision whereby, in all cases, the full balance is payable on occupation/opening of the development if this is earlier than the due instalment dates set out in the table.

⁵ SI 2011 No. 987 COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES The Community Infrastructure Levy (Amendment) Regulations 2011. *Made 28th March 2011 Coming into force 6th April 2011*

Number of dwellings / 1000m2 non- residential development	Number of Instalments	Total Timescale for Instalments	Payment Amounts	Payment Periods
1	2	270 days (9 months)	10%	60 days from commencement.
			90%	270 days from commencement.
2 to 5	3	365 days (1 year)	10%	60 days from commencement.
			45%	270 days from commencement.
			45%	365 days from commencement.
6 to 25	3	548 days (18 months)	10%	60 days from commencement.
			45%	365 days from commencement.
			45%	548 days from commencement.
26 to 50	4	730 days (2 years)	10%	60 days from commencement.
			30%	365 days from commencement.
			30%	548 days from commencement.
			30%	730 days from commencement.
51 to 100	5	1095 days (3 years)	10%	60 days from commencement.
			23%	365 days from commencement.
			23%	548 days from commencement.
			23%	730 days from commencement.
			23%	1095 days from commencement.
101 to 200	6	1460 days (4 years)	10%	60 days from commencement.
			18%	365 days from commencement.
			18%	548 days from commencement.
			18%	730 days from commencement.
			18%	1095 days from commencement.
			18%	1460 days from commencement.
201 to 300	7	1825 days (5 years)	10%	60 days from commencement.
			15%	365 days from commencement.
			15%	548 days from commencement.
			15%	730 days from commencement.
			15%	1095 days from commencement.
			15%	1460 days from commencement.
			15%	1825 days from commencement.
301+	8	2190 days (5 years)	10%	60 days from commencement.
			13%	365 days from commencement.
			13%	548 days from commencement.
			13%	730 days from commencement.
			13%	1095 days from commencement.
			13%	1460 days from commencement.
			13%	1825 days from commencement.
			12%	1826 days from commencement.

10. Revised Rates of CIL

10.1 In this paper we have suggested various changes to the rates of CIL. These are summarised below. These recommendations are made based on viability evidence. The Council will need to consider the wider evidence base, including the track record in delivering affordable housing and collecting s106 contributions when settling on rates of CIL to carry forward:

Residential

- 10.2 It is recommended that the residential rate for CIL in all areas of the District, other than the South Ulverston site should be reduced to £50/m².
- 10.3 The South Ulverston site is a large strategic sites that is important to the delivery of the Plan. We recommend that the site should be subject to a rate of CIL of £20/m².
- 10.4 This advice is subject the s106 contributions being no more £2,500/unit or so (£1,500 per unit is the current norm).
- 10.5 We recommend that housing where the use is restricted to agricultural workers are subject to a zero rate of CIL.

Older People's Housing

10.6 Taking a cautious view, we would recommend that CIL is not charged on extracare housing and that the rate for Sheltered Housing is as for general residential development being reduced to £50/m².

Retail

- 10.7 Supermarkets and retail warehouses are likely to come forward on greenfield sites rather than brownfield sites, however it is possible that smaller discount supermarkets could come forward on brownfield sites in Ulverston or Kendal area.
- 10.8 In light of these results we recommend that a the rate of CIL in relation to supermarkets, including discount supermarkets and retail warehouses is maintained at £150/m². It is important to note that whilst the Council wish to see diverse and comprehensive retail provision no such stores are provided for in the Plan and that where that have been promoted their development has been successfully resisted.

Hotels

10.9 We recommend a zero rate of CIL.



Instalment Policy

10.10 We recommend that the Council introduce an Instalment Policy as set out in Chapter 9.

Appendix 1 – Residential Appraisal Results

The pages in this appendix are not numbered.

Base Modelled % adjusted GIA 35% Aff.x Cover



V2 Post Consultation

28/07/2014 16:47



Number		Units	NET Area ha	Density erage Unit Size Units/ha m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locali	ty een/ Brov	wn rnative Us
Jrban Edge 1		168	5.25	32.00 81	13,674	2,605		10,693,068	782.00	Kendal	Green	Agricultu
		Beds	No	m2	Total		BCIS	COST				
	Det 1	3		83.50	0.00		782	0				
	Det 2	3		90.50	0.00		782	0				
	Det 3	4	8	92.00	736.00		782	575,552				
	Det 4	4	11	111.00	1,221.00		782	954,822				
	Det 5	5	6	130.00	780.00		782	609,960				
	Det 6 Small Sc	4		92.00	0.00		1,149	0				
	Det 7 Small Sc	4		111.00	0.00		1,149	0				
	Det 8 Single	5		130.00	0.00		1,149	0				
	Semi 1	2		69.00	0.00		782	0				
	Semi 2	2	24	75.00	1,800.00		782	1,407,600				
	Semi 3	3	36	76.00	2,736.00		782	2,139,552				
	Semi 4	3	30	83.50	2,505.00		782	1,958,910				
	Semi 5	4		110.00	0.00		782	0				
	Ter 1	2		59.00	0.00		782	0				
	Ter 2	2	18	64.00	1,152.00		782	900,864				
	Ter 3	3	19	72.00	1,368.00		782	1,069,776				
	Ter 4	3	16	86.00	1,376.00		782	1,076,032				
	Flat 1	1		61.00	0.00	10%	885	0				
	Flat 2	2		74.00	0.00	10%	885	0				
	Flat 3	3		90.00	0.00	10%	885	0				
	Flat 1 High	1		61.00	0.00	10%	1,173	0				
	Flat 2 High	2		74.00	0.00	10%	1,173	0				
lumbor	Flat 3 High	3	Area	90.00	0.00	10%	1,173	0	Pate	Locali	by coon /Prov	un roativo l
Number	Flat 3 High	Units	Area ha	Density erage Unit Size Units/ha m2	Developed m2	Density m2/ha	1,173	Total Cost	Rate £/m2			
Number Jrban Edge 2	Hat 3 High			Density erage Unit Size	Developed	Density	1,173			Locali Kendal	ty een/Brov Green	wn rnative L Agricultu
		Units 174 Beds	ha	Density erage Unit Size Units/ha m2 30.00 85 m2	Developed m2 14,737 Total	Density m2/ha	BCIS	Total Cost	£/m2			
	Det 1	Units 174 Beds 3	ha 5.80	Density erage Unit Size Units/ha m2 30.00 85 <u>m2</u> 83.50	Developed m2 14,737 <u>Total</u> 0.00	Density m2/ha	BCIS 782	Total Cost 11,524,334	£/m2			
	Det 1 Det 2	Units 174 Beds 3 3	ha 5.80 No	Density erage Unit Size Units/ha m2 30.00 85 m2 83.50 90.50	Developed m2 14,737 Total 0.00 0.00	Density m2/ha	BCIS 782 782	Total Cost 11,524,334 <u>COST</u> 0 0	£/m2			
	Det 1 Det 2 Det 3	Units 174 Beds 3 3 4	ha 5.80 No 9	Density erage Unit Size Units/ha m2 30.00 85 m2 83.50 90.50 92.00	Developed m2 14,737 Total 0.00 0.00 828.00	Density m2/ha	BCIS 782 782 782 782	Total Cost 11,524,334 COST 0 0 647,496	£/m2			
	Det 1 Det 2 Det 3 Det 4	Units 174 Beds 3 3 4 4	ha 5.80 No 9 12	Density erage Unit Size Units/ha m2 30.00 85 2000 85 2000 85 2000 85 2000 85 2000 85 2000 85 2000 902.00 2000 111.00	Developed m2 14,737 Total 0.00 0.00 828.00 1,332.00	Density m2/ha	BCIS 782 782 782 782 782	Total Cost 11,524,334 COST 0 0 647,496 1,041,624	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5	Units 174 Beds 3 3 4 4 4 5	ha 5.80 No 9	Density erage Unit Size Units/ha m2 30.00 85 m2 83.50 90.50 92.00 111.00 130.00	Developed m2 14,737 Total 0.00 0.00 828.00 1,332.00 1,170.00	Density m2/ha	BCIS 782 782 782 782 782 782	Total Cost 11,524,334 COST 0 0 647,496 1,041,624 914,940	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	Units 174 Beds 3 3 4 4 4 5 4	ha 5.80 No 9 12	Density erage Unit Size Units/ha m2 30.00 85 83.50 90.50 92.00 111.00 130.00 92.00	Developed m2 14,737 Total 0.00 0.00 828.00 1,332.00 1,170.00 0.00	Density m2/ha	BCIS 782 782 782 782 782 782 782 1,149	Total Cost 11,524,334 COST 0 0 647,496 1,041,624	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	Units 174 Beds 3 3 4 4 4 5 4 4 4 4 4	ha 5.80 No 9 12	Density erage Unit Size Units/ha m2 30.00 85 90.50 90.50 92.00 1111.00 92.00 111.00	Developed m2 14,737 Total 0.00 0.00 828.00 1,332.00 1,332.00 1,170.00 0.00	Density m2/ha	BCIS 782 782 782 782 782 782 1,149 1,149	Total Cost 11,524,334 COST 0 0 647,496 <u>1,041,624</u> 914,940 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	Units 174 Beds 3 3 4 4 5 4 4 5 4 4 5 5	ha 5.80 No 9 12	Density erage Unit Size Units/ha m2 30.00 85 0.00 85 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Developed m2 14,737 Total 0.00 0.00 828.00 1,332.00 1,170.00 0.00 0.00 0.00	Density m2/ha	BCIS 782 782 782 782 782 782 1,149 1,149	Total Cost 11,524,334 COST 0 0 647,496 1,041,624 914,940	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 6 Small Sc Det 8 Single Semi 1	Units 174 Beds 3 3 4 4 4 5 4 4 5 4 4 5 2 2	ha 5.80 No 9 12 9 12	Density erage Unit Size Units/ha m2 30.00 85 0.00 90.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00	Developed m2 14,737 Total 0.00 0.00 828.00 1,332.00 1,170.00 0.00 0.00 0.00	Density m2/ha	BCIS 782 782 782 782 782 782 1,149 1,149 1,149 782	Total Cost 11,524,334 COST 0 0 0 647,496 1,041,624 914,940 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	Units 174 Beds 3 3 4 4 4 5 4 4 4 4 5 4 4 5 2 2 2 2	ha 5.80 No 9 12 9 9 9 12 12 12	Density erage Unit Size Units/ha m2 30.00 85 90.50 92.00 111.00 130.00 92.00 111.00 130.00 92.00 111.00 130.00 92.00 111.00 130.00 92.00 111.00 130.00 92.00	Developed m2 14,737 Total 0.00 0.00 828.00 1,332.00 1,132.00 0.00 0.00 0.00 0.00 1,125.00	Density m2/ha	BCIS 782 782 782 782 782 1,149 1,149 1,149 782 782 782	Total Cost 11,524,334 COST 0 0 647,496 1,041,624 914,940 0 0 0 0 0 879,750	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	Units 174 Beds 3 3 4 4 4 5 4 4 5 2 2 2 3	ha 5.80 9 12 9 12 9 12 12 12 12 12 12 12 12 13 12	Density erage Unit Size Units/ha m2 30.00 85 90.50 92.00 1111.00 92.00 111.00 92.00 111.00 92.00 111.00 92.00 111.00 92.00 75.00 76.00	Developed m2 14,737 Total 0.00 0.00 828.00 1,332.00 1,332.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha	BCIS 782 782 782 782 1,149 1,149 1,149 1,149 1,149 782 782 782 782	Total Cost 11,524,334 COST 0 0 0 647,496 1,041,624 914,940 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	Units 174 Beds 3 4 4 5 4 4 5 2 2 3 3 3 3	ha 5.80 9 12 9 12 9 12 12 12 12 12 12 12 12 13 2 32	Density erage Unit Size Units/ha m2 30.00 85 0.00 85 0.00 90.50 0.00 92.00 0.00 111.00 0.00 92.00 0.00 111.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 75.00 0.00 76.00 0.00 76.00 0.00 76.00 0.00 76.00	Developed m2 14,737 Total 0.00 0.00 828.00 1,132.00 1,170.00 0.00 0.00 0.00 0.00 0.00 1,125.00 2,672.00	Density m2/ha	BCIS 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782	Total Cost 11,524,334 COST 0 0 0 647,496 1,041,624 914,940 0 0 0 0 0 0 0 879,750 1,901,824 2,089,504	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	Units 174 Beds 3 3 4 4 4 5 5 4 4 4 5 2 2 2 3 3 4 4 4 5 5 4 4 4 5 5 4 4 4 5 5 4 4 4 5 5 6 6 6 6 6 6 7 7 8 8 7 8 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 8 8 8 8 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8	ha 5.80 9 12 9 12 9 12 12 12 12 12 12 12 12 13 12	Density erage Unit Size Units/ha m2 30.00 85 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 75.00 83.50 110.00	Developed m2 14,737 Total 0.00 0.00 828.00 1,372.00 0.00 0.00 0.00 0.00 1,125.00 2,432.00 2,672.00 1,320.00	Density m2/ha	BCIS 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782	Total Cost 11,524,334 COST 0 0 0 647,496 1,041,624 914,940 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
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	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 4	Units 174 Beds 3 3 4 4 4 5 4 4 5 2 2 2 3 3 4 4 2 2 3 3 4 4 2 2 3 3 3 3 3 3 4 4 4 5 5 4 4 4 5 5 6 6 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8	ha 5.80 9 112 9 9 12 15 15 32 32 32 12 21	Density erage Unit Size Units/ha m2 30.00 85 90.50 92.00 111.00 130.00 92.00 1130.00 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 75.00 83.50 110.00 59.00 64.00 72.00 86.00	Developed m2 14,737 Total 0.00 0.00 828.00 1,332.00 0.00 0.00 0.00 1,125.00 2,672.00 2,672.00 1,320.00 0.320.00 1,324.00 1,224.00 1,224.00	Density m2/ha 2,541	BCIS 782 782 782 782 782 782 782 782 782 782	Total Cost 11,524,334 COST 0 0 647,496 1,041,624 914,940 0 0 0 0 0 0 879,750 1,901,824 2,089,504 1,032,240 0 1,051,008	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1 Ter 3 Ter 4 Flat 1	Units 174 Beds 3 3 4 4 4 4 5 4 4 4 5 2 2 2 3 3 4 2 2 3 3 3 1 1	ha 5.80 9 9 12 9 9 12 9 12 12 12 13 2 32 32 32 32 32 12 21 17	Density erage Unit Size Units/ha m2 30.00 85 90.50 92.00 111.00 92.00 111.00 92.00 111.00 92.00 111.00 92.00 111.00 92.00 111.00 92.00 111.00 69.00 75.00 76.00 83.50 110.00 64.00 72.00 64.00 86.00 61.00	Developed m2 14,737 Total 0.00 828.00 1,332.00 1,332.00 0.00 0.00 0.00 0.00 0.00 1,125.00 2,672.00 2,672.00 0.00 1,320.00 0.00 1,344.00 1,224.00 0.00	Density m2/ha 2,541	BCIS 782 782 782 782 1,149 1,149 1,149 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	Total Cost 11,524,334 COST 0 0 647,496 1,041,624 914,940 0 0 0 0 0 0 879,750 1,901,824 2,089,504 1,032,240 0 1,051,008 957,168	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	Units 174 Beds 3 3 4 4 4 4 5 2 2 2 3 3 4 4 2 2 3 3 3 4 4 2 2 3 3 3 4 4 5 5 2 2 3 3 3 4 4 5 5 5 5 5 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7	ha 5.80 9 9 12 9 9 12 9 12 12 12 13 2 32 32 32 32 32 12 21 17	Density erage Unit Size Units/ha m2 30.00 85 90.50 90.50 92.00 111.00 92.00 111.00 92.00 111.00 92.00 111.00 92.00 111.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00 64.00 72.00 86.00 61.00 61.00 74.00	Developed m2 14,737 Total 0.00 828.00 1,332.00 1,332.00 0.00 0.00 0.00 0.00 0.00 2,672.00 1,322.00 2,672.00 1,320.00 0.00 1,244.00 1,224.00 1,224.00 1,224.00 0.000 0.00	Density m2/ha 2,541	BCIS 782 782 782 782 1,149 1,149 1,149 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	Total Cost 11,524,334 COST 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 4 Flat 1 Flat 2 Flat 3	Units 174 Beds 3 3 4 4 4 5 4 4 4 4 5 2 2 2 3 3 4 2 2 3 3 4 2 2 3 3 4 2 2 3 3 4 4 5 5 4 4 5 5 4 4 5 5 4 4 5 5 6 6 7 7 8 8 8 8 8 8 8 8 8 8 8 8 8	ha 5.80 9 9 12 9 9 12 9 12 12 12 13 2 32 32 32 32 32 12 21 17	Density erage Unit Size Units/ha m2 30.00 85 85 90.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 75.00 75.00 83.50 110.00 69.00 72.00 84.00 72.00 86.00 61.00 74.00 90.00	Developed m2 14,737 Total 0.00 0.00 828.00 1,332.00 1,332.00 0.00 0.00 0.00 0.00 0.00 1,125.00 2,672.00 1,320.00 0.00 1,324.00 1,224.00 1,224.00 1,229.00 0.00 0.00 0.00 0.00	Density m2/ha 2,541	BCIS 782 782 782 782 782 782 1,149 1,149 782 782 782 782 782 782 782 782 782 782	Total Cost 11,524,334 COST 0 0 647,496 1,041,624 914,940 0 0 0 0 879,750 1,901,824 2,089,504 1,032,240 0 1,051,008 957,168 1,008,780 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	Units 174 Beds 3 3 4 4 4 4 5 2 2 2 3 3 4 4 2 2 3 3 3 4 4 2 2 3 3 3 4 4 5 5 2 2 3 3 3 4 4 5 5 5 5 5 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7	ha 5.80 9 9 12 9 9 12 9 12 12 12 13 2 32 32 32 32 32 12 21 17	Density erage Unit Size Units/ha m2 30.00 85 90.50 90.50 92.00 111.00 92.00 111.00 92.00 111.00 92.00 111.00 92.00 111.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00 64.00 72.00 86.00 61.00 61.00 74.00	Developed m2 14,737 Total 0.00 828.00 1,332.00 1,332.00 0.00 0.00 0.00 0.00 0.00 2,672.00 1,322.00 2,672.00 1,320.00 0.00 1,244.00 1,224.00 1,224.00 1,224.00 0.000 0.00	Density m2/ha 2,541	BCIS 782 782 782 782 1,149 1,149 1,149 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	Total Cost 11,524,334 COST 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			



Number		Units	Area ha	Density erage U Units/ha	m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2		ty een/Brov	vn rnative Use
Office re-dev		13	0.31	41.94	70	915	2,952		772,214	843.95	Kendal	Brown	Offices
		Beds	No		m2	Total		BCIS	COST				
	Det 1	3			83.50	0.00		782	0				
	Det 2	3			90.50	0.00		782	0				
	Det 3	4			92.00	0.00		782	0				
	Det 4	4			111.00	0.00		782	0				
	Det 5	5			130.00	0.00		782	0				
	Det 6 Small Sc	4			92.00	0.00		1,149	0				
	Det 7 Small Sc	4			111.00	0.00		1,149	0				
	Det 8 Single	5			130.00	0.00		1,149	0				
	Semi 1	2			69.00	0.00		782	0				
	Semi 2	2			75.00	0.00		782	0				
	Semi 3	3			76.00	0.00		782	0				
	Semi 4	3	2		83.50	167.00		782	130,594				
	Semi 5	4			110.00	0.00		782	0				
	Ter 1	2	4		59.00	236.00		782	184,552				
	Ter 2	2			64.00	0.00		782	0				
	Ter 3	3	3		72.00	216.00		782	168,912				
	Ter 4	3			86.00	0.00		782	0				
	Flat 1	1			61.00	0.00	10%	885	0				
	Flat 2	2	4		74.00	296.00	10%	885	288,156				
	Flat 3	3			90.00	0.00	10%	885	0				
	Flat 1 High	1			61.00	0.00	10%	1,173	0				
	Flat 2 High	2				0.00	4.00/	4 4 7 2	0				
					74.00		10%	1,173	-				
	Flat 3 High	3			74.00 90.00	0.00	10%	1,173	0				
		3			90.00	0.00	10%		0				
Number			Area	Density erage U	90.00 nit Size	0.00 Developed	10% Density		-	Rate	Locali	ty een/Brov	vn rnative Use
		3 Units	ha	Units/ha	90.00 nit Size m2	0.00 Developed m2	10% Density m2/ha		0 Total Cost	£/m2			
Number Estate Infill		3			90.00 nit Size	0.00 Developed	10% Density		0		Locali Kendal	ty een/Brov Green	vn rnative Use Scrub
		3 Units 12	ha 0.30	Units/ha	90.00 nit Size m2 78	0.00 Developed m2 941	10% Density m2/ha	1,173	0 Total Cost 735,862	£/m2			
	Flat 3 High	3 Units	ha	Units/ha	90.00 nit Size m2 78 m2	0.00 Developed m2	10% Density m2/ha	1,173 BCIS	0 Total Cost	£/m2			
	Flat 3 High Det 1	3 Units 12 Beds	ha 0.30	Units/ha	90.00 nit Size m2 78 m2 83.50	0.00 Developed m2 941 Total 0.00	10% Density m2/ha	1,173 BCIS 782	0 Total Cost 735,862 COST	£/m2			
	Flat 3 High Det 1 Det 2	3 Units 12 Beds 3	ha 0.30	Units/ha	90.00 nit Size m2 78 m2	0.00 Developed 941 Total 0.00 0.00	10% Density m2/ha	1,173 BCIS 782 782	0 Total Cost 735,862 COST 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3	3 Units 12 Beds 3 3	ha 0.30	Units/ha 40.00	90.00 nit Size m2 78 m2 83.50 90.50 92.00	0.00 Developed m2 941 Total 0.00 0.00 0.00	10% Density m2/ha	1,173 BCIS 782 782 782 782	0 Total Cost 735,862 COST 0 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 4	3 Units 12 Beds 3 3 4	ha 0.30	Units/ha 40.00	90.00 nit Size m2 78 83.50 90.50 92.00 111.00	0.00 Developed m2 941 Total 0.00 0.00 0.00 0.00 0.00	10% Density m2/ha	1,173 BCIS 782 782 782 782 782	0 Total Cost 735,862 0 0 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3	3 Units 12 Beds 3 3 4 4 4	ha 0.30	Units/ha 40.00	90.00 nit Size m2 78 m2 83.50 90.50 92.00	0.00 Developed m2 941 Total 0.00 0.00 0.00	10% Density m2/ha	1,173 BCIS 782 782 782 782	0 Total Cost 735,862 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5	3 Units 12 Beds 3 3 4 4 5	ha 0.30	Units/ha 40.00	90.00 nit Size m2 78 m2 83.50 90.50 92.00 111.00 130.00	0.00 Developed m2 941 Total 0.00 0.00 0.00 0.00 0.00 0.00	10% Density m2/ha	1,173 BCIS 782 782 782 782 782 782 782	0 Total Cost 735,862 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	3 Units 12 Beds 3 3 4 4 4 5 4	ha 0.30	Units/ha 40.00	90.00 nit Size m2 78 83.50 90.50 92.00 111.00 130.00 92.00	0.00 Developed m2 941 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00	10% Density m2/ha	1,173 BCIS 782 782 782 782 782 782 782 1,149	0 Total Cost 735,862 0 0 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 5 Det 6 Small Sc	3 Units 12 Beds 3 3 4 4 4 5 4 4 4 4	ha 0.30	Units/ha 40.00	90.00 nit Size m2 78 83.50 90.50 92.00 111.00 92.00 111.00	0.00 Developed m2 941 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha	1,173 BCIS 782 782 782 782 782 1,149 1,149	0 Total Cost 735,862 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	3 Units 12 Beds 3 3 4 4 4 5 4 4 5 4 5	ha 0.30	Units/ha 40.00	90.00 nit Size m2 78 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00	0.00 Developed m2 941 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha	1,173 BCIS 782 782 782 782 782 782 1,149 1,149	0 Total Cost 735,862 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	3 Units 12 Beds 3 3 4 4 4 5 4 4 4 5 5 2 2	ha 0.30 No 	Units/ha 40.00	90.00 nit Size m2 78 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00	0.00 Developed m2 941 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha	1,173 BCIS 782 782 782 782 782 782 782 1,149 1,149 1,149 782	0 Total Cost 735,862 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	3 Units 12 Beds 3 3 4 4 4 5 4 4 4 5 2 2 2	ha 0.30 No 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Units/ha 40.00	90.00 nit Size m2 78 m2 83.50 90.50 92.00 111.00 130.00 130.00 69.00 75.00	0.00 Developed m2 941 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha	1,173 BCIS 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782	0 Total Cost 735,862 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	3 Units 12 Beds 3 3 4 4 4 5 4 4 4 5 2 2 2 2 2 3	ha 0.30 No 2 2 2 2	Units/ha 40.00	90.00 nit Size m2 78 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 75.00 75.00	0.00 Developed m2 941 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha	1,173 BCIS 782 782 782 782 1,149 1,149 1,149 1,149 1,149 1,149 782 782 782	0 Total Cost 735,862 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	3 Units 12 Beds 3 4 4 5 4 4 5 2 2 2 2 2 3 3 3	ha 0.30 No 2 2 2 2	Units/ha 40.00	90.00 nit Size m2 78 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 75.00 75.00 83.50	0.00 Developed m2 941 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha	1,173 BCIS 782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782	0 Total Cost 735,862 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 117,300 1118,864 130,594	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 4 Semi 5	3 Units 12 Beds 3 3 4 4 4 5 5 2 2 2 2 2 3 3 4 4 4 4 4 4 4 4 4 4 5 5 2 2 2 3 3 4 4 4 4 4 4 4 4 4 4 4 4 5 5 4 4 4 4	ha 0.30 No 2 2 2 2	Units/ha 40.00	90.00 nit Size m2 78 m2 83.50 90.50 90.50 90.50 92.00 111.00 130.00 69.00 75.00 75.00 76.00 83.50 110.00	0.00 Developed m2 941 	10% Density m2/ha	1,173 BCIS 782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782	0 Total Cost 735,862 0 0 0 0 0 0 0 0 117,300 118,864 130,594 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 4 Semi 5 Ter 1	3 Units 12 Beds 3 3 4 4 4 5 5 4 4 4 5 2 2 2 3 3 3 4 2 2 2 3 4 2 2 2 3 3 3 3 2 2 2 3 3 3 3	ha 0.30 No 2 2 2 2 2 2 2	Units/ha 40.00	90.00 nit Size m2 78 83.50 90.50 92.00 111.00 130.00 92.00 111.00 69.00 75.00 75.00 76.00 83.50 110.00 59.00	0.00 Developed m2 941 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha	1,173 BCIS 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	0 Total Cost 735,862 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 7 Small Sc Semi 1 Semi 2 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	3 Units 12 Beds 3 3 4 4 4 5 4 4 4 5 2 2 2 2 3 3 3 4 4 2 2 2 2 2 2 2 2 2 2 2	ha 0.30 No 2 2 2 2 2 2 2	Units/ha 40.00	90.00 nit Size 78 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 75.00 75.00 75.00 75.00 76.00 83.50 110.00 69.00 64.00	0.00 Developed m2 941 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha	1,173 BCIS 782 782 782 782 782 1,149 1,149 1,149 1,149 782 782 782 782 782 782 782 782	0 Total Cost 735,862 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	3 Units 12 Beds 3 3 4 4 4 5 5 2 2 2 2 2 2 2 3 3 4 4 2 2 3 3 4 2 2 3 3 3 4 2 2 3 3 3 4 4 2 3 3 3 4 4 5 5 3 3 3 4 4 5 5 5 5 5 5 5 5	ha 0.30	Units/ha 40.00	90.00 nit Size m2 78 33.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 75.00 83.50 110.00 59.00 64.00 72.00	0.00 Developed m2 941 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 155.00 167.00 0.00 167.00 0.00 0.00 0.00 0.00 0.00	10% Density m2/ha	1,173 BCIS 782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	0 Total Cost 735,862 0 0 0 0 0 0 0 0 0 0 0 117,300 0 118,864 130,594 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 7 Small Sc Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	3 Units 12 Beds 3 3 4 4 4 5 5 2 2 2 2 3 3 4 4 2 2 3 3 4 2 2 3 3 3 3 3	ha 0.30	Units/ha 40.00	90.00 nit Size m2 78 83.50 90.50 92.00 111.00 130.00 69.00 75.00 69.00 75.00 69.00 59.00 64.00 83.50 110.00 59.00 64.00 88.50	0.00 Developed m2 941 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha 3,137	1,173 BCIS 782 782 782 782 782 782 782 782	0 Total Cost 735,862 0 0 0 0 0 0 0 0 0 0 117,300 118,864 130,594 0 0 100,096 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 7 Small Sc Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	3 Units 12 Beds 3 3 4 4 4 5 5 4 4 5 2 2 3 3 3 4 2 2 3 3 4 2 2 3 3 3 3 1	ha 0.30	Units/ha 40.00	90.00 nit Size m2 78 83.50 90.50 92.00 111.00 92.00 111.00 92.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 64.00 59.00 64.00 66.00	0.00 Developed m2 941 0.00 0.00 0.00 0.00 0.00 0.00 0.00 152.00 167.00 167.00 167.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	10% Density m2/ha 3,137	1,173 BCIS 782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	0 Total Cost 735,862 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	3 Units 12 Beds 3 3 4 4 5 5 4 4 5 2 2 2 2 3 3 3 4 4 2 2 3 3 3 4 2 2 3 3 3 4 4 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 3	ha 0.30	Units/ha 40.00	90.00 nit Size m2 78 78 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 59.00 64.00 72.00 83.50 110.00 64.00 72.00	0.00 Developed m2 941 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 152.00 152.00 167.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	10% Density m2/ha 3,137	1,173 BCIS 782 782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782	0 Total Cost 735,862 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	3 Units 12 Beds 3 3 4 4 5 5 4 4 5 2 2 2 2 3 3 3 4 4 2 2 3 3 3 4 2 2 3 3 3 4 4 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 3	ha 0.30	Units/ha 40.00	90.00 nit Size m2 78 83.50 90.50 92.00 111.00 130.00 69.00 69.00 69.00 69.00 69.00 69.00 64.00 7.2.00 86.00 61.00 90.00	0.00 Developed m2 941 	10% Density m2/ha 3,137	1,173 BCIS 782 782 782 782 782 782 782 782	0 Total Cost 735,862 COST 0 0 0 0 0 0 0 0 117,300 0 118,864 130,594 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			



er	Units	Area ha	Density e Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality	/ een/Brov	vn rnative Use
fil	35	1.00	35.00	77	2,683	2,683		2,098,106	782.00	Arnside	Green	Paddock
	Beds	No		m2	Total		BCIS	COST				
Det 1	3	110		83.50	0.00		782	0				
Det 2	3			90.50	0.00		782	0				
Det 3	4			92.00	0.00		782	0				
Det 4	4			111.00	0.00		782	0				
Det 5	5			130.00	0.00		782	0				
Det 6 Small S	c 4			92.00	0.00		1,149	0				
Det 7 Small S	c 4			111.00	0.00		1,149	0				
Det 8 Single	5			130.00	0.00		1,149	0				
Semi 1	2			69.00	0.00		782	0				
Semi 2	2			75.00	0.00		782	0				
Semi 3	3	2		76.00	152.00		782	118,864				
Semi 4	3	6		83.50	501.00		782	391,782				
Semi 5	4	2		110.00	220.00		782	172,040				
Ter 1	2			59.00	0.00		782	0				
Ter 2	2	11		64.00	704.00		782	550,528				
Ter 3	3	7		72.00	504.00		782	394,128				
Ter 4	3	7		86.00	602.00		782	470,764				
Flat 1	1			61.00	0.00	10%	885	0				
Flat 2	2			74.00	0.00	10%	885	0				
Flat 3	3			90.00	0.00	10%	885	0				
Flat 1 High	1			61.00	0.00	10%	1,173	0				
Flat 1 High Flat 2 High Flat 3 High er	1 2 3 Units	Area		74.00 90.00 erage Unit Size	0.00 0.00 Developed	10% 10% Density	1,173 1,173 1,173	0 0 Total Cost	Rate	Locality	/ een/Brov	vn rnative Use
Flat 2 High Flat 3 High	2	Area ha 1.50	Density e Units/ha 30.00	74.00 90.00	0.00	10% 10%	1,173	0	Rate £/m2 821.26	Locality	y een/Brov Green	vn rnative Use Paddock
Flat 2 High Flat 3 High er	2 3 Units	ha	Units/ha	74.00 90.00 erage Unit Size m2	0.00 0.00 Developed m2	10% 10% Density m2/ha	1,173	0 0 Total Cost	£/m2			
Flat 2 High Flat 3 High er	2 3 Units 45	ha 1.50	Units/ha	74.00 90.00 erage Unit Size m2 77	0.00 0.00 Developed m2 3,483	10% 10% Density m2/ha	1,173 1,173	0 0 Total Cost 2,860,437	£/m2			
Flat 2 High Flat 3 High er fill	2 3 Units 45 Beds	ha 1.50	Units/ha	74.00 90.00 erage Unit Size m2 77 m2	0.00 0.00 Developed m2 3,483 Total	10% 10% Density m2/ha	1,173 1,173 BCIS	0 0 Total Cost 2,860,437 COST	£/m2			
Flat 2 High Flat 3 High fill Det 1	2 3 Units 45 Beds 3	ha 1.50	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00	0.00 0.00 Developed m2 3,483 Total 0.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782	0 0 Total Cost 2,860,437 COST 0	£/m2			
Flat 2 High Flat 3 High er fill Det 1 Det 2 Det 3 Det 4	2 3 Units 45 Beds 3 3 3 4 4	ha 1.50	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 111.00	0.00 0.00 Developed m2 3,483 Total 0.00 0.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782 782 782	0 0 Total Cost 2,860,437 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High fill Det 1 Det 2 Det 3 Det 4 Det 5	2 3 Units 45 Beds 3 3 3 4 4 4 5	ha 1.50	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 111.00 130.00	0.00 0.00 Developed m2 3,483 Total 0.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782 782 782 782	0 0 Total Cost 2,860,437 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High fill Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small S	2 3 Units 45 8eds 3 3 3 4 4 4 4 5 5	ha 1.50	Units/ha	74.00 90.00 erage Unit Size m2 77 77 83.50 90.50 92.00 111.00 130.00 92.00	0.00 0.00 Developed m2 3,483 Total 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782 782 782 782 782 1,149	0 0 Total Cost 2,860,437 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High er fill Det 1 Det 2 Det 2 Det 3 Det 4 Det 3 Det 4 Det 5 Det 6 Small S Det 7 Small S	2 3 Units 45 8 8 8 8 3 3 3 4 4 4 4 5 5 5 4 5 5 4 5 5 4 5 5 4 5 5 4 5 5 14 14 14 14 14 14 14 14 14 14 14 14 14	ha 1.50	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 90.50 92.00 111.00 92.00 111.00	0.00 0.00 Developed m2 3,483 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 8CIS 782 782 782 782 782 782 782 782 1,149 1,149	0 0 Total Cost 2,860,437 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High er fill Det 1 Det 2 Det 3 Det 4 Det 4 Det 4 Det 5 Small S Det 7 Small S Det 7 Small S	2 3 Units 45 8eds 3 3 3 4 4 4 4 5 5 5 5 5 6 4 6 4 5	ha 1.50	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00	0.00 0.00 Developed m2 3,483 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782 782 782 782 782 782 1,149 1,149	0 0 Total Cost 2,860,437 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High er fill Det 1 Det 2 Det 3 Det 4 Det 5 Det 5 Det 5 Small S Det 7 Small S Det 8 Single Semi 1	2 3 Units 45 Beds 3 3 3 4 4 4 5 5 5 5 2 2	ha 1.50	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00	0.00 0.00 Developed m2 3,483 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 782 782 1,149 1,149 1,149 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High er fill Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 6 Small S Det 7 Small S Det 8 Single Semi 1 Semi 2	2 3 Units 45 8eds 3 3 3 4 4 4 5 5 5 5 6 4 6 4 5 5 6 2 2 2 2 2	ha 1.50 No	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 90.50 90.50 91.00 111.00 130.00 92.00 111.00 130.00 92.00 75.00	0.00 0.00 Developed m2 3,483 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 1,149 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High er fill Det 1 Det 2 Det 3 Det 3 Det 4 Det 3 Det 4 Det 5 Semi 1 Semi 2 Semi 3	2 3 Units 45 8eds 3 3 3 4 4 4 4 4 5 5 4 5 2 4 5 2 2 2 2 3	ha 1.50 No	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 75.00	0.00 0.00 Developed m2 3,483 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 8Cts 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High er fill Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 4 Det 5 Semi 1 Semi 2 Semi 4	2 3 Units 45 8eds 3 3 3 3 4 4 4 4 5 5 5 5 2 2 2 2 2 3 3 3 3	ha 1.50 No	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 75.00 83.50	0.00 0.00 Developed m2 3,483 Total 0.000 0.00	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 2782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 5 Det 5 Somal Si Det 7 Small Si Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5	2 3 Units 45 8eds 3 3 3 3 4 4 4 5 5 5 5 2 2 2 2 2 2 3 3 3 4 4	ha 1.50 No	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00	0.00 0.00 Developed m2 3,483 Total 0.00 0	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 2,782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High Flat 3 High fill Det 1 Det 2 Det 3 Det 4 Det 3 Det 4 Det 5 Det 6 Small S Det 7 Small S Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 3 Semi 4	2 3 Units 45 8 45 3 3 3 3 4 4 4 5 5 5 5 2 2 2 2 3 3 3 3 3 4 4 2 2 2 3 3 3 3 3 3	ha 1.50 No 	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00 59.00	0.00 0.00 Developed m2 3,483 Total 0.00 0	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 1,149 1,149 1,149 1,149 1,149 1,149 2782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High er fill Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small S Det 6 Small S Det 7 Small S Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	2 3 Units 45 8eds 3 3 3 3 4 4 4 4 4 5 5 2 2 2 2 2 3 3 3 4 4 2 2 2 2 2 2 2 2 3 3 3 2 2 2 2	ha 1.50 No 2 2 6 2 2 11	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 75.00 75.00 75.00 75.00 75.00 64.00	0.00 0.00 Developed m2 3,483 Total 0.00 0	10% 10% Density m2/ha	1,173 1,173 1,173 782 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High er fill Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small S Det 7 Small S Det 8 Single Semi 1 Semi 2 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	2 3 Units 45 8eds 3 3 3 3 4 4 4 5 5 5 2 2 2 2 3 3 3 3 3 3 3 4 4 2 2 2 3 3 3 3	ha 1.50 No 2 2 6 2 2 3 11 7	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 83.50 110.00 64.00 59.00	0.00 0.00 Developed m2 3,483 Total 0.000 0.00	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 5 Det 5 Det 6 Small S Det 7 Small S Det 8 Single Semi 1 Semi 3 Semi 4 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	2 3 Units 45 8eds 3 3 3 3 4 4 4 5 5 5 2 2 2 2 2 2 2 3 3 3 3 4 4 2 2 2 2 3 3 3 3	ha 1.50 No 2 2 6 2 2 11	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 76.00 76.00 83.50 110.00 69.00 75.00 72.00 86.00	0.00 0.00 Developed m2 3,483 Total 0.00 0	10% 10% Density m2/ha 2,322	1,173 1,173 1,173 8CCS 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small S Det 6 Small S Det 7 Small S Det 7 Small S Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 3 Semi 4 Semi 3 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	2 3 Units 45 8 8 8 4 4 4 4 4 4 4 5 5 6 4 6 4 6 4 6 4 6 2 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 1.50 No 2 2 6 2 2 11 11 7 8	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00 64.00 72.00 64.00 64.00 66.00	0.00 0.00 Developed m2 3,483 Total 0.00 0	10% 10% Density m2/ha 2,322	1,173 1,173 1,173 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 6 Small S Det 6 Small S Det 7 Small S Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	2 3 Units 45 3 3 3 3 3 4 4 4 4 4 4 4 5 5 2 2 2 2 2 3 3 3 3 3 4 4 4 2 2 2 2 3 3 3 3	ha 1.50 No 2 2 6 2 2 6 2 2 3 8 3 11	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 76.00 83.50	0.00 0.00 Developed m2 3,483 Total 0.000 0.00	10% 10% Density m2/ha 2,322	1,173 1,173 1,173 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High er fill Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small S Det 7 Small S Det 7 Small S Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 3	2 3 Units 45 Beds 3 3 3 3 4 4 4 4 5 5 5 2 2 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3	ha 1.50 No 2 2 6 2 2 11 11 7 8	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 83.50 110.00 64.00 72.00 86.00 61.00 74.00 74.00 90.00	0.00 0.00 Developed m2 3,483 Total 0.00 0	10% 10% Density m2/ha 2,322	1,173 1,173 1,173 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
Flat 2 High Flat 3 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 6 Small S Det 6 Small S Det 7 Small S Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	2 3 Units 45 3 3 3 3 3 4 4 4 4 4 4 4 5 5 2 2 2 2 2 3 3 3 3 3 4 4 4 2 2 2 2 3 3 3 3	ha 1.50 No 2 2 6 2 2 6 2 2 3 8 3 11	Units/ha	74.00 90.00 erage Unit Size m2 77 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 76.00 83.50	0.00 0.00 Developed m2 3,483 Total 0.000 0.00	10% 10% Density m2/ha 2,322	1,173 1,173 1,173 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			



Number		Units	Area ha	Density erage Unit Size Units/ha m2		Density m2/ha		Total Cost	Rate £/m2	Locality een/Bro	wn rnative Us
Cleared Urban		12	0.25	48.00 82		3,936		957,924	973.50	Ulverston Brown	Industrial
		Beds	No	m2	Total		BCIS	COST			
	Det 1	3		83.50			782	0			
	Det 2	3		90.50			782	0			
	Det 3	4		92.00	0.00		782	0			
	Det 4	4		111.00			782	0			
	Det 5	5		130.00			782	0			
	Det 6 Small Sc	4		92.00	0.00		1,149	0			
	Det 7 Small Sc	4		111.00			1,149	0			
	Det 8 Single	5		130.00			1,149	0			
	Semi 1	2		69.00	0.00		782	0			
	Semi 2	2		75.00			782	0			
	Semi 3	3		76.00	0.00		782	0			
	Semi 4	3		83.50			782	0			
	Semi 5	4		110.00	0.00		782	0			
	Ter 1	2		59.00			782	0			
	Ter 2	2		64.00			782	0			
	Ter 3	3		72.00			782	0			
	Ter 4	3		86.00			782	0			
	Flat 1	1		61.00		10%	885	0			
	Flat 2	2	6	74.00		10%	885	432,234			
	Flat 3	3	6	90.00		10%	885	525,690			
				50.00	5 10:00	10/0		525,050			
	Flat 1 High	1		61.00	0.00	10%	1.173	0			
	Flat 1 High Flat 2 High	1		61.00		10% 10%	1,173 1,173	0			
	Flat 1 High Flat 2 High Flat 3 High	-			0.00			-			
	Flat 2 High	2		74.00	0.00	10% 10%	1,173	0			
Number	Flat 2 High	2	Area	74.00 90.00 Density erage Unit Size	0.00 0.00 Developed	10% 10% Density	1,173	0	Rate	Locality een/Bro	wn rnative L
	Flat 2 High Flat 3 High	2 3 Units	ha	74.00 90.00 Density erage Unit Size Units/ha m2	0.00 0.00 Developed m2	10% 10% Density m2/ha	1,173	0 0 Total Cost	£/m2		
Number KSC Urban Edge	Flat 2 High Flat 3 High	2		74.00 90.00 Density erage Unit Size	0.00 0.00 Developed m2	10% 10% Density	1,173	0		Locality een/Bro Milnthorpe Green	
	Flat 2 High Flat 3 High	2 3 Units	ha	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 m2	0.00 0.00 Developed m2 6,877 Total	10% 10% Density m2/ha	1,173 1,173 BCIS	0 0 Total Cost	£/m2		wn rnative l Agriculti
	Flat 2 High Flat 3 High	2 3 Units 76 Beds 3	ha 2.50	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 m2 83.50	0.00 0.00 Developed m2 6,877 Total 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782	0 0 Total Cost 5,377,814 COST 0	£/m2		
	Flat 2 High Flat 3 High	2 3 Units 76 Beds	ha 2.50	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 m2	0.00 0.00 Developed m2 6,877 Total 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS	0 0 Total Cost 5,377,814 COST	£/m2		
	Flat 2 High Flat 3 High Det 1	2 3 Units 76 Beds 3	ha 2.50	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 m2 83.50	0.00 0.00 Developed m2 6,877 Total 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782	0 0 Total Cost 5,377,814 COST 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2	2 3 Units 76 Beds 3 3	ha 2.50 No	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 m2 83.50 90.50	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 0.00 276.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782	0 0 Total Cost 5,377,814 COST 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 1 Det 2 Det 3	2 3 Units 76 Beds 3 3 4	ha 2.50 No 3	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 83.50 90.55 90.52	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 276.00 600.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782	0 0 Total Cost 5,377,814 COST 0 0 215,832	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4	2 3 Units 76 Beds 3 3 4 4	ha 2.50 No 3 4	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 99 83.50 90.50 92.00 150.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 0.00 0.276.00 600.00 840.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782 782	0 0 Total Cost 5,377,814 0 0 215,832 469,200	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5	2 3 Units 76 Beds 3 3 4 4 4 5	ha 2.50 No 3 4	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 83.50 90.50 90.50 92.00 150.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 276.00 600.00 840.00 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782 782 782 782 782	0 0 Total Cost 5,377,814 0 0 215,832 469,200 656,880	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	2 3 Units 76 Beds 3 3 4 4 5 4	ha 2.50 No 3 4	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 83.50 90.50 92.00 150.00 210.00 92.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 275.00 600.00 840.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 8CIS 782 782 782 782 782 782 782 782 782 782	0 0 0 Total Cost 5,377,814 0 0 215,832 469,200 656,880 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 3 Det 4 Det 5 Det 5 Det 5 Det 7 Small Sc	2 3 Units 76 Beds 3 3 4 4 4 5 4 4 4 4	ha 2.50 No 3 4	74.00 90.00 Density erage Unit Size Units/ha mi 30.40 90 83.50 90.50 92.00 150.00 210.00 92.00 92.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 600.00 840.00 0.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 8CIS 782 782 782 782 782 782 782 782 782 1,149 1,149	0 0 0 Total Cost 5,377,814 0 0 215,832 469,200 656,880 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	2 3 Units 76 Beds 3 4 4 5 4 4 5 4 4 5 5	ha 2.50 No 3 4	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 100 100 150.00 150.00 210.00 92.00 111.00 130.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 276.00 600.00 840.00 0.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 1,173 782 782 782 782 782 782 782 782 1,149 1,149	0 0 0 Total Cost 5,377,814 0 0 0 215,832 469,200 656,880 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	2 3 Units 76 8eds 3 3 4 4 4 5 4 4 5 2 2	ha 2.50 No 3 4 4 4	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 2000 90.50 90.50 92.00 150.00 210.00 92.00 111.00 130.00 69.00	0.00 0.00 Developed m2 6,877 Total 0.00 276.00 600.00 840.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 782	0 0 0 Total Cost 5,377,814 0 0 215,832 469,200 656,880 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	2 3 Units 76 Beds 3 3 4 4 4 5 4 4 4 5 2 2 2	ha 2.50 No 3 4 4 4 4 8	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 mail 83.50 90.50 92.00 150.00 210.00 111.00 130.00 69.00 75.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 8 8 8 7 82 7 82 7 82 7 82 7 82 7 82 1,149 1,149 1,149 1,149 7 82 7 82 7 82	0 0 0 Total Cost 5,377,814 0 0 215,832 469,200 0 0 0 0 0 0 0 0 0 0 469,200	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 5 Det 5 Small Sc Det 7 Small Sc	2 3 Units 76 Beds 3 3 4 4 4 5 4 4 5 2 2 2 2 3	ha 2.50 No 3 4 4 4 4 8 8	74.00 90.00 Density erage Unit Size Units/ha mail 30.40 90 2000 200 90.50 92.00 150.00 210.00 92.00 111.00 130.00 69.00 111.00 130.00 75.00 76.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 1,149 1,149 1,149 1,149 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	2 3 Units 76 Beds 3 4 4 5 4 4 4 5 2 2 2 3 3 3	ha 2.50 No 3 4 4 4 4 4 8 8 14	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 100 100 150.00 150.00 150.00 92.00 111.00 130.00 09.00 75.00 76.00 76.00 83.50 76.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 0.276.00 0.00 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000	10% 10% Density m2/ha	1,173 1,173 1,173 782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782	0 0 0 Total Cost 5,377,814 0 0 0 215,832 469,200 656,880 0 0 0 0 0 0 469,200 832,048 914,158	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	2 3 Units 76 8eds 3 3 4 4 4 5 5 2 2 2 2 3 3 4 4	ha 2.50 No 3 4 4 4 4 4 8 8 14	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 2000 100 150.00 150.00 111.00 130.00 69.00 75.00 76.00 83.55 110.00 83.55 110.00 130.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 600.00 840.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 782 782 782 782 782 782 782 782	0 0 0 Total Cost 5,377,814 0 0 0 215,832 469,200 656,880 0 0 0 0 0 469,200 656,880 0 0 0 0 0 469,200 832,048 914,158 516,120	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 5 Det 6 Small Sc Det 7 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	2 3 Units 76 Beds 3 3 4 4 4 5 5 4 4 4 5 2 2 2 2 3 3 3 4 2 2 2 2 3 4 2 2 2 2 2 3 3 3 2 2 2 2	ha 2.50 No 3 4 4 4 4 8 8 14 14 14 14 6	74.00 90.00 Density erage Unit Size Units/ha mail 30.40 90 mail 83.50 90.50 92.00 150.00 210.00 92.00 111.00 130.00 69.00 75.00 75.00 83.50 110.00 93.00 93.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 1,149 1,149 1,149 2,782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 5 Semi 3 Semi 4 Semi 5 Semi 4 Semi 5 Ter 1 Ter 2	2 3 Units 76 Beds 3 3 4 4 4 5 2 2 2 2 3 3 3 4 4 2 2 2 2 2 2 2 2 2 2 2	ha 2.50 No 3 3 4 4 4 4 4 4 5 8 14 14 14 6 6 9	74.00 90.00 Density erage Unit Size Units/ha mil 30.40 90 2000 90.50 90.50 92.00 150.00 92.00 111.00 130.00 69.00 75.00 76.00 75.00 90.50 75.00 90.50 76.00 90.50 95.900	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 1,149 1,149 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	2 3 Units 76 Beds 3 3 4 4 4 5 5 2 2 2 2 2 2 2 3 3 4 4 2 2 2 3 3 4 4 2 2 3 3 3 3	ha 2.50 No 3 4 4 4 4 4 4 4 4 4 4 5 6 9 9 8	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 100 100 150.00 150.00 111.00 130.00 69.00 75.00 110.00 76.00 000 75.00 110.00 64.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 276.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 1,173 782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	2 3 Units 76 8eds 3 3 4 4 4 5 5 2 2 2 2 3 3 4 4 2 2 3 3 4 2 2 3 3 3 3 3	ha 2.50 No 3 4 4 4 4 4 4 4 4 4 4 5 6 9 9 8	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 83.50 90.51 92.00 150.00 150.00 92.00 111.00 130.00 69.00 75.00 76.00 110.00 59.00 64.00 72.00 86.00 72.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 276.00 600.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 2,751	1,173 1,173 1,173 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 215,832 469,200 656,880 0 0 0 0 0 469,200 656,880 0 0 0 0 469,200 656,880 0 0 0 469,200 6 56,880 0 0 0 0 469,200 6 56,877,814	£/m2		
	Flat 2 High Flat 3 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	2 3 3 76 8eds 3 3 4 4 4 5 5 2 2 2 3 3 3 4 4 2 2 3 3 3 3 1 2 2 3 3 3 3 2 2 2 3 3 3 3	ha 2.50 No 3 4 4 4 4 4 4 4 4 4 4 5 6 9 9 8	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 90.50 92.00 150.00 92.00 150.00 92.00 111.00 130.00 75.00 75.00 110.00 75.00 64.00 72.00 64.00 72.00 64.00 72.00 61.00 74.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 2,751	1,173 1,173 1,173 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	2 3 Units 76 Beds 3 3 4 4 4 5 5 4 4 4 5 5 2 2 2 3 3 3 4 4 2 2 2 3 3 3 3 1	ha 2.50 No 3 4 4 4 4 4 4 4 4 4 4 5 6 9 9 8	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 1000000000000000000000000000000000000	0.00 0.00 Developed m2 6,877 Total 0.00 276.00 600.00 840.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 2,751	1,173 1,173 1,173 782 782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	2 3 3 76 8eds 3 3 4 4 4 5 2 2 2 2 2 2 2 3 3 4 4 2 2 2 3 3 3 4 4 2 2 3 3 3 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3	ha 2.50 No 3 4 4 4 4 4 4 4 4 4 4 5 6 9 9 8	74.00 90.00 Density erage Unit Size Units/ha m2 30.40 90 90.50 92.00 150.00 92.00 150.00 92.00 111.00 130.00 75.00 75.00 110.00 75.00 64.00 72.00 64.00 72.00 64.00 72.00 61.00 74.00	0.00 0.00 Developed m2 6,877 Total 0.00 0.00 0.276.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha 2,751	1,173 1,173 1,173 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 215,832 469,200 656,880 0 0 0 0 0 0 0 0 0 0 469,200 656,880 0 0 0 0 0 832,048 914,158 516,120 0 0 450,432 450,432 403,512 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		



ber		Units	Area ha	Density erag Units/ha	ge Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality een/Bro	wn rnative Use
Edge		24	0.75	32.00	94	2,244	2,992		1,754,808	782.00	Allithwaite Green	Paddock
	Г Г	Beds	No		m2	Total	r	BCIS	COST			
	Det 1	3			83.50	0.00		782	0			
	Det 2	3			90.50	0.00		782	0			
	Det 3	4	3		92.00	276.00		782	215,832			
	Det 4	4			150.00	0.00		782	0			
	Det 5	5	2		210.00	420.00		782	328,440			
	Det 6 Small Sc	4			92.00	0.00		1,149	0			
	Det 7 Small Sc	4			111.00	0.00		1,149	0			
	Det 8 Single	5			130.00	0.00		1,149	0			
	Semi 1	2			69.00	0.00		782	0			
	Semi 2	2	6		75.00	450.00		782	351,900			
	Semi 3	3			76.00	0.00		782	0			
	Semi 4	3	8		83.50	668.00		782	522,376			
	Semi 5	4			110.00	0.00		782	0			
	Ter 1	2			59.00	0.00		782	0			
	Ter 2	2			64.00	0.00		782	0			
	Ter 3	3			72.00	0.00		782	0			
	Ter 4	3	5		86.00	430.00		782	336,260			
	Flat 1	1			61.00	0.00	10%	885	0			
	Flat 2	2			74.00	0.00	10%	885	0			
	Flat 3	3			90.00	0.00	10%	885	0			
	Flat 1 High	1			61.00	0.00	10%	1,173	0			
	Flat 1 High	1			61.00	0.00	1078	1,115	0			
ber	Flat 2 High Flat 3 High	2 3 Units	Area	Density erag Units/ha	74.00 90.00 ge Unit Size	0.00 0.00 Developed	10% 10% Density	1,173 1,173	0 0 Total Cost	Rate £/m2	Locality een/Bro	wn rnative Use
ber E dge	Flat 2 High	2	Area ha 0.50	Density erag Units/ha 30.00	74.00 90.00	0.00 0.00	10% 10%	1,173	0	Rate £/m2 782.00	Locality een/Bro Endmoor Green	wn rnative Use Paddock
	Flat 2 High	2 3 Units 15	ha 0.50	Units/ha	74.00 90.00 ge Unit Size m2 82	0.00 0.00 Developed m2 1,227	10% 10% Density m2/ha	1,173 1,173	0 0 Total Cost 959,514	£/m2		
	Flat 2 High Flat 3 High	2 3 Units	ha	Units/ha	74.00 90.00 ge Unit Size m2 82 m2	0.00 0.00 Developed m2 1,227 Total	10% 10% Density m2/ha	1,173 1,173 BCIS	0 0 Total Cost 959,514 COST	£/m2		
	Flat 2 High Flat 3 High Det 1	2 3 Units 15 Beds	ha 0.50	Units/ha	74.00 90.00 ge Unit Size m2 82 m2 83.50	0.00 0.00 Developed m2 1,227 Total 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782	0 0 Total Cost 959,514 COST 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2	2 3 Units 15 Beds 3 3	ha 0.50	Units/ha	74.00 90.00 ge Unit Size m2 82 m2 83.50 90.50	0.00 0.00 Developed m2 1,227 Total 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782	0 0 Total Cost 959,514 COST 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3	2 3 Units 15 Beds 3	ha 0.50	Units/ha	74.00 90.00 ge Unit Size m2 82 m2 83.50 90.50 92.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782	0 0 Total Cost 959,514 COST 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 4	2 3 Units 15 Beds 3 3 4	ha 0.50 No	Units/ha	74.00 90.00 ge Unit Size m2 82 m2 83.50 90.50 92.00 111.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 333.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782 782	0 0 Total Cost 959,514 COST 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3	2 3 Units 15 Beds 3 3 4 4	ha 0.50 No	Units/ha	74.00 90.00 ge Unit Size m2 82 m2 83.50 90.50 92.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782	0 0 Total Cost 959,514 COST 0 0 0 0 0 0 260,406	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 4 Det 5	2 3 Units 15 Beds 3 3 4 4 4 5	ha 0.50 No	Units/ha	74.00 90.00 ge Unit Size m2 82 82 83.50 90.50 92.00 111.00 130.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 333.00 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782 782 782 782	0 0 Total Cost 959,514 0 0 0 260,406 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	2 3 Units 15 Beds 3 3 4 4 5 4	ha 0.50 No	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 92.00 111.00 130.00 92.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.333.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 BCIS 782 782 782 782 782 782 782 782 1,149	0 0 Total Cost 959,514 0 0 0 260,406 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 3 Det 4 Det 5 Det 6 Small Sc	2 3 Units 15 Beds 3 3 4 4 4 5 5 4 4	ha 0.50 No	Units/ha	74.00 90.00 ge Unit Size m2 82 m2 83.50 90.50 92.00 111.00 92.00 111.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha	1,173 1,173 8CIS 782 782 782 782 782 782 782 782 1,149	0 0 Total Cost 959,514 0 0 0 260,406 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	2 3 Units 15 Beds 3 3 4 4 4 5 4 4 5 4 5	ha 0.50 No	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 333.00 0.00 0.00 0.00 0	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 782 782 1,149 1,149	0 0 Total Cost 959,514 0 0 0 260,406 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Small Sc Det 8 Single Semi 1	2 3 Units 15 Beds 3 3 4 4 4 5 4 4 5 2	ha 0.50 No	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 92.00 111.00 130.00 92.00 69.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 782 782 782 782 782 782 782 782 1,149 1,149 1,149 782	0 0 Total Cost 959,514 0 0 0 260,406 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	2 3 Units 15 Beds 3 3 3 4 4 5 4 4 5 4 4 5 2 2 2	ha 0.50 No 3 3	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 8CIS 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 3 Det 3 Det 4 Det 5 Det 5 Det 5 Semi 1 Semi 1 Semi 3	2 3 Units 15 Beds 3 3 4 4 4 5 4 4 5 2 2 2 2 3	ha 0.50 No 3 3 	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 782 782 782	0 0 Total Cost 959,514 0 0 0 260,406 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	2 3 Units 15 Beds 3 3 4 4 4 5 4 4 5 2 2 2 3 3 3	ha 0.50 No 3 3 	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 92.00 111.00 130.00 69.00 75.00 75.00 75.00 83.50	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	2 3 Units 15 Beds 3 3 4 4 4 5 4 4 5 2 2 2 3 3 3	ha 0.50 No 3 3 	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 8CIS 782 782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 1 Semi 3 Semi 4 Semi 5 Ter 1	2 3 Units 15 Beds 3 3 3 4 4 5 4 4 5 2 2 2 2 3 3 3 4 2 2 2 3 4 2 2 3 3 3 3	ha 0.50 No 3 3 4 4 4	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 90.50 91.10.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00 59.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 782 782 782 782 782 782 1,149 1,149 1,149 1,149 1,149 1,149 2782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 2 Ter 3 Ter 4	2 3 Units 15 Beds 3 3 4 4 4 5 4 4 5 2 2 2 2 2 3 3 3 4 4 2 2 2 2 2 2 2 2 2 2	ha 0.50 No 3 3 4 4 4	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00 59.00 64.00 72.00 86.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 2,454	1,173 1,173 1,173 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	2 3 Units 15 Beds 3 4 4 4 5 5 4 4 5 2 2 2 3 3 3 4 4 2 2 3 3 4 4 2 2 3 3 3 3	ha 0.50 No 3 3 4 4 4	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 92.00 111.00 130.00 69.00 75.00 75.00 75.00 83.50 110.00 83.50	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha	1,173 1,173 1,173 782 782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 2 Ter 3 Ter 4	2 3 Units 15 Beds 3 4 4 4 5 5 2 2 2 2 2 3 3 3 4 4 2 2 3 3 3 4 2 3 3 3 3	ha 0.50 No 3 3 4 4 4	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00 59.00 64.00 72.00 86.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 2,454	1,173 1,173 1,173 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Flat 3 High Det 1 Det 2 Det 3 Det 4 Det 5 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	2 3 Units 15 Beds 3 3 4 4 4 5 2 4 4 5 2 2 3 3 3 4 4 2 2 3 3 3 3 3 3 3 3 3 1 1	ha 0.50 No 3 3 4 4 4	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00 64.00 72.00 64.00 72.00 66.00 61.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 2,454	1,173 1,173 1,173 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Flat 3 High Det 1 Det 2 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 3 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	2 3 Units 15 Beds 3 3 4 4 4 5 5 2 4 4 5 2 2 3 3 3 3 4 2 2 2 2 3 3 3 3 1 2 2 2 3 3 3 1 2 2 2 3 3 3 1 2 2 2 2	ha 0.50 No 3 3 4 4 4	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00 69.00 75.00 76.00 83.50 110.00 74.00 86.00 61.00 74.00 90.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 2,454	1,173 1,173 1,173 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
	Flat 2 High Flat 3 High Flat 3 High Det 1 Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 3	2 3 Units 15 Beds 3 4 4 4 5 5 4 4 5 2 2 2 3 3 3 4 4 2 2 2 3 3 3 1 2 3 3 3 4 4 2 2 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.50 No 3 3 4 4 4	Units/ha	74.00 90.00 ge Unit Size m2 82 83.50 90.50 92.00 111.00 130.00 69.00 75.00 75.00 75.00 76.00 83.50 110.00 83.50 110.00 92.00 64.00 72.00 86.00 61.00 74.00 90.00	0.00 0.00 Developed m2 1,227 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha 2,454	1,173 1,173 1,173 782 782 782 782 782 782 782 782 782 782	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		



Number		Units	Area ha	Density e Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality een/Brow	wn rnative Use
LSC Paddock		21	0.70	30.00	89	1,863	2,661		1,456,866	782.00	Penny Bridg Green	Paddock
		Beds	No		m2	Total		BCIS	COST			
	Det 1	3			83.50	0.00		782	0			
	Det 2	3			90.50	0.00		782	0			
	Det 3	4			92.00	0.00		782	0			
	Det 4	4	3		111.00	333.00		782	260,406			
	Det 5	5	3		130.00	390.00		782	304,980			
	Det 6 Small Sc	4			92.00	0.00		1,149	0			
	Det 7 Small Sc	4			111.00	0.00		1,149	0			
	Det 8 Single	5			130.00	0.00		1,149	0			
	Semi 1	2			69.00	0.00		782	0			
	Semi 2	2	4		75.00	300.00		782	234,600			
	Semi 3	3	4		76.00	304.00		782	237,728			
	Semi 4	3			83.50	0.00		782	0			
	Semi 5	4			110.00	0.00		782	0			
	Ter 1	2			59.00	0.00		782	0			
	Ter 2	2	3		64.00	192.00		782	150,144			
	Ter 3	3			72.00	0.00		782	0			
	Ter 4	3	4		86.00	344.00		782	269,008			
	Flat 1	1			61.00	0.00	10%	885	0			
	Flat 2	2			74.00	0.00	10%	885	0			
	Flat 3	3			90.00	0.00	10%	885	0			
	Flat 1 High	1			61.00	0.00	10%	1,173	0			
	Flat 2 High	2			74.00	0.00	10%	1,173	0			
	Flat 3 High	3			90.00	0.00	10%	1,173	0			
Number		Unite	A.r	Donsity	rago Linit Sizo	Doveloped	Doncity		Total Cost	Pata	Locality com/Broy	un reativo Lleo
Number		Units	Area ha	Density e Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality een/Brow	wn rnative Use
Number Small Village		Units			-		Density m2/ha 2,227		Total Cost 261,188		Locality een/Brow	wn rnative Use Paddock
		4	ha 0.15	Units/ha	m2 84	m2 334	m2/ha		261,188	£/m2	-	
		4 Beds	ha	Units/ha	m2 84 m2	m2 334 Total	m2/ha	BCIS	261,188 COST	£/m2	-	
	Det 1	4 Beds 3	ha 0.15	Units/ha	m2 84 m2 83.50	m2 334 Total 0.00	m2/ha	782	261,188 COST 0	£/m2	-	
	Det 2	4 Beds 3 3	ha 0.15	Units/ha	m2 84 m2 83.50 90.50	m2 334 Total 0.00 0.00	m2/ha	782 782	261,188 COST 0 0	£/m2	-	
	Det 2 Det 3	4 Beds 3 3 4	ha 0.15	Units/ha	m2 84 m2 83.50 90.50 92.00	m2 334 Total 0.00 0.00 0.00	m2/ha	782 782 782	261,188 <u>COST</u> 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4	4 Beds 3 3 4 4	ha 0.15	Units/ha	m2 84 83.50 90.50 92.00 111.00	m2 334 Total 0.00 0.00 0.00 0.00	m2/ha	782 782 782 782 782	261,188 <u>COST</u> 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5	4 Beds 3 3 4 4 4 5	ha 0.15	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 130.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00	m2/ha	782 782 782 782 782 782	261,188 COST 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	4 Beds 3 3 4 4 4 5 4	ha 0.15	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 130.00 92.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha	782 782 782 782 782 782 1,149	261,188 COST 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	4 Beds 3 3 4 4 5 4 4 4	ha 0.15	Units/ha	m2 84 m2 83.50 92.00 111.00 130.00 92.00 111.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha	782 782 782 782 782 782 1,149 1,149	261,188 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	4 Beds 3 3 4 4 4 5 4 4 5	ha 0.15	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 92.00 111.00 200.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	782 782 782 782 782 782 1,149 1,149 1,149	261,188 	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	4 Beds 3 3 4 4 5 4 4 5 4 4 5 2 2	ha 0.15	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 200.00 69.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	782 782 782 782 782 782 1,149 1,149 1,149 782	261,188 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	4 Beds 3 3 4 4 5 4 4 4 5 2 2 2 2	ha 0.15	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 200.00 69.00 75.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	782 782 782 782 1,149 1,149 1,149 1,149 782 782	261,188 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3	4 Beds 3 3 4 4 5 2 2 2 3	ha 0.15 No	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 92.00 111.00 200.00 69.00 75.00 76.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	782 782 782 782 1,149 1,149 1,149 7,82 782 782 782	261,188 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 4	4 Beds 3 3 4 4 5 4 5 2 2 2 3 3 3	ha 0.15	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 10.00 69.00 75.00 83.50	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782	261,188 COST 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	4 Beds 3 3 4 4 5 4 4 5 2 2 2 2 2 3 3 4 4 4 4 5 5 6 7 8 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8	ha 0.15 No	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 200.00 69.00 75.00 75.00 76.00 83.50 110.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782	261,188 COST 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	4 Beds 3 3 4 4 5 4 4 5 2 2 2 3 3 4 4 2 2 3 3 4 4 2 2 3 3 3 3 3 3 3 4 4 5 5 5 5 5 6 6 6 6 6 6 6 6 6 6 6 6 6	ha 0.15 No	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 92.00 111.00 200.00 69.00 75.00 76.00 83.50 110.00 59.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782	261,188 COST 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 5 Ter 1 Ter 2	4 Beds 3 4 4 5 2 2 2 2 3 3 4 4 2 2 2 2 2 2 2 2 2 2 2 2 2	ha 0.15 No	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 200.00 69.00 75.00 75.00 75.00 75.00 83.50 1110.00 64.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	261,188 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1 Ter 3	4 Beds 3 3 4 4 5 4 4 5 2 2 2 2 2 3 3 4 2 2 2 2 2 2 2 2 2 2 2 2 2	ha 0.15 No	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 10.00 69.00 75.00 83.50 110.00 59.00 64.00 64.00 72.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	261,188 COST 0 0 0 0 0 0 0 0 0 0 0 261,188 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 5 Ter 1 Ter 2 Ter 4	4 Beds 3 3 4 4 5 4 5 4 4 5 2 2 2 2 2 2 2 2 2 2 2 2	ha 0.15 No	Units/ha	m2 84 83.50 90.50 92.00 111.00 130.00 92.00 111.00 200.00 69.00 75.00 75.00 75.00 75.00 75.00 75.00 75.00 83.50 110.00 83.50 92.00 83.50 92.00 84.00 88.50	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 2,227	782 782 782 782 782 782 1,149 1,149 782 782 782 782 782 782 782 782 782 782	261,188 COST 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 3 Ter 4 Flat 1	4 Beds 3 3 4 4 4 5 5 2 2 2 2 3 3 4 2 2 2 2 3 3 3 3 3 3 3 3 3 3 3 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	ha 0.15 No	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 200.00 69.00 75.00 75.00 75.00 76.00 83.50 110.00 59.00 64.00 72.00 64.00 61.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 2,227	782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	261,188 COST 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 5 Ter 1 Ter 3 Ter 4 Flat 1 Flat 2	4 Beds 3 3 4 4 5 2 2 2 3 3 4 4 2 2 3 3 4 4 2 2 3 3 4 4 2 2 3 3 4 4 2 2 3 3 3 4 4 4 5 5 2 2 2 3 3 3 4 4 5 5 2 2 2 3 3 3 3 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	ha 0.15 No	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 200.00 69.00 75.00 75.00 75.00 76.00 83.50 110.00 64.00 64.00 72.00 86.00 61.00 77.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 2,227	782 782 782 782 782 782 1,149 1,149 782 782 782 782 782 782 782 782 782 782	261,188 COST 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1 Ter 3 Ter 4 Flat 1 Flat 3	4 Beds 3 3 4 4 4 5 5 2 2 2 2 3 3 4 2 2 2 2 3 3 3 3 3 3 3 3 3 3 3 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	ha 0.15 No	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 200.00 69.00 75.00 76.00 83.50 110.00 59.00 64.00 72.00 86.00 61.00 74.00 99.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 2,227	782 782 782 782 782 782 1,149 1,149 782 782 782 782 782 782 782 782 782 782	261,188 COST 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 4 Flat 1 Flat 2 Flat 1 Flat 1 Flat 1 Flat 1 Flat 1 Flat 1	4 Beds 3 3 4 4 5 4 5 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	ha 0.15 No	Units/ha	m2 84 83.50 90.50 92.00 111.00 130.00 92.00 111.00 200.00 69.00 75.00 76.00 75.00 76.00 75.00 76.00 75.00 69.00 69.00 64.00 64.00 72.00 86.00 61.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 2,227	782 782 782 782 782 1,149 1,149 782 782 782 782 782 782 782 782 782 782	261,188 COST 0 0 0 0 0 0 0 0 0	£/m2	-	
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1 Ter 3 Ter 4 Flat 1 Flat 3	4 Beds 3 3 4 4 5 2 2 2 3 3 4 4 2 2 3 3 4 4 2 2 3 3 4 4 2 2 3 3 4 4 2 2 3 3 3 4 4 4 5 5 2 2 2 3 3 3 4 4 5 5 2 2 2 3 3 3 3 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	ha 0.15 No	Units/ha	m2 84 m2 83.50 90.50 92.00 111.00 130.00 92.00 0111.00 200.00 69.00 75.00 83.50 110.00 59.00 64.00 72.00 86.00 61.00 74.00 90.00	m2 334 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 2,227	782 782 782 782 782 782 1,149 1,149 782 782 782 782 782 782 782 782 782 782	261,188 COST 0 0 0 0 0 0 0 0 0	£/m2	-	



Number		Units	Area ha	Density erage Uni Units/ha	Size Develo m2	ped Densi m2 m2/ł		Total Cost	Rate £/m2	Locality een/Brow	vn rnative Use
Ex Garage Site		5	0.20	25.00	85	425 2,12		331,959	782.00	Central SLD Brown	Garage
		Beds	No		m2 1	otal	BCIS	COST			
	Det 1	3				0.00	782	0			
	Det 2	3	1			0.50	782	70,771			
	Det 3	4	2			1.00	782	143,888			
	Det 4	4				0.00	782	0			
	Det 5	5		1	0.00	0.00	782	0			
	Det 6 Small Sc	4			2.00	0.00	1,149	0			
	Det 7 Small Sc	4		1	1.00	0.00	1,149	0			
	Det 8 Single	5		3	0.00	0.00	1,149	0			
	Semi 1	2			9.00	0.00	782	0			
	Semi 2	2	2		5.00 15	0.00	782	117,300			
	Semi 3	3			5.00	0.00	782	0			
	Semi 4	3				0.00	782	0			
	Semi 5	4		1	0.00	0.00	782	0			
	Ter 1	2				0.00	782	0			
	Ter 2	2				0.00	782	0			
	Ter 3	3				0.00	782	0			
	Ter 4	3				0.00	782	0			
	Flat 1	1				0.00 10		0			
	Flat 2	2				0.00 10		0			
	Flat 3	3				0.00 10		0			
	Flat 1 High	1				0.00 10		0			
	Flat 2 High Flat 3 High	2				0.00 10		0			
	Tiat 5 High	5			0.00	10	/0 1,173	0			
Number											
		Units	Area	Density erage Uni	Size Devel	oed Densi	v	Total Cost	Rate	Locality een/Broy	vn rnative Use
		Units	Area ha	Density erage Uni Units/ha	Size Develo m2	ped Densi m2 m2/ł		Total Cost	Rate £/m2	Locality een/Brow	vn rnative Use
Village infill		Units 10					a	Total Cost 755,412		Locality een/Brov Cartmel Pei Green	vn rnative Use Paddock
Village infill		10	ha 0.40	Units/ha	m2 97	m2 m2/ł 966 2,41	5	755,412	£/m2		
Village infill	[]	10 Beds	ha	Units/ha 25.00	m2 97 m2 1	m2 m2/ł 966 2,41 otal	5 BCIS	755,412 COST	£/m2		
Village infill	Det 1	10 Beds 3	ha 0.40	Units/ha 25.00	m2 97 m2 1 3.50	m2 m2/f 966 2,41 0.00	5 BCIS 782	755,412 COST 0	£/m2		
Village infill	Det 2	10 Beds 3 3	ha 0.40 No	Units/ha 25.00	m2 97 3.50 0.50	m2 m2/ł 966 2,41 0.00 0.00	BCIS 782 782	755,412 <u> </u>	£/m2		
Village infill	Det 2 Det 3	10 Beds 3 3 4	ha 0.40 No 2	Units/ha 25.00	m2 97 3.50 0.50 2.00 18	m2 m2/ł 966 2,41 0.00 0.00 4.00	BCIS BCIS 782 782 782	755,412 COST 0 143,888	£/m2		
Village infill	Det 2 Det 3 Det 4	10 Beds 3 3 4 4	ha 0.40 No 2 3	Units/ha 25.00	m2 97 3.50 0.50 2.00 1.00 33	m2 m2/f 966 2,41 0.00 0.00 0.00 0.00	BCIS 5 782 782 782 782 782 782	755,412 COST 0 143,888 260,406	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5	10 Beds 3 3 4 4 4 5	ha 0.40 No 2	Units/ha 25.00	m2 97 3.50 2.00 1.00 33 0.00 13	m2 m2/f 966 2,41 0.00 0.00 0.00 0.00 0.00 0.00	BCIS 5 782 782 782 782 782 782 782	755,412 COST 0 143,888 260,406 101,660	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	10 Beds 3 3 4 4 4 5 4	ha 0.40 No 2 3	Units/ha 25.00	m2 97 3.50 2.00 1.00 3.3 0.00 1.3 2.00	m2 m2/f 966 2,41 0.00 0.00 0.00 0.00 0.00 0.00 0.00	BCIS 5 782 782 782 782 782 782 782 782 1,149	755,412 0 0 143,888 260,406 101,660 0	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	10 Beds 3 3 4 4 4 5 4 4 4	ha 0.40 No 2 3	Units/ha 25.00	m2 97 3.50 0.50 2.00 1.00 3.200 1.00 1.00	m2 m2/f 966 2,41 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	a 5 8 782 782 782 782 782 782 1,149 1,149	755,412 0 0 143,888 260,406 101,660 0 0	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	10 Beds 3 3 4 4 4 5 4 4 5 5	ha 0.40 No 2 3	Units/ha 25.00	m2 97 3.50 0.50 2.00 1.00 3.200 1.3 2.00 1.00 0.00	m2 m2/t 966 2,41 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	a 5 8CIS 782 782 782 782 782 1,149 1,149	755,412 	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	10 Beds 3 3 4 4 4 5 4 4 5 2	ha 0.40 No 2 3	Units/ha 25.00	m2 97 3.50 5.50 2.00 1.80 3.200 1.00 3.00 1.00 9.00	m2 m2/t 966 2,41 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	BCIS 5 782 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 782	755,412 0 0 143,888 260,406 0	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	10 Beds 3 3 4 4 5 4 4 4 5 4 4 5 2 2 2 2	ha 0.40 No 2 3 1 1	Units/ha 25.00	m2 97 3.50 2.00 1.00 3.3 2.00 1.00 3.3 2.00 1.00 0.00 9.00 5.00	m2 m2/t 966 2,41 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	a 5 5 782 782 782 782 782 782 782 1,149 1,149 1,149 782 782	755,412 0 0 143,888 260,406 101,660 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	10 Beds 3 4 4 5 5 4 4 5 2 2 2 2 3	ha 0.40 No 2 3 1 1 	Units/ha 25.00	m2 97 3.50 0.50 2.00 1.00 33 0.00 1.3 2.00 1.00 0.00 9.00 5.00 5.00 5.00	m2 m2/t 966 2,41 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	BCIS 5 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782	755,412 0 0 0 143,888 260,406 101,660 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	10 Beds 3 4 4 5 4 4 5 2 2 2 2 3 3 3 3	ha 0.40 No 2 3 1 1	Units/ha 25.00	m2 97 3.50 2.00 18 2.00 13 2.00 13 2.00 13 0.00 9.00 5.00 5.00 5.00 5.50 16	m2 m2/t period 2,43 period 2,	BCIS 5 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 2,782 782 782 782 782	755,412 0 0 143,888 260,406 101,660 0 0 0 0 0 0 0 118,864 130,594	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	10 Beds 3 4 4 5 5 4 4 5 2 2 2 2 3	ha 0.40 No 2 3 1 1 	Units/ha 25.00	m2 97 3.50 2.00 1.00 3.200 1.00 1.00 1.00 0.00 9.00 5.00 5.00 5.00 5.00 5.00 5	m2 m2/t 966 2,41 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	BCIS 5 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 782 782 782 782 782 782 782	755,412 0 0 0 143,888 260,406 101,660 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	10 Beds 3 4 4 5 5 4 4 5 2 2 2 2 3 3 4	ha 0.40 No 2 3 1 1 	Units/ha 25.00	m2 97 m2 1 3.50 2.00 18 1.00 33 2.00 13 2.00 13 2.00 0 3.50 0 5.00 5 5.00 15 3.50 16 0.00 9.00 5 9.00 5 1.00 15 1.00 15 1	m2 m2/t 966 2,41 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	a 5 5 782 782 782 782 782 782 1,149 1,149 1,149 7,82 782 782 782 782 782 782 782 782	755,412 0 0 143,888 260,406 101,660 0 0 0 0 0 118,864 130,594 0	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	10 Beds 3 3 4 4 5 4 4 5 2 2 2 3 3 4 4 2 2 3 3 4 4 2 2 3 3 4 4 5 5 5 6 6 7 8 8 8 8 9 8 9 8 9 8 9 8 9 8 9 8 9 9 9 9 9 9 9 9 9 9 9 9 9	ha 0.40 No 2 3 1 1 	Units/ha 25.00	m2 97 m2 1 3.50 2.00 18 1.00 33 2.00 13 2.00 13 2.00 5.00	m2 m2/t 966 2,41 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	BCIS 5 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 782 782 782 782 782 782 782	755,412 0 143,888 260,406 101,660 0 0 0 0 118,864 130,594 130,594 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	10 Beds 3 3 4 4 5 5 4 4 4 5 2 2 2 3 3 3 4 4 2 2 2 2 2 2 2 2 3 3 3 4 2 2 2 2	ha 0.40 No 2 3 1 1 	Units/ha 25.00	m2 97 m2 1 3.50 2.00 18 2.00 13 2.00 13 2.00 13 3.00 13 3.00 13 3.00 13 3.00 15 3.50 16 0.00 9.00 4.00 4.00 2.00	m2 m2/t 966 2,43 5tal 2,43 0.00 2,43 0.00 2,00 0.00 2,00 0,00 2,00 0,000 2,00 0,00 2,00 0,0000000000	BCIS 5 5 782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	755,412 0 0 143,888 260,406 101,660 0 0 0 0 0 0 118,864 130,594 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1 Ter 3	10 Beds 3 4 4 5 5 2 2 2 2 2 3 3 3 4 4 2 2 3 3 3 3 3 3 3 3	ha 0.40 No 2 3 1 1 	Units/ha 25.00	m2 97 m2 1 3.50 2.00 18 2.00 13 2.00 13 2.00 13 2.00 13 2.00 13 3.00 13 3.00 13 3.00 15 3.00 15 3	m2 m2/t 966 2,43 5tal 1.00	Becis 5 782 782 782 782 782 782 782 1,149 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	755,412 0 0 143,888 260,406 101,660 0 0 0 0 0 0 0 118,864 130,594 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	10 Beds 3 4 4 5 5 2 2 2 2 3 3 3 4 4 2 2 3 3 3 3 3 3 3 3 3	ha 0.40 No 2 3 1 1 	Units/ha 25.00	m2 97 m2 1 3.50 0.50 2.00 18 1.00 33 0.00 13 2.00 0.00 9.00 5.00 5.00 5.00 5.00 5.00 1.00 9.00 4.00 5	m2 m2/t 966 2,43 5tal 0.000 0.00	BCIS 5 782 782 782 782 782 1,149 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	755,412 0 0 143,888 260,406 101,660 0 0 0 0 118,864 130,594 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
Village infill	Det 2 Det 3 Det 3 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	10 Beds 3 4 4 4 5 5 2 2 2 2 3 3 3 3 2 2 2 2 3 3 3 1	ha 0.40 No 2 3 1 1 	Units/ha 25.00	m2 97 m2 1 3.50 2.00 18 2.00 13 2.00 13 2.00 13 2.00 13 3.00 13 3.00 13 3.00 13 3.00 15 3.00 5.00	m2 m2/t 966 2,43 500	BCIS 5 782 782 782 782 782 782 782 782 782 782	755,412 0 0 143,888 260,406 101,660 0 0 0 0 0 118,864 130,594 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
Village infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 3 Flat 1 Flat 1	10 Beds 3 4 4 5 5 4 4 4 5 2 2 2 2 3 3 4 4 2 2 3 3 3 1 1 2 2 3 3 1 1 2 1	ha 0.40 No 2 3 1 1 	Units/ha 25.00	m2 97 m2 1 3.50 2.00 18 2.00 18 2.00 13 2.00 13 2.00 13 2.00 13 3.00 13 3.00 15 3.00 15 3	m2 m2/t 966 2,41 511 512 512 512 512 512 512 51	Becis Becis 782 782 782 782 782 782 782 782	755,412 0 0 143,888 260,406 101,660 0 0 0 0 0 118,864 130,594 130,594 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		
Village infill	Det 2 Det 3 Det 3 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	10 Beds 3 4 4 5 5 4 4 5 2 2 2 2 2 3 3 3 4 4 2 2 3 3 3 3 1 1 2 3 3	ha 0.40 No 2 3 1 1 	Units/ha 25.00	m2 97 m2 1 3.50 .50 .50 .00 13 2.00 .00 .00 .00 .00 .00 .00 .0	m2 m2/t 966 2,43 500	BCIS 5 782 782 782 782 782 1,149 1,149 782	755,412 0 0 143,888 260,406 101,660 0 0 0 0 0 118,864 130,594 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2		



Number		Units	Area		rage Unit Size	Developed	Density		Total Cost	Rate	Locality een/Brow	n rnative Use
Village Infil		3	ha 0.30	Units/ha 10.00	m2 83	m2 249	m2/ha 830		235,455	£/m2 945.60	Eastern Are Green	Paddock
	<u>г</u>	Beds	No		m2	Total		BCIS	COST			
	Det 1	3	NO		83.50	0.00		782	0			
	Det 2	3			90.50	0.00		782	0			
	Det 3	4			92.00	0.00		782	0			
	Det 4	4			111.00	0.00		782	0			
	Det 5	5			130.00	0.00		782	0			
	Det 6 Small Sc	4			92.00	0.00		1,149	0			
	Det 7 Small Sc	4	1		111.00	111.00		1,149	127,539			
	Det 8 Single	5			130.00	0.00		1,149	127,555			
	Semi 1	2	2		69.00	138.00		782	107,916			
	Semi 2	2			75.00	0.00		782	107,510			
	Semi 3	3			76.00	0.00		782	0			
	Semi 4	3			83.50	0.00		782	0			
	Semi 5	4			110.00	0.00		782	0			
	Ter 1	2			59.00	0.00		782	0			
	Ter 2	2			64.00	0.00		782	0			
	Ter 3	3			72.00	0.00		782	0			
	Ter 4	3			86.00	0.00		782	0			
	Flat 1	1			61.00	0.00	10%	885	0			
	Flat 2	2			74.00	0.00	10%	885	0			
	Flat 3	3			90.00	0.00	10%	885	0			
	Flat 1 High	1			61.00	0.00	10%	1,173	0			
	Flat 2 High	2			74.00	0.00	10%	1,173	0			
	Flat 3 High	3			90.00	0.00	10%	1,173	0			
	That 5 mg.	5			50.00	0.00	10/0	1,1,5	Ū			
Number		Units	Area ha		rage Unit Size m2	Developed m2	Density		Total Cost	Rate £/m2	Locality een/Brow	n rnative Use
Rural House		1	1.00	Units/ha 1.00	130		m2/ha			£/mz		
nununnouse		-				130	130		149 370	1 149.00	Rural west Green	Paddock
				1.00	130	130	130		149,370	1,149.00	Rural west Green	Paddock
		Beds	No	1.00	130 m2	130 Total	130	BCIS	149,370 COST	1,149.00	Rural west Green	Paddock
	Det 1	Beds 3		1.00			130	BCIS 782		1,149.00	Rural west Green	Paddock
	Det 1 Det 2				m2	Total	130		COST	1,149.00	Rural west Green	Paddock
		3		1.00	m2 83.50	Total 0.00	130	782	соsт 0	1,149.00	Rural west Green	Paddock
	Det 2	3 3			m2 83.50 90.50	Total 0.00 0.00	130	782 782	COST 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3	3 3 4			m2 83.50 90.50 92.00	Total 0.00 0.00 0.00	130	782 782 782	0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4	3 3 4 4			m2 83.50 90.50 92.00 111.00	Total 0.00 0.00 0.00 0.00	130	782 782 782 782	COST 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5	3 3 4 4 5			m2 83.50 90.50 92.00 111.00 130.00	Total 0.00 0.00 0.00 0.00 0.00	130	782 782 782 782 782 782	COST 0 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	3 3 4 4 5 4			m2 83.50 90.50 92.00 111.00 130.00 92.00	Total 0.00 0.00 0.00 0.00 0.00 0.00		782 782 782 782 782 782 1,149	COST 0 0 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	3 3 4 4 5 4 4 4	No		m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00		782 782 782 782 782 782 1,149 1,149	COST 0 0 0 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	3 3 4 4 5 4 4 5 5	No		m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 130.00		782 782 782 782 782 1,149 1,149 1,149	COST 0 0 0 0 0 0 0 149,370	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	3 3 4 5 5 4 4 5 2	No		m2 83.50 90.50 92.00 111.00 92.00 111.00 130.00 69.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 130.00 0.00		782 782 782 782 782 1,149 1,149 1,149 1,149 782	COST 0 0 0 0 0 0 0 149,370 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	3 3 4 5 4 4 5 2 2 2	No		m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 130.00 0.00		782 782 782 782 1,149 1,149 1,149 782 782	COST 0 0 0 0 0 0 149,370 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	3 3 4 5 4 4 4 5 2 2 2 3	No		m2 83.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 76.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 130.00 0.00		782 782 782 782 1,149 1,149 1,149 1,149 782 782 782 782	COST 0 0 0 0 0 0 149,370 0 0 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	3 3 4 4 5 4 4 5 2 2 2 2 3 3 3	No		m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50	Total 0.00 0.00 0.00 0.00 0.00 0.00 130.00 0.00		782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782	COST 0 0 0 0 0 0 149,370 0 0 0 0 0 0 0 0 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	3 3 4 4 5 4 4 5 2 2 2 3 3 3 4	No		m2 83.50 90.50 92.00 111.00 92.00 111.00 130.00 69.00 75.00 75.00 75.00 83.50 110.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 130.00 0.00		782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782	COST 0 0 0 0 0 0 149,370 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1	3 3 4 4 5 4 4 5 2 2 2 3 3 3 4 2 2	No		m2 83.50 90.50 92.00 111.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00 110.00 59.00	Total 0.00 0.00 0.00 0.00 0.00 130.00 0.00 0.		782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782	COST 0 0 0 0 0 149,370 0 0 0 0 0 0 0 0 0 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	3 3 4 4 5 4 4 5 2 2 2 3 3 3 4 2 2 2 2 2 2 2	No		m2 83.50 90.50 92.00 111.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00 59.00 64.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 130.00 0.00		782 782 782 782 782 1,149 1,149 782 782 782 782 782 782 782 782 782 782	COST 0 0 0 0 0 149,370 0 0 0 0 0 0 0 0 0 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	3 3 4 4 5 4 5 2 2 2 3 3 3 4 2 3 3 3 3 3 3 3 3 3 3 3 3	No		m2 83.50 90.50 92.00 111.00 92.00 111.00 92.00 111.00 69.00 75.00 76.00 76.00 76.00 75.00 64.00 64.00 72.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 130.00 0.00	130	782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	COST 0 0 0 0 0 149,370 0 0 0 0 0 0 0 0 0 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 3 Ter 4	3 3 4 4 5 4 4 5 2 2 2 2 3 3 4 4 2 2 3 3 3 3 3 3 3 3 3 3	No		m2 83.50 90.50 92.00 111.00 130.00 92.00 111.00 69.00 75.00 75.00 83.50 110.00 59.00 64.00 72.00 86.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 130.00 0.00		782 782 782 782 782 782 782 1,149 1,149 782 782 782 782 782 782 782 782 782 782	COST 0 0 0 0 0 149,370 0 0 0 0 0 0 0 0 0 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 3 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	3 3 4 4 5 2 2 2 3 3 3 4 4 2 2 2 3 3 3 3 1	No		m2 83.50 90.50 92.00 111.00 92.00 1130.00 69.00 75.00 76.00 76.00 76.00 76.00 76.00 76.00 76.00 72.00 64.00 72.00 86.00 74.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10%	782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	COST 0 0 0 0 0 149,370 0 0 0 0 0 0 0 0 0 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1 Ter 3 Ter 4 Flat 1	3 3 4 4 5 4 5 2 2 2 3 3 3 4 2 2 2 3 3 3 1 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 3	No		m2 83.50 90.50 92.00 111.00 92.00 111.00 130.00 69.00 75.00 76.00 83.50 110.00 59.00 64.00 72.00 64.00 86.00 61.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 130.00 0.00	10%	782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	COST 0 0 0 0 0 149,370 0 0 0 0 0 0 0 0 0 0 0 0 0	1,149.00	Rural west Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	3 3 4 4 5 2 2 2 2 3 3 3 4 4 2 3 3 3 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3	No		m2 83.50 90.50 92.00 111.00 92.00 111.00 69.00 75.00 75.00 75.00 75.00 64.00 64.00 64.00 72.00 86.00 64.00 72.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 130.00 0.00	10% 10%	782 782 782 782 782 782 1,149 1,149 1,149 782 782 782 782 782 782 782 782 782 782	COST 0 0 0 0 0 149,370 0 0 0 0 0 0 0 0 0 0 0 0 0	1,149.00	Rural west Green	Paddock

Rural west	Green	Paddock

Base Modelled % adjusted GIA 35% Aff.xlsm For Apps

	Location Green/brown fie Use	ld	Site 1 Kendal Green Agricultural	Site 2 Kendal Green Agricultural	Site 3 Kendal Brown Offices	Site 4 Kendal Green Scrub	Site 5 Arnside Green Paddock	Site 6 Grange Green Paddock	Site 7 Ulverston Brown Industrial	Site 8 Milnthorpe Green Agricultural	Site 9 Allithwaite Green Paddock	Site 10 Endmoor Green Paddock	Site 11 Penny Bridge Green Paddock	Site 12 Lune Valley Green Paddock	Site 13 Central SLDC ·tr Brown Garage	Site 14 nel Peninsula Green Paddock	Site 15 Eastern Area Green Paddock	Site 16 Rural west Green Paddock
Site Area	Gross	ha	7.50 5.25	8.33 5.80	0.31	0.43 0.30	1.10 1.00	2.00	0.25	3.80 2.50	1.00 0.75	0.70	0.93 0.70	0.20	0.20	0.80	0.30	1.00 1.00
Units	Net	ha	5.25	5.80	0.31 13	0.30	1.00	1.50 45	0.25	2.50	0.75	0.50	0.70	0.15	0.20 5	0.40	0.30	1.00
Average Unit	Size	m2	81.39	84.70	70.38	78.42	76.66	77.40	82.00	90.49	93.50	81.80	88.71	83.50	84.90	96.60	83.00	130.00
Міх	Intermediate to E Affordable Rent Social Rent	Buy	12.82% 12.82%	12.82% 12.82%	12.82% 12.82%	12.82% 12.82%	12.82% 12.82%	12.82% 12.82%	12.82% 12.82%	12.82% 12.82%	12.82% 12.82%	12.82% 12.82%	12.82% 12.82%		12.82% 12.82%	12.82% 12.82%		
Price	Market Intermediate to E Affordable Rent	£/m2 Buy £/m2 £/m2	2,415 1,465 1,137	2,363 1,465 1,137	2,258 1,465 1.137	2,415 1,465 1,137	2,100 1,465 1,050	2,468 1,465 1,086	2,048 1,465 1,050	2,258 1,465 1,173	2,468 1,465 1,132	2,205 1,465 1,100	2,415 1,465 1,132	3,150 1,465 1,245	2,310 1,465 1,137	2,468 1,465 1,132	2,888 1,465 1,245	3,150 1,465 1,245
	Social Rent	£/m2	1,208	1,181	1,129	1,208	1,050	1,234	1,024	1,129	1,234	1,103	1,208	1,575	1,155	1,234	1,444	1,575
Grant and Su	osi Intermediate to E Affordable Rent Social Rent	8uy £/unit £/unit £/unit																
Sales per Qua			12	16	6	4	5	8	3	9	6	3	3	1	2	2	1	1
Unit Build Tin			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative U Up Lift %	se Value	£/ha %	25,000 20%	25,000 20%	400,000 20%	50,000 20%	50,000 20%	50,000 20%	300,000 20%	25,000 20%	50,000 20%	50,000 20%	50,000 20%	50,000 20%	400,000 20%	50,000 20%	50,000 20%	50,000 20%
Additional Up	lift	£/ha	400,000	400,000		400,000	400,000	400,000		400,000	400,000	400,000	400,000	400,000		400,000	400,000	250,000
Easements et Legals Acquis	ition	£ % land	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%
Planning Fee	<50 >50	£/unit £/unit	335 100	335 100	335 100	335 100	335 100	335 100	335 100	335 100	335 100	335 100	335 100	335 100	335 100	335 100	335 100	335 100
Architects QS / PM		% %	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%
Planning Con Other Profess		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Build Cost - B CfSH	CIS Based	£/m2 %	782 1.50%	782 1.50%	844 1.50%	782 1.50%	782 1.50%	821 1.50%	974 1.50%	782 1.50%	782 1.50%	782 1.50%	782 1.50%	782 1.50%	782 1.50%	782 1.50%	946 1.50%	1,149 1.50%
Energy Design		£/m2 £/m2						41			39		39	39		39	47	
Lifetime Over-extra 3 Over-extra 4		£/m2 £/m2 £/m2	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Infrastructure Pre CIL s106	9	% £/Unit	20%	20%	10%	10% 0	15% 0	15% 0	10% 0	20%	15% 0	10%	10% 0	10%	10% 0	15% 0	10% 0	10% 0
Post CIL s106		£/Unit £/m2	2,500 50	2,500 50	2,500 50	2,500 50	2,500 50	2,500 50	2,500 50	2,500 50	2,500 50	2,500 50	2,500 50	2,500 50	2,500 50	2,500 50	2,500 50	2,500 50
Contingency Abnormals		%	2.50%	2.50%	5.00% 10.00%	2.50%	2.50%	2.50%	5.00% 10.00%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	2.50%	2.50%	2.50%
Abitomats		£/site		750,000	200,000	100,000			150,000					50,000	150,000			
FINANCE	Fees Interest Legal and Valuati	£ % on £	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500	10,000 7.00% 7,500
SALES	Agents Legals Misc.	% % £	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000	3.00% 0.50% 5,000
Developers P	ro % of costs (before % of GDV	e interest)	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%

	Av Size m2	%	Number 168		Price F/m2	GDV f	GIA m2		DEVELOPM	ENT COSTS							Planning fee Planning app 1	calc dwos	rate]	Build Cost BCIS	/m2 782		
Market Housing	81.4	74%	125		2,415	-	10,168		LAND	Land		/unit or m2 25,880	Total	4 3 47 773			No dwgs	168	335	39.530		CISH	12	1.50%	5
Market Housing										Stamp Duty		25,880	217,389	4.347.773			No dwgs over	118 118	335	11,800		Energy Over-extra 1	0		
Shared Ownership	81.4	13%	22		1,465	2,568,155	1,753			Easements et Legals Acquis		1.50%	0 65,217	282,605			ļ		Total	51.330	J	Over-extra 2 Over-extra 3	11		
uffordable Rent	81.4	13%	22		1,137	1,993,169	1,753		PI ANNING													Over-extra 4 Infrastructure	0 156	20%	
locial Rent	81.4	0%	0		1,208	0	0		Datatio	Planning Fee			51,330					alc - Residual				annas della e	961	207	-
irant and Subsidy Sh	hared Ownersh	Np			0	0				Architects QS / PM		6.00%	863,967 71,997				Land payment 125,000	0%	1%	4,347,773					
	ffordable Rent ocial Rent				0	0				Planning Cons Other Profess	suitants	1.00%	143,995 359.986	1.491.275			250,000 500.000	1% 3%	3% 4%						
					5							2.50%	553,800	1,401,210			1,000,000	4% 5%	5%						
SITE AREA - Net SITE AREA - Gross	5.25 h 7.50 h		32 22	/ha /ha		29,117,011	13,674		CONSTRUC	TION Build Cost - B	CIS Based	961	13,142,492				above	5%	5% Total	217,389					
										s106 / CIL Contingency		2.50%	928,399 328,562				Stamp duty o	alc - Add Profit			1				
Sales per Quarter	12									Abnormals		2.50%	328,362	14,399,453			Land payment 125,000	aic - Add Pfolia : 	1%	2,325,000					
Jnit Build Time	3 C	Quarters				RUN Residua	I MACRO ctrl+	,	FINANCE								250,000	1%	3%						
Residual Land Value	_	Whole Site 4,347,773	Per ha NET	Per ha GROSS 579,703	3	Clos	ing balance =	0		Fees Interest		7.00%	10,000				500,000 1,000,000	3% 4%	4% 5%						
Uternative Use Value		187,500	020,147	25,000		RUN CIL MAC				Legal and Val	uation	1.00 /4	7,500	17,500			above	5%	5%						
Jplift Plus /ha	20% 400,000	37,500 2,100,000		5,000 400,000		Clos	ing balance =	0	SALES										Total	116,250]				
Viability	Threshold	2,325,000		430,000		Check on pheain				Agents Legals		3.0% 0.5%	873,510 145,585				Pre CIL s106		E/ Unit (all)						
		£	2/m2			cor	rect			Legais Misc.		0.5%	145,585 5,000	1,024,095	21,562,702				Total	0	1				
dditional Profit	_	2,244,033	221	l				1	Developers R	Profit							Post CIL s106 CIL	2,500 50	£/ Unit (all) £/m2						
									-	% of costs (be % of GDV	fore interest)	0.00%			6 922 402				Total	928,399]				
										201007		20.00 %			5,025,002										
ESIDUAL CASH FLOW	W FOR INTER	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
ICOME NITS Started				6	12	12	12	12	12	12	12	12	12	12	12	12	12	6							
farket Housing					0	0	0	876,989	1,753,978	1,753,978	1,753,978	1,753,978	1,753,978	1,753,978	1,753,978	1,753,978	1,753,978	1,753,978	1,753,978	1,753,978	1,753,978	876,989	0	0	
Shared Ownership Affordable Rent					0	0	0	91,720 71,185	183,440 142,369	183,440 142,369	183,440 142,369	183,440 142,369	183,440 142,369	183,440 142,369	183,440 142,369	183,440 142,369	183,440 142,369	183,440 142,369	183,440 142,369	183,440 142,369	183,440 142,369	91,720 71,185	0	0	
iocial Rent irant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME		0	0	0	0	0	ō	1,039,893	2,079,786	2,079,786	2,079,786	2,079,786	2,079,786	2,079,786	2,079,786	2,079,786	2,079,786	2,079,786	2,079,786	2,079,786	2,079,786	1,039,893	0	0	
XPENDITURE																									
itamp Duty		217,389																							
asements etc. egals Acquisition		65,217																							
lanning Fee		51,330																							
inchitects IS		431,984		431,984																					
IS Ilanning Consultants		35,999 71,997		35,999 71,997																					
Other Professional		179,993		179,993																					
Build Cost - BCIS Base			0	156,458 11,052	469,375 33,157	782,291 55,262	938,749 66,314	938,749 66,314	938,749 66,314	938,749 66,314	938,749 66,314	938,749 66,314	938,749 66,314	938,749 66,314	938,749 66,314	938,749 66,314	938,749 66,314	782,291 55,262	469,375 33,157	156,458 11,052	0	0	0	0	
106/CIL Contingency			0	3,911	11,734	19,557	23,469	23,469	23,469	23,469	23,469	23,469	23,469	23,469	23,469	23,469	23,469	19,557	11,734	3,911	0	0	0	0	
Ubnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Inance Fees .egal and Valuation		10,000																							
		0	0	0	0	0	0	31 197	62 394	62 394	62 394	62 394	62 394	62 394	62 394	62 394	62 394	62 394	62 394	62 394	62 394	31 197	0	0	
		0	0 0	0	0 0	0 0	0	31,197 5,199	62,394 10,399	62,394 10,399	62,394 10,399	62,394 10,399	62,394 10,399	62,394 10,399	62,394 10,399	62,394 10,399	62,394 10,399	62,394 10,399	62,394 10,399	62,394 10,399	62,394 10,399	31,197 5,199	0 0	0	
gents egals fisc.	D INT AND I		0 0 0	0 0 5,000 896,395	0 0 514,266	0 0 857,110		31,197 5,199 1,064,929	62,394 10,399 1,101,325	62,394 10,399 1,101,325	62,394 10,399 1,101,325	62,394 10,399 1,101,325	62,394 10,399 1,101,325	62,394 10,399 1,101,325	62,394 10,399 1,101,325	62,394 10,399 1,101,325	62,394 10,399 1,101,325	62,394 10,399 929,903	62,394 10,399 587,059	62,394 10,399 244,215	62,394 10,399 72,793	31,197 5,199 36,396	0 0	0 0 0	
gents egals lisc. :OSTS BEFORE LAND		0	0 0 0	0 5,000	0	0	0	5,199	10,399	10,399	10,399	10,399	10,399	10,399	10,399	10,399	10,399	10,399	10,399	10,399	10,399	5,199	0 0 0	0	
gents egals lisc. :OSTS BEFORE LAND	Land	0	0 0 94.835	0 5,000 896,395	0 514,266	0 857,110	0	5,199 1,064,929	10,399 1,101,325	10,399 1,101,325	10,399	10,399	10,399 1,101,325	10,399	10,399 1,101,325	10,399 1,101,325	10,399 1,101,325	10,399 929,903	10,399 587,059	10,399	10,399 72,793	5,199 36,396	0 0 0	0	
gents egals lisc. COSTS BEFORE LAND or Residual Valuatio Prof	Land Interest fit on Costs	0	0 0 94,836	0 5,000	0	0	0	5,199	10,399	10,399	10,399	10,399	10,399	10,399	10,399	10,399	10,399	10,399	10,399	10,399	10,399	5,199	0 0 0	0 0 0	
igents egals lisc. COSTS BEFORE LAND or Residual Valuation Prof Pro	Land Interest fit on Costs ofit on GDV	0 1,071,408 4,347,773	0 0 94,836	0 5,000 896,395 96,495	0 514,266 113,871	0 857,110 124,863	0	5,199 1,064,929 162,533	10,399 1,101,325 165,815	10,399 1,101,325 151,594	10,399 1,101,325 137,124	10,399 1,101,325 122,401	10,399 1,101,325 107,419	10,399 1,101,325 92,176	10,399 1,101,325 76,666	10,399 1,101,325 60,885	10,399 1,101,325 44,827	10,399 929,903 28,489	10,399 587,059 8,864	10,399 244,215 0	10,399 72,793 0	5,199 36,396 0	0 0 0	0	
igents lise. COSTS BEFORE LAND or Residual Valuati Prof Pro Co	Land Interest fit on Costs offt on GDV ash Flow pening Bala	0 1,071,408 4,347,773 -5,419,181 0	0 94,836 -94,836	0 5,000 896,395	0 514,266 113,871 -628,137	0 857,110 124,863 -981,974	0 1,028,532 142,048 -1,170,580	5,199 1,064,929 162,533 -187,568	10,399 1,101,325 165,815 812,646	10,399 1,101,325 151,594 826,867	10,399 1,101,325 137,124 841,338	10,399 1,101,325 122,401 856,061	10,399 1,101,325 107,419 871,042	10,399	10,399 1,101,325 76,666 901,795	10,399 1,101,325 60,885 917,577	10,399 1,101,325 44,827 933,634	10,399 929,903 28,489 1,121,395	10,399 587,059 8,854 1,483,854	10,399	10,399 72,793 0 2,006,994	5,199 36,396 0 1,003,497	0	0	
igents lise. COSTS BEFORE LAND or Residual Valuati Prof Pro Co	Land Interest fit on Costs offt on GDV ash Flow pening Bala	0 1,071,408 4,347,773	0 0 94,836	0 5,000 896,395 96,495	0 514,266 113,871	0 857,110 124,863	0	5,199 1,064,929 162,533	10,399 1,101,325 165,815	10,399 1,101,325 151,594	10,399 1,101,325 137,124	10,399 1,101,325 122,401	10,399 1,101,325 107,419	10,399 1,101,325 92,176	10,399 1,101,325 76,666	10,399 1,101,325 60,885	10,399 1,101,325 44,827	10,399 929,903 28,489	10,399 587,059 8,864	10,399 244,215 0	10,399 72,793 0	5,199 36,396 0	0 0 0 0 5,823,402	0	-5,
or Residual Valuatio Prof CC Ca Ca Ca Ca Ca Ca Ca Ca Ca Ca Ca Ca	Land Interest dit on Costs ofit on GDV ash Flow ipening Balas losing Balas	0 1,071,408 4,347,773 -5,419,181 0 -5,419,181	0 94,836 -94,836 -5,514,017	0 5,000 896,395 96,495	0 514,266 113,871 -628,137	0 857,110 124,863 -981,974	0 1,028,532 142,048 -1,170,580 -9,287,598	5,199 1,064,929 162,533 -187,568	10,399 1,101,325 165,815 812,646	10,399 1,101,325 151,594 826,867	10,399 1,101,325 137,124 841,338 -6,994,315	10,399 1,101,325 122,401 856,061	10,399 1,101,325 107,419 871,042	10,399 1,101,325 92,176	10,399 1,101,325 76,666 901,795 -3,479,131	10,399 1,101,325 60,885 917,577	10,399 1,101,325 44,827 933,634	10,399 929,903 28,489 1,121,395	10,399 587,059 8,864 1,483,864 977,339	10,399 244,215 0	10,399 72,793 0 2,006,994	5,199 36,396 0 1,003,497	0 0 0 5,823,402	0	
ogents sepals lise. OSTS BEFORE LAND or Residual Valuativ Pro Co Co Co Co Co Co Co Co Co Co Co Co Co	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan	0 1,071,408 4,347,773 -5,419,181 0 -5,419,181	0 94,836 -94,836	0 5,000 896,395 96,495	0 514,266 113,871 -628,137	0 857,110 124,863 -981,974	0 1,028,532 142,048 -1,170,580	5,199 1,064,929 162,533 -187,568	10,399 1,101,325 165,815 812,646	10,399 1,101,325 151,594 826,867	10,399 1,101,325 137,124 841,338	10,399 1,101,325 122,401 856,061	10,399 1,101,325 107,419 871,042	10,399 1,101,325 92,176	10,399 1,101,325 76,666 901,795	10,399 1,101,325 60,885 917,577	10,399 1,101,325 44,827 933,634	10,399 929,903 28,489 1,121,395	10,399 587,059 8,854 1,483,854	10,399 244,215 0	10,399 72,793 0 2,006,994	5,199 36,396 0 1,003,497	0	0	
ogents sepals lise. OSTS BEFORE LAND or Residual Valuativ Pro Co Co Co Co Co Co Co Co Co Co Co Co Co	Land Interest dit on Costs ofit on GDV ash Flow ipening Balas losing Balas	0 1,071,408 4,347,773 -5,419,181 0 -5,419,181 PROFIT	0 94,836 -94,836 -5,514,017 Year 1	0 5,000 896,395 96,495 -992,890 -6,506,907	0 514,266 113,871 -628,137 -7,135,044	0 857,110 124,863 -981,974 -8,117,017	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2	5,199 1,064,929 162,533 -187,568 -9,475,166	10,399 1,101,325 165,815 812,646 -8,662,520	10,399 1,101,325 151,594 826,867 -7,835,652	10,399 1,101,325 137,124 841,338 -6,994,315 Year 3	10,399 1,101,325 122,401 856,061 -6,138,253	10,399 1,101,325 107,419 871,042 -5,267,211	10,399 1,101,325 92,176 886,285 -4,380,926	10,399 1,101,325 76,666 901,795 -3,479,131 Year 4 Q2	10,399 1,101,325 60,885 917,577 -2,561,554	10,399 1,101,325 44,827 933,634 -1,627,919	10,399 929,903 28,489 1,121,395 -506,524	10,399 587,059 8,864 1,483,864 977,339 Year 5	10,399 244,215 0 1,835,572 2,812,911	10,399 72,793 0 2,006,994 4,819,905	5,199 36,396 0 1,003,497 5,823,402	0 0 0 5,823,402 Year 6	0 0 0 0 5,823,402	
orrest spals lise. OSTS BEFORE LAND or Residual Valuatii Prof Pro Ca Ca Ca Ca Ca Ca Ca Ca Ca Ca Ca Ca Ca	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,071,408 4,347,773 -5,419,181 0 -5,419,181 Q1 Q1 0	0 94,836 -94,836 -5,514,017 Year 1	0 5,000 896,395 96,495 -992,890 -6,506,907	0 514,266 113,871 -628,137 -7,135,044 Q4	0 857,110 124,863 -981,974 -8,117,017 Q1	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2	5,199 1,064,529 162,533 -187,568 -9,475,166 Q3	10,399 1,101,325 165,815 812,646 -8,662,520 Q4	10,399 1,101,325 151,594 826,867 -7,835,652 Q1	10,399 1,101,325 137,124 841,338 -6,994,315 Year 3 Q2	10,399 1,101,325 122,401 856,061 -6,138,253 Q3	10,399 1,101,325 107,419 871,042 -5,267,211 Q4	10,399 1,101,325 92,176 886,285 -4,380,926 Q1	10,399 1,101,325 76,666 901,795 -3,479,131 Year 4 Q2	10,399 1,101,325 60,885 917,577 -2,561,554 Q3	10,399 1,101,325 44,827 933,634 -1,627,919 Q4	10,399 929,903 28,489 1,121,395 -506,524 Q1	10,399 587,059 8,854 1,483,854 977,339 Year 5 Q2	10,399 244,215 0 1,835,572 2,812,911 Q3	10,399 72,793 0 2,006,994 4,819,905 Q4	5,199 36,396 0 1,003,497 5,823,402 Q1	0 0 0 5,823,402 Year 6	0 0 0 0 5,823,402	
ASH FLOW FOR CL. A	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,071,408 4,347,773 -5,419,181 0 -5,419,181 PROFIT	0 94,836 -94,836 -5,514,017 Year 1	0 5,000 896,395 96,495 -992,890 -6,506,907	0 514,266 113,871 -628,137 -7,135,044 Q4	0 857,110 124,863 -981,974 -8,117,017 Q1	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2	5,199 1,064,529 162,533 -187,568 -9,475,166 Q3	10,399 1,101,325 165,815 812,646 -8,662,520 Q4	10,399 1,101,325 151,594 826,867 -7,835,652 Q1	10,399 1,101,325 137,124 841,338 -6,994,315 Year 3 Q2	10,399 1,101,325 122,401 856,061 -6,138,253 Q3	10,399 1,101,325 107,419 871,042 -5,267,211 Q4	10,399 1,101,325 92,176 886,285 -4,380,926 Q1	10,399 1,101,325 76,666 901,795 -3,479,131 Year 4 Q2	10,399 1,101,325 60,885 917,577 -2,561,554 Q3	10,399 1,101,325 44,827 933,634 -1,627,919 Q4	10,399 929,903 28,489 1,121,395 -506,524 Q1	10,399 587,059 8,854 1,483,854 977,339 Year 5 Q2	10,399 244,215 0 1,835,572 2,812,911 Q3	10,399 72,793 0 2,006,994 4,819,905 Q4	5,199 36,396 0 1,003,497 5,823,402 Q1	0 0 0 5,823,402 Year 6	0 0 0 0 5,823,402	
or Residual Valuation or Residual Valuation Prof Pr	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,071,408 4,347,773 -5,419,181 0 -5,419,181 Q1 Q1 0	0 94,836 -94,836 -5,514,017 Year 1	0 5,000 896,395 96,495 -992,890 -6,506,907	0 514,266 113,871 -628,137 -7,135,044 Q4	0 857,110 124,863 -981,974 -8,117,017 Q1	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2	5,199 1,064,529 162,533 -187,568 -9,475,166 Q3	10,399 1,101,325 165,815 812,646 -8,662,520 Q4 2,079,786 0	10,399 1,101,325 151,594 826,867 -7,835,652 Q1	10,399 1,101,325 137,124 841,338 -6,994,315 Year 3 Q2	10,399 1,101,325 122,401 856,061 -6,138,253 Q3	10,399 1,101,325 107,419 871,042 -5,267,211 Q4	10,399 1,101,325 92,176 886,285 -4,380,926 Q1	10,399 1,101,325 76,666 901,795 -3,479,131 Year 4 Q2	10,399 1,101,325 60,885 917,577 -2,561,554 Q3	10,399 1,101,325 44,827 933,634 -1,627,919 Q4	10,399 929,903 28,489 1,121,395 -506,524 Q1	10,399 587,059 8,854 1,483,854 977,339 Year 5 Q2	10,399 244,215 0 1,835,572 2,812,911 Q3	10,399 72,793 0 2,006,994 4,819,905 Q4	5,199 36,396 0 1,003,497 5,823,402 Q1	0 0 0 5,823,402 Year 6	0 0 0 0 5,823,402	
series segals sec correspondence residual Valuati Prof Correspondence correspondence correspondence correspondence correspondence sec secondence	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,071,408 4,247,773 -5,419,181 0 -5,419,181 0 PROFIT 0 2,325,000	0 94,836 -94,836 -5,514,017 Q2 0	0 5.000 896,395 96,495 -992,890 -6,506,907 Q3 0	0 514,266 113,871 -628,137 -7,135,044 Q4 Q4 0	0 857,110 124,863 -381,974 -8,117,017 Q1 0	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2 Q2 0	5,199 1,064,929 162,533 -187,568 -9,475,166 Q3 1,039,893	10,399 1,101,325 165,815 812,646 -8,662,520 Q4 2,079,786	10,399 1,101,325 151,594 826,867 -7,835,652 Q1 2,079,786	10,399 1,101,325 137,124 841,338 -6,994,315 Year 3 C2 2,079,786	10,399 1,101,325 122,401 856,061 -6,138,253 Q3 Q3 2,079,786	10,399 1,101,325 107,419 871,042 -5,267,211 Q4 2,679,786	10,399 1,101,325 92,176 886,285 -4,380,926 Q1 2,079,786	10,399 1,101,325 76,666 901,795 -3,479,131 Year 4 Q2 2,079,786	10,399 1,101,325 60,885 917,577 -2,561,554 03 2,079,786	10,399 1,101,325 44,827 933,634 -1,627,919 Q4 2,079,786	10,399 929,903 28,489 1,121,395 -506,524 Q1	10,399 587,059 8,864 1,483,864 977,339 Year 5 Q2 2,879,786	10,399 244,215 0 1,835,572 2,812,911 Q3 2,679,786	10,399 72,793 0 2,006,994 4,819,905 Q4 2,079,786	5,199 36,396 0 1,003,497 5,823,402 Q1 1,039,893	0 0 0 5,823,402 Year 6 Q2 0	0 0 5,823,402 Q3 0	
or Residual Valuati or Residual Valuati or Residual Valuati Prof. Q. Q. Q. ASH FLOW FOR CL./ RCOME ASH FLOW FOR CL./ RCOME ACOME ACOME ACOME ACOME ACOME ACOME ACOM ACOME A	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,071,408 4,347,773 -5,419,181 0 -5,419,181 0 0 2,325,000 116,250 0	0 94,836 -94,836 -5,514,017 Q2 0 0	0 5,000 96,495 -952,890 -6,506,907 Q3 0 0	0 514,266 113,871 -628,137 -7,135,044 0 0	0 857,110 124,863 -981,974 -8,117,017 Q1 0 0 0	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2 Q2 0	5,199 1,064,929 162,533 -187,568 -9,475,166 Q3 1,039,893 0 0	10,399 1,101,325 165,815 812,646 -8,662,520 Q4 2,079,786 0 0	10,399 1,101,325 151,594 826,867 -7,835,662 Q1 2,079,786 0 0	10,399 1,101,325 137,124 841,338 -6,994,315 Year 3 Q2 2,079,786 0 0	10,399 1,101,325 122,401 856,061 -6,138,253 Q3 2,078,786 0 0	10,399 1,101,325 107,419 871,042 -5,267,211 Q4 2,079,786 0 0	10,399 1,101,325 92,176 886,285 -4,380,926 Q1 2,079,786 0 0	10,399 1,101,325 76,666 901,795 -3,479,131 Year 4 Q2 2,079,786 0 0	10,399 1,101,325 60,885 917,577 -2,561,554 0 0 0	10,399 1,101,325 44,827 933,634 -1,627,919 Q4 Q4 0 0	10.399 929.903 28.489 1,121.395 -506.524 Q1 2,079.786 0 0	10,399 587,059 8,864 1,483,864 977,339 Year 5 Q2 2,079,786 0 0	10,399 244,215 0 1,836,572 2,812,911 Q3 2,079,786 0 0	10,399 72,793 0 2,006,994 4,819,905 Q4 2,079,786 0 0	5,199 36,396 0 1,003,497 5,823,402 Q1 1,039,893	0 0 0 5,823,402 Year 6 Q2 0	0 0 0 5.823,402 0 0	
orsteggens segels Soft Server Land or Residual Valuati Prof P	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,071,408 4,247,773 4,247,773 4,247,773 0 5,419,181 0 0 0 116,250 0 34,875 51,330 431,984	0 94,836 -94,836 -5,514,017 Q2 0 0	0 5.000 96,495 -992,890 -6,506,907 -0 0 0 0 0 0 0 0 0 0 0 0 0	0 514,266 113,871 -628,137 -7,135,044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857,110 124,863 -361,974 -8,117,017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2 Q2 0	5,199 1,064,929 162,533 -187,568 -9,475,166 Q3 1,039,893 0 0	10,399 1,101,325 1,65,815 812,646 -8,662,520 Q4 2,079,786 0 0 0 0 0 0 0 0	10,399 1,101,325 151,594 826,867 -7,835,662 Q1 2,079,786 0 0	10,399 1,101,325 137,124 841,338 -6,994,315 C2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 122,401 856,061 -6,138,253 Q3 2,078,786 0 0	10,399 1,101,325 107,419 871,042 -5,267,211 Q4 2,079,786 0 0 0 0	10.399 1,101,325 92,176 886,225 -4,380,325 Q1 2,079,786 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 76,666 901,795 -3,479,131 Year 4 Q2 2,079,786 0 0	10,399 1,101,325 60,885 917,577 -2,561,554 0 0 0	10,399 1,101,325 44,827 933,634 -1,627,919 Q4 Q4 0 0	10.399 929.903 28.489 1,121.395 -506.524 Q1 2,079.786 0 0	10,399 587,059 8,864 1,483,864 977,339 Year 5 Q2 2,079,786 0 0 0 0	10,399 244,215 0 1,836,572 2,812,911 Q3 2,079,786 0 0	10,399 72,793 0 2,006,994 4,819,905 Q4 2,079,786 0 0	5,199 36,396 0 1,003,497 5,823,402 Q1 1,039,893	0 0 0 5,823,402 Year 6 Q2 0	0 0 0 5,823,402 0 0 0 0 0 0 0 0	
or seeing could be a set of the s	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,071,408 4,247,773 4,247,773 4,247,773 4,247,773 4,247,773 0,5,419,181 0,5,419,181 0,1 0,2,419,181 0,1 0,1 0,2,419,181 0,1 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,1 0,1 0,1 0,1 0,1 0,1 0,	0 94,836 -94,836 -5,514,017 Q2 0 0 0 0	0 5,000 96,495 -952,890 -6,506,907 0 0 0 0 0 0 0 0 0 0 0 0 0	0 514,266 113,871 -628,137 -7,135,044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857,110 124,863 -381,974 -8,117,017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2 Q2 0	5,199 1,064,529 162,533 -187,568 -9,475,166 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 165,815 812,646 -8,662,520 Q4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 151,594 826,867 -7,835,652 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 137,124 841,338 -6,994,315 C2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 122,401 856,061 -6,138,253 03 2,079,785 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 107,419 871,042 -5,267,211 Q4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 92,176 886,285 4,380,926 Q1 Q1 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 76,666 901,795 -3,479,131 Year 4 Q2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 60,885 917,577 -2,561,554 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 44,827 933,634 -1,627,919 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 929,903 28,489 1,121,395 506,524 0 1 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 587,059 8,864 1,483,864 977,339 Year 5 C2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 244,215 0 1,835,572 2,812,911 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 72,793 0 2,006,994 4,819,905 C4 2,079,786 0 0 0 0 0 0 0 0 0	5,199 36,396 0 1,003,497 5,823,402 Q1 1,039,893	0 0 0 5,823,402 Year 6 Q2 0	0 0 0 5,823,402 0 0 0 0 0 0 0 0 0 0 0 0	
constant of the second se	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,071,408 4,347,773 4,347,773 0 5,419,181 0 0 1 0 0 1 16,250 0 0 116,250 0 0 34,875 51,300 431,894 35,999 71,993	0 94,836 -94,836 -5,514,017 Q2 0 0 0 0	0 5,000 96,495 -922,890 -6,506,907 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 514,266 113,871 -628,137 -7,135,044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857,110 124,863 -981,974 -8,117,017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,028,532 142,048 -1,170,580 -0,287,598 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 1,064,523 162,533 -187,568 -9,475,166 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 165,815 812,646 -8,662,520 Q4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 151,594 825,867 -7,835,652 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 137,124 841,338 -6.994,315 Year 3 C2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 122,401 856,061 -6,138,253 Q3 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 107,419 871,042 -5,267,211 Q4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 92,176 886,285 -4,380,926 Q1 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 76,666 901,795 -3,479,131 Year 4 Q2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 60,885 917,577 -2,561,554 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 44,827 933,634 -1,627,919 Q4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 929,903 28,489 1,121,395 -506,524 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 587,059 8,864 1,483,864 977,339 Year 5 Q2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 244,215 0 1,835,572 2,812,911 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 72,793 0 2,006,994 4,819,905 C4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 36,396 0 1,003,497 5,823,402 Q1 1,039,893	0 0 0 5,823,402 Year 6 Q2 0	0 0 0 5,823,402 0 0 0 0 0 0 0 0	
v Residual Values v Residual V	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,071,408 4,247,773 4,247,773 4,247,773 4,247,773 4,247,773 0,5,419,181 0,5,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,1 0,2,419,181 0,2,419,181 0,1 0,2,419,181 0,1 0,1 0,1 0,1 0,1 0,1 0,1 0,	0 94,836 -94,836 -5,514,017 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.000 896,395 -992,890 -6,506,907 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 514,266 113,871 -628,137 -7,135,044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857,110 124,863 -381,974 -8,117,017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2 Q2 0	5,199 1,064,529 162,533 -187,568 -9,475,166 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 165,815 812,646 -8,662,520 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 151,594 826,867 -7,835,652 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 137,124 841,338 -6,994,315 C2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 122,401 856,061 -6,138,253 03 2,079,785 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 107,419 871,042 -5,267,211 Q4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 92,176 886,285 4,380,926 Q1 Q1 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 76,666 901,795 -3,479,131 Year 4 Q2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 60,885 917,577 -2,561,554 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 44,827 933,634 -1,627,919 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 929,903 28,489 1,121,395 506,524 0 1 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 587,059 8,864 1,483,864 977,339 Year 5 C2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 244,215 0 1,835,572 2,812,911 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 72,793 0 2,006,994 4,819,905 C4 2,079,786 0 0 0 0 0 0 0 0 0	5,199 36,396 0 1,003,497 5,823,402 Q1 1,039,893	0 0 0 5,823,402 Year 6 Q2 0	0 0 0 5,823,402 0 0 0 0 0 0 0 0 0 0 0 0	
ver and a second a s	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,971,408 4,347,773 4,347,773 4,347,773 0 4,3419,181 0 0 0 2,325,000 116,250 0 34,875 0 34,875 0 33,894 33,994 34,995 34,995 34,995 34,995 34,995 35,994 35	0 94,836 -94,836 -5,514,017 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,000 896,395 96,495 -992,890 -6,506,907 0 0 0 0 0 0 0 0 0 0 0 0 0	0 514,286 113,871 -628,137 -7,135,044 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857,110 124,863 -981,974 -8,117,017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 1,064,029 162,533 -187,568 -9,475,166 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 165,815 812,646 -8,662,520 04 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 151,594 826,867 -7,835,652 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 137,124 841,338 -6.994,315 Year 3 Q2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 122,401 856,061 -6,138,253 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 107,419 871,042 -5.267,211 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 92,176 886,285 4,380,226 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 76,666 901,795 -3,479,131 Year 4 Q2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 60,885 917,577 -2,561,554 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 44,827 933,634 -1,527,919 Q4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 929,903 28,489 1,121,395 -506,524 Q1 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 587,059 8,854 1,483,854 977,339 Year 5 02 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.339 244,215 0 1,835,572 2,812,911 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 72,793 0 2,006,994 4,819,305 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 36,396 0 1,003,497 5,823,402 Q1 1,039,893	0 0 0 5,823,402 Year 6 Q2 0	0 0 0 5,823,402 0 0 0 0 0 0 0 0 0 0 0 0	
or Residual Values or Residual Values Prof Prof ASH FLOW FOR CL. A COME RECORE	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,071,408 4,347,773 4,347,773 0 5,419,181 0 0 1 0 0 1 16,250 0 0 116,250 0 0 34,875 51,300 431,894 35,999 71,993	0 94,836 -94,836 -5,514,017 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.000 896,395 -992,890 -6,506,907 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 514,266 113,871 -628,137 -7,135,044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857,110 124,863 -981,974 -8,117,017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,028,532 142,048 -1,170,580 -0,287,598 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 1,064,929 162,533 -187,568 -9,475,166 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 165,815 812,646 -8,662,520 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 151,594 826,867 -7,835,652 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 137,124 841,338 -6.994,315 Year 3 C2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 122,401 856,061 4,138,253 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1.101,325 107,419 871,042 -5.267,211 04 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 92,176 896,285 -4,380,926 Q1 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,191,325 76,666 901,795 -3,479,131 Year 4 Q2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 60.885 917,577 -2,561,554 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 44,827 933,634 -1.627,919 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 929,903 28,489 1,121,395 -506,524 0 1 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 587,059 8,864 1,483,864 977,339 Year 5 C2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 244,215 0 1,835,572 2,812,911 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 72,793 0 2,006,994 4,819,005 C4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 36,396 0 1,003,497 5,823,402 Q1 1,039,893	0 0 0 5,823,402 Year 6 Q2 0	0 0 0 5,823,402 0 0 0 0 0 0 0 0 0 0 0 0	
or Residual Values resolution of the set of	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,971,408 4,347,773 4,347,773 4,347,773 0 5,419,181 0 0 4,31,948 35,989 71,997 170,999 170,997 170,997 0 0 0 0	0 94,836 -94,836 -5,514,017 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,000 895,395 96,495 -952,890 -6,506,907 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 514,266 113,871 -628,137 -7,135,044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857,110 124,863 -981,974 8,117,017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q	5,199 1,044,929 162,533 -187,568 -9,475,166 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 165,815 812,646 -8,662,520 Q4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 151,594 151,594 826,867 -7,835,652 01 2,079,785 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 137,124 041,338 -6,904,315 Vear 3 02 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 1,22,401 856,061 -6,138,253 0 0 0 0 0 0 0 0 0 0 0 0 0	0.399 1,161,325 871,042 871,042 4,267,211 0,44 2,073,786 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101.325 92.176 886.285 -4.380.026 C1 2,079.786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 76,666 901,795 3,479,131 Year 4 O2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,369 1,101,325 60,385 917,577 2,561,554 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 44,827 933,634 -1.627,919 04 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 929,903 28,489 1,121,386 -506,524 Q1 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 587,059 8,864 1,483,864 977,339 Year 5 C2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.339 244,215 0 1,835,672 2,812,911 C3 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 72,793 0 2,006,994 4,819,005 C4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 36,396 0 1,003,497 5,823,402 0 1,003,497 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 5,823,402 Year 6 Q2 0	0 0 5.823.402 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Grand State S	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,971,408 4,347,773 -5,419,181 0 -5,419,181 0 -5,419,181 0 0 0 2,325,000 10 2,325,000 11,6,250 34,875 51,330 431,984 35,989 71,993 0 0 0 0 0 0 0 0 0 0 0 0 0	0 94,836 -94,836 -5,514,017 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,000 96,495 -992,890 -992,890 -6,506,907 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 514,256 113,871 -628,137 -7,135,044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857,110 124,863 -981,974 8,117,017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q	5,199 1,064,929 162,533 -187,568 -0,475,166 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 165,815 812,646 -8,662,520 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 151,594 151,594 826,867 -7,835,652 01 2,079,785 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 137,124 841,338 -6,994,315 Year 3 02 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 122,401 856,061 -6,138,253 Q3 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 107,419 871,042 -5,267,211 04 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 92,176 886,285 -4,380,026 Q1 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,191,325 76,666 901,795 -3,479,131 Year 4 Q2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 60.885 917,577 -2,561,554 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 44,827 933,634 -1.627,919 04 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 929.903 28.489 1.121.396 -506.524 0 1 2.079.786 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 587,059 8,864 1,483,864 977,339 Year 5 C2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 244,215 0 1.835,572 2.812,911 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 72,793 0 2,006,994 4,819,005 C4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 36,396 0 1,003,497 5,823,402 0 1,003,497 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 5,823,402 Year 6 Q2 0	0 0 5.823.402 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
or Residual Values or Residual Values Prof. Content of Prof. Co	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,071,408 4,447,773 4,447,773 4,447,773 4,447,473 4,447,473 4,441,414 116,250 0 116,250 0 146,255 4,33,984 30,986 0 0 0 0 0 0 0 0 0 0 0 0 0	0 94,836 -94,836 -6,61407 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,000 896,395 4,006,397 4,006,397 0 0 0 0 0 0 0 0 0 0 0 0 0	0 514.266 113.871 -428.137 -7.136.044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857.119 124.863 981.974 4.117.017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q	5,193 1,064,529 162,533 .187,568 0,475,166 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0	10,299 1,191,325 165,815 812,546 4,662,500 0 0 0 0 0 0 0 0 0 0 0 0	10.289 1,191,325 151,554 255,867 7,835,662 0 1 2,078,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.309 1,191,325 137,124 4,594,315 2,073,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 11.191.285 856.051 4.132.231 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 671,042 671,042 671,042 4,2,072,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 92,176 886,225 -4,380,926 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 76,666 901,795 3,479,131 22,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.389 1.101.325 60.885 917.577 2.561.564 0 0 0 0 0 0 0 0 0 0 0 0 0	10.289 1,191,325 44,827 933,634 1,827,319 04 2,073,756 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 929 403 28,469 1,121,396 006 524 01 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 507.059 5.5.564 1.483.564 077.339 Year 5 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 244215 0 1.835,572 2.812,911 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 72,793 0 2,006,994 4,819,305 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 36,396 0 1,003,497 5,823,402 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 5,823,402 Year 6 Q2 0	0 0 5.823.402 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
or Residual Values or Residual Values Prof. Content of Prof. Co	Land Interest fit on Costs offt on GDV ash Flow pening Balan losing Balan ADDITIONAL s Above	0 1,971,408 4,347,773 4,347,773 4,347,773 0 5,419,181 0 1 0 1 16,250 0 116,250 0 116,250 0 116,250 0 116,250 0 0 116,250 0 0 116,250 0 0 179,993 0 0 179,993 0 10,000 10,000	0 94,836 -94,836 -6,61407 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,000 895,395 96,495 -092,890 -6,506,907 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 514,266 422,137 422,137 422,137 -7,135,044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857,110 124,863 -081,974 8,117,017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q	5,199 1,064,929 142,533 142,533 0, 475,546 0, 475,546 0, 475,546 0, 475,546 0, 475,546 0, 0 0, 0 0,0 0,0 0, 0 0, 0 0,0 0,	10,399 1,101,325 165,815 812,846 0,4 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1.101.325 151.594 826,867 -7.835.652 0 1 2.079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 137,124 841,338 -6.994,315 C2 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,301,325 122,401 856,061 -6,138,253 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1.101,325 671,042 6.2607,211 0.4 2.679,746 0.0 0 0.0 0.0 0.0 0.0 0.0 0.0	10,399 1,101,325 92,176 886,285 4,380,226 Q1 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 76,666 901,795 0,0,795 0,0,795 0,0,795 0,0,0,0 0,0 0,0 0,0 0,0 0,0 0,0	10.399 1.101.225 60.885 017.577 0.2,561.554 0.2,561.554 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	10.399 1,191,225 44,827 933,634 -1,627,919 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 923.903 28,489 1,121.395 -506.524 0 1 2,078,786 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 647.659 8.8,864 1.483.864 977.339 Vear 5 2.079.786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 244,215 0 1.835,572 2.812,011 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 72,793 0 2,006,994 4,819,906 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 36,396 0 1,003,497 5,823,402 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 5,823,402 Year 6 Q2 0	0 0 5.823.402 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
or Resoluti Valuet or Resoluti Valuet Prof. Resoluti Valuet Prof. Resoluti Valuet Resoluti Valuet Res	Lano Carlos Carl	0 1,071,408 4,347,773 4,347,773 4,347,773 4,347,773 0 4,347,773 0 0 116,253 0 3,389 3,399 3,1384 3,1384 3,1384 3,1384 3,1384 0 0 0 0 0 0 0 0 0 0 0 0 0	0 94,836 -94,836 -6,61407 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,000 896,395 996,495 4,506,007 0 0 0 0 0 0 0 0 0 0 0 0 0	0 514.266 113.871 -428.137 -7.136.044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857.119 124.863 981.974 4.117.017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,028,532 142,048 -1,170,580 -9,287,598 Year 2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q2 Q	5,193 1,064,529 162,533 .187,568 0,475,166 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0	10,399 1,101,325 165,815 812,646 4,662,520 0 0 0 0 0 0 0 0 0 0 0 0 0	10.289 1,161.265 2,058.667 2,255.652 0 1,2578.766 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.389 1,191,325 4,191,325 4,594,315 Year 3 2,279,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1.101.282 1.122.401 4.132.253 4.132.253 4.132.253 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1.101,325 671,042 6.2627,211 0.4 2.073,766 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101.325 92,176 886,286 -4,380,926 -4,390,926 -4,390	10,399 1,101,325 76,666 001,705 0,0,705 0,0,705 0,0,705 0,0,0,0 0,0,0,0 0,0,0,0 0,0,0,0 0,0,0,0 0,0,0,0 0,0,0,0,	10.399 1.101.225 60.885 917.577 2.561.554 0 0 0 0 0 0 0 0 0 0 0 0 0	10.289 1,191.285 44.827 203.634 -1,527.310 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 929 403 28,469 1,121,396 006 524 01 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 577.059 5.7.059 5.7.059 1.463.864 0.7.339 Year 5 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0.	10,399 344215 0 1,835,572 2,872,911 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 72,793 0 2,006,994 4,819,305 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 36,396 0 1,003,497 5,823,402 0 1,003,497 5,823,402 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 5,823,402 Year 6 Q2 0	0 0 5.823.402 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Correct Lance Correct	Lano Carlos Carl	0 1,271,488 4,347,773 4,347,773 4,347,773 4,347,773 4,3474 4,3474 4,3474 4,3474 4,3475 4,3404 4,3475 4,3405 4,3405 4,3475 4,3405 4,3475 4,44755 4,44755 4,44755 4,44755 4,44755 4,447555 4,447	0 94,836 -94,836 -6,61407 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,000 494,395 490,495 4,506,007 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 514.266 1113.871 428.137 7,136.044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857.119 124.863 -981.974 6.117.017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1 1028.532 142,048 -1,170,580 -0.207,598 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 1,064,529 162,533 -187,568 -0,475,166 -0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	10.399 1,191,325 165,815 312,546 4,662,555 0 0 0 0 0 0 0 0 0 0 0 0 0	10,289 14,181,385 151,594 2,079,786 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.309 1,161,385 4,094,315 4,094,315 7 G2 2,073,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 11,191,328 866,001 6,138,253 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 871,042 4,327,211 0 4,327,211 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 11.01.339 22.176 23.026 4.330.026 4.330.026 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 76,666 901,795 3,479,131 22,079,784 0 0 0 0 0 0 0 0 0 0 0 0 0	10.389 1.101.325 60.885 917.577 2.561.564 0 0 0 0 0 0 0 0 0 0 0 0 0	10.389 1,101.385 44.827 933.634 -1,627.919 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 923 803 28,489 1,121,306 <u>906,524</u> 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 507.059 5.5.564 1.483.864 277.330 Year 5 2.078.786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 344.215 0 1.835.572 2.872.911 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 72.793 0 2.006.994 4.819.005 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 35,394 0 1,003,497 5,822,492 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 5,823,402 Year 6 Q2 0	0 0 5.823.402 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
AGN FROM FOR LANCE OF Residual Values Pro Residual Values Pro	Land Interest let no Cost let no Cost ab Pow ADDITANU S ADOTONIA ADDITANU S ADOTONIA	0 1,271,488 4,347,773 4,347,773 4,347,773 4,347,773 4,3474 4,3474 4,3474 4,3474 4,3475 4,3404 4,3475 4,3405 4,4405 4,44	0 94,836 -94,836 -6,61407 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,000 494,395 490,495 4,506,007 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 514.266 1113.871 428.137 7,136.044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 857.119 124.863 -981.974 6.117.017 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1 1028.532 142,048 -1,170,580 -0.207,598 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 1,064,529 162,533 -187,568 -0,475,166 -0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	10.399 1,191,325 165,815 312,546 4,662,555 0 0 0 0 0 0 0 0 0 0 0 0 0	10,289 14,181,385 151,594 2,079,786 2,079,786 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.309 1,161,385 4,094,315 4,094,315 7 G2 2,073,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 11,191,328 866,001 6,138,253 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1,101,325 871,042 4,327,211 0 4,327,211 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 11.01.339 22.176 23.026 4.330.026 4.330.026 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 76,666 901,795 3,479,131 22,079,784 0 0 0 0 0 0 0 0 0 0 0 0 0	10.389 1.101.325 60.885 917.577 2.561.564 0 0 0 0 0 0 0 0 0 0 0 0 0	10.389 1,101.385 44.827 933.634 -1,627.919 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 923 803 28,489 1,121,306 <u>906,524</u> 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 507.059 5.5.564 1.483.864 277.330 Year 5 2.078.786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 344.215 0 1.835.572 2.872.911 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 72.793 0 2.006.994 4.819.005 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,199 35,394 0 1,003,497 5,822,492 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 5,823,402 Year 6 Q2 0	0 0 5.823.402 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
or Residual Values or Residual Values or Residual Values Prof Control Control Assist FLOW FOR CL. A Record Assist FLOW FOR CL. Assist FLOW FOR CL.	Land Interest off or GDV ash Pow Interest off or GDV A Above A Above D RT AND C	0 1,271,488 4,347,773 4,347,773 4,347,773 4,347,773 4,3474 4,3474 4,3474 4,3474 4,3475 4,3404 4,3475 4,3405 4,4405 4,44	0 94,836 -94,836 -94,836 -5,514,017 Vesr 1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 500 500 500 500 500 500 500 5	0 514.266 428.137 -7.135.044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 457.119 124.863 -981.974 -981.974 -91.974 -91.974 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9	0 1 422,048 4-1,170,580 4-2,27,598 0 0 0 0 0 0 0 0 0 0 0 0 0	5,193 1,064,329 162,533 -187,568 -0,475,166 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.269 4,191.325 1165.815 812.646 4,662.520 0 0 0 0 0 0 0 0 0 0 0 0 0	10.209 1.191.225 151.594 201.007 2.075.785.602 0 0 0 0 0 0 0 0 0 0 0 0 0	10.369 1.461.325 1.37,124 4.4.924.315 2.2 2.075.786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 122,401 122,401 4,132,233 0 2,073,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1.101.325 107.419 871.042 4.2072.711 0 0 0 0 0 0 0 0 0 0 0 0 0	1.039 1.01/325 2.176 885,255 4.300,056 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,328 76,666 901,756 3,478,131 Yey 4 2,2073,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.369 11491,225 60,885 917,577 -2,561,564 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.0399 1.051.325 44.827 933.634 -1.627.579 04 2.075.786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.369 429.469 2.8,489 0.1121.366 .068.520 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 567,059 8,804 1,403,854 077,339 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 244.215 0 1.835.672 2.872.241 0 2.872.241 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 72,793 0 2.006,994 4.819.905 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5.199 35.396 0 1.001.497 5.223.402 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 5,823,402 Year 6 Q2 0	0 0 0 5.823.402 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5
or Residual Valuation of Second Lance Control of Secon	Land Interest of the or EDV of the or EDV ADV TO ADV ADV TO ADV ADV ADV TO ADV ADV ADV TO ADV ADV ADV ADV ADV ADV ADV ADV ADV ADV	0 1,271,488 4,347,773 4,347,773 4,347,773 4,347,773 4,3474 4,3474 4,3474 4,3474 4,3475 4,3404 4,3475 4,3405 4,4405 4,44	0 94,836 -94,836 -94,836 -5,514,017 Vesr 1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 500 500 500 500 500 500 500 5	0 514.266 428.137 -7.135.044 0 0 0 0 0 0 0 0 0 0 0 0 0	0 457.119 124.863 -981.974 -981.974 -91.974 -91.974 -9 -9 -9 -9 -9 -9 -9 -9 -9 -9	0 1 422,048 4-1,170,580 4-2,27,598 0 0 0 0 0 0 0 0 0 0 0 0 0	5,193 1,064,329 162,533 -187,568 -0,475,166 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.269 4,191.325 1165.815 812.646 4,662.520 0 0 0 0 0 0 0 0 0 0 0 0 0	10.209 14.191.225 151.594 201.597 2.075.785.692 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10.369 1.461.325 1.37,124 4.4.924.315 2.2 2.075.786 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,325 122,401 122,401 4,132,233 0 2,073,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 1.101.325 107.419 871.042 4.5267.211 0 0 0 0 0 0 0 0 0 0 0 0 0	1.039 1.01/325 2.176 885,255 4.300,056 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 1,101,328 76,666 901,756 3,478,131 Yey 4 2,2073,786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.369 11491,225 60,885 917,577 -2,561,564 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.0399 1.051.325 44.827 933.634 -1.627.579 04 2.075.786 0 0 0 0 0 0 0 0 0 0 0 0 0	10.369 429.469 2.8,489 0.1121.366 .068.520 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10,399 567,059 8,804 1,403,854 077,339 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 244.215 0 1.835.672 2.872.241 0 2.872.241 0 0 0 0 0 0 0 0 0 0 0 0 0	10.399 72,793 0 2.006,994 4.819.905 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5.199 35.396 0 1.001.497 5.223.402 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 5,823,402 Year 6 Q2 0	0 0 0 5.823.402 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	

SITE NAME Site 1

INCOME Av Size																								
m2	%	Number 174		Price £/m2	GDV	GIA m2		DEVELOPME	INT COSTS							Planning fee Planning app I	calc dwgs	rate		1	Build Cost BCIS	/m2 782		
					-			LAND			/unit or m2	Total	3.694.807			No dwgs	174				CISH	12	1.50%	
Market Housing 84.7		129		2,363		10,958			Land Stamp Duty		21,235	184,740	3.694.807			No dwas unde No dwas over	124 124	335 100	41,540 12,400		Energy Over-extra 1	0		
Shared Ownership 84.7	13%	22		1,465	2,767,800	1,889			Easements etc Legals Acquisit		1.50%	0 55,422	240,162					Total	53.940	J	Over-extra 2 Over-extra 3	11		
Infordable Rent 84.7	13%	22		1,137	2,148,115	1,889															Over-extra 4	0		
Social Rent 84.7	0%	0		1,181	0	0		PLANNING	Planning Fee			53,940				Stamp duty c	alc - Residual			1	Infrastructure	156	20%	
Srant and Subsidy Shared Owner	arshin			0				i	Architects QS / PM		6.00%	975,072 81,256				Land payment 125.000	0%	1%	3,694,807					
Affordable Ren Social Rent	ent			0	0				Planning Consu Other Professio	ultants	1.00%	162,512 406,280	1.679.060			250,000 500.000	1% 3%	3% 4%						
				0						anal	2.50%	406,280	1,679,060			1,000,000	3% 4% 5%	5%						
SITE AREA - Net 5.80 SITE AREA - Gross 8.33		30 21	/ha /ha		30,805,214	14,737		CONSTRUCT	TION Build Cost - BC	315 Based	961	14.164.173				above	5%	5% Total	184 740					
									s106 / CIL		2.50%	982,922 354,104								1				
Sales per Quarter 16								i	Contingency Abnormals		2.50%	354,104 750,000	16,251,199			Land payment	alc - Add Profit		2,569,900					
Unit Build Time 3	Quarters				RUN Residua	I MACRO ctrl+r	,	FINANCE								125,000 250,000	0%	1% 3%						
Residual Land Value	Whole Site	Per ha NET -	Per ha GROSS 443,554		Closi	ing balance = 1	0		Fees		7.00%	10,000				500,000 1,000,000	3% 4%	4% 5%						
Alternative Use Value	3,694,807 208,250	637,036	25,000		RUN CIL MAC				Legal and Value	ation	7.00%	7,500	17,500			above	5%	5%						
Uplift 20% Plus /ha 400,000	41,650 2,320,000		5,000 400,000		Closi	ing balance = 1	0	SALES										Total	128,495]				
Viability Threshold	2,569,900		430,000		Check on phasing	g dega noa			Agents Legals		3.0%	924,156 154,026				Pre CIL s106		£/ Unit (all) Total		1				
		£/m2			corr	ect			Legals Misc.		0.5%	154,026 5,000	1,083,182	22,965,911					0	1				
Additional Profit	1,254,502	114					ľ	Developers P	Profit							Post CIL s106 CIL		£/ Unit (all) £/m2						
									% of costs (before % of GDV	ore interest)	0.00%			6,161,043				Total	982,922	J				
RESIDUAL CASH FLOW FOR INTE		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
NCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
JNITS Started Market Housing			6	12 0	12	12 0	12 892,734	12 1,785,469	12 1,785,469	12 1,785,469	12 1,785,469	1,785,469	12 1,785,469	12 1,785,469	12 1,785,469	12 1,785,469	12 1,785,469	1,785,469	1,785,469	1,785,469	1,785,469	0	0	
Shared Ownership				0	0	0	95,441	190,883	190,883	190,883	190,883	190,883	190,883	190,883	190,883	190,883	190,883	190,883	190,883	190,883	190,883	0	é	
ffordable Rent locial Rent				0	0	0	74,073 0	148,146 0	148,146 0	148,146 0	148,146 0	148,146 0	148,146 0	148,146 0	148,146 0	148,146 0	148,146 0	148,146 0	148,146 0	148,146 0	148,146 0	0	0	
rant and Subsidy	<u> </u>			0	0	0	0	0 2,124,498	0	0 2,124,498	0 2,124,498	0	0 2,124,498	0	0	0	0 2,124,498	0	0	0	0 2,124,498	0	0	
INCOME		U	U	U	U	U	1,062,249	2,124,498	2,124,498	2,124,498	2,124,498	2,124,498	2,124,498	2,124,498	2,124,498	2,124,498	2,124,498	2,124,498	2,124,498	2,124,498	2,124,498	U	U	
XPENDITURE	184,740																							
asements etc.	0																							
egals Acquisition	55,422																							
lanning Fee irchitects	53,940 487,536		487.536																					
S	40,628		40,628																					
lanning Consultants Ither Professional	81,256 203,140		81,256 203,140																					
Build Cost - BCIS Base		0	162,807	488,420	814,033	976,840	976,840	976,840	976,840	976,840	976,840	976,840	976,840	976,840	976,840	976,840	976,840	651,226	325,613	0	0	0	0	
106/CIL Contingency		0	11,298 4,070	33,894 12,210	56,490 20,351	67,788 24,421	67,788 24,421	67,788 24,421	67,788 24,421	67,788 24,421	67,788 24,421	67,788 24,421	67,788 24,421	67,788 24,421	67,788 24,421	67,788 24,421	67,788 24,421	45,192 16,281	22,596 8,140	0	0	0	0	
Jontingency		0	8,621	25,862	43,103	51,724	51,724	51,724	51,724	51,724	51,724	51,724	51,724	51,724	51,724	51,724	51,724	34,483	17,241	0	0	0	0	
Finance Fees	10,000																							
egal and Valuation	7,500																							
ligents legals	0	0	0	0	0	0	31,867 5,311	63,735 10,622	63,735 10,622	63,735 10,622	63,735 10,622	63,735 10,622	63,735 10,622	63,735 10,622	63,735 10,622	63,735 10,622	63,735 10,622	63,735 10,622	63,735 10,622	63,735 10,622	63,735 10,622	0	0	
Aisc. COSTS BEFORE LAND INT AND I		-	5,000	560,386	933.977	1.120.772	1.157.951	1,195,130	1.195.130	1 195 130	1,195,130	1,195,130	1,195,130	1.195.130	1,195,130	1,195,130	1,195,130	821.539	447 948	74,357	74,357	-	0	
For Residual Valuatio Land	3,694,807																							
Interest Profit on Costs Profit on GDV		84,332	85,808	104,886	116,528	134,912	156,886	161,306	147,865	134,189	120,274	106,114	91,707	77,048	62,133	46,956	31,514	15,802	0	0	0	0	0	
Profit on GDV																								
Cash Flow	4 818 970																							6,
Opening Balar	0	-84,332	-1,090,163	-665,272	-1,050,505	-1,255,684	-252,588	768,061	781,502	795,179	809,094	823,253	837,660	852,319	867,235	882,412	897,854	1,287,157	1,676,549	2,050,140	2,050,140	0	0	6,1 -6,
Opening Bala Closing Balan	a 0 -4,818,970	-84,332 -4,903,302	-1,090,163 -5,993,465	-665,272 -6,658,736	-1,050,505	-1,255,684 -8,964,925	-252,588 -9,217,514	768,061	781,502	795,179 -6,872,772	809,094	823,253 -5,240,424	837,660	852,319 -3,550,444	867,235 -2,683,209	882,412	897,854	1,287,157 384,213	1,676,549 2,050,763	2,050,140	2,050,140	0 6,161,043	0 6,161,043	
Closing Balan		-84,332 -4,903,302 Year 1	-5,993,465	-6,658,736	-7,709,241	.,	-9,217,514	-8,449,453			-6,063,677	-5,240,424	-4,402,764		-2,683,209	-1,800,798	-902,944		2,060,763	4,110,903	6,161,043	0 6,161,043 Year 6	6,161,043	
Closing Balan ASH FLOW FOR CIL ADDITIONAL		-4,903,302	-1,090,163 -5,993,465 Q3	-6,658,736 Q4		-8,964,925	-9,217,514 Q3	-8,449,453 Q4	-7,667,950 Q1	-6,872,772 Year 3 Q2	-6,063,677 Q3	-5,240,424 Q4	-4,402,764 Q1	-3,550,444 Year 4 Q2	-2,683,209 Q3	-1,800,798 Q4	-902,944 Q1	384,213 Year 5 Q2	2,060,763 Q3	4,110,903 Q4	6,161,043 Q1		-	
Closing Balan ASH FLOW FOR CIL ADDITIONAL NCOME As Above INCOME		-4,903,302	-5,993,465	-6,658,736	-7,709,241	-8,964,925	-9,217,514	-8,449,453	-7,667,950 Q1	-6,872,772 Year 3 Q2	-6,063,677	-5,240,424	-4,402,764	-3,550,444 Year 4 Q2	-2,683,209	-1,800,798	-902,944	384,213	2,060,763	4,110,903	6,161,043		6,161,043	
Closing Balan ASH FLOW FOR CIL ADDITIONAL ICOME As Above INCOME XPENDITURE		-4,903,302	-5,993,465	-6,658,736 Q4	-7,709,241	-8,964,925	-9,217,514 Q3	-8,449,453 Q4	-7,667,950 Q1	-6,872,772 Year 3 Q2	-6,063,677 Q3	-5,240,424 Q4	-4,402,764 Q1	-3,550,444 Year 4 Q2	-2,683,209 Q3	-1,800,798 Q4	-902,944 Q1	384,213 Year 5 Q2	2,060,763 Q3	4,110,903 Q4	6,161,043 Q1		6,161,043	
Closing Balan ASH FLOW FOR CIL ADDITIONAL ICOME As Above INCOME INCOME APPINDITURE and Iamp Duty	Q1 0	-4,903,302	-5,993,465 Q3 0	-6,658,736 Q4	-7,709,241	-8,964,925	-9,217,514 Q3	Q4 2,124,498 0	-7,667,950 Q1	<u>-6,872,772</u> <u>Year 3</u> Q2 2,124,498	-6,063,677 Q3	-5.240,424 Q4 2,124,498 0	-4,402,764 Q1 2,124,498 0	-3,550,444 Year 4 Q2	-2,683,209 Q3 2,124,498 0	-1,800,798 Q4	-902,944 Q1	<u>Year 5</u> Q2 2,124,498	2,060,763 Q3	4,110,903 Q4 2,124,498 0	6,161,043 Q1		6,161,043 Q3 0	
Closing Balan ASH FLOW FOR CIL ADDITIONAL ICOME As Above INCOME XPENDITURE and tamp Duty asements dc.	AL PROFIT Q1 0 2,569,900	-4,903,302	-5.993,465 Q3 0	-6,658,736 Q4	-7,709,241	-8,964,925	-9,217,514 Q3	Q4	-7,667,950 Q1	-6,872,772 Year 3 Q2	-6,063,677 Q3	-5,240,424 Q4	-4,402,764 Q1	-3,550,444 Year 4 Q2	-2,683,209 Q3	-1,800,798 Q4	-902,944 Q1	<u>384,213</u> <u>Year 5</u> Q2 2,124,498	2,060,763 Q3	4,110,903 Q4	6,161,043 Q1		6,161,043	
Closing Balan ASH FLOW FOR CIL ADDITIONAL ICOME AS Above INCOME XPENDITURE and tamp Duty assements etc. gals Acquisition	AL PROFIT Q1 0 2,569,900 128,495 0 38,549	-4,903,302 Year 1 Q2 0 0 0 0 0 0 0	-5,993,465	-6,658,736 Q4 0 0 0 0	-7,709,241 Q1 0 0 0 0 0	-8,964,925 Year 2 Q2 0	-9,217,514 Q3 1,062,249 0 0 0	Q4 2,124,498 0 0 0	Q1 2,124,498 0 0 0	-6,872,772 Year 3 Q2 2,124,498 0 0 0	-6,063,677 Q3 2,124,498 0 0 0	-5,240,424 Q4 2,124,498 0 0 0	-4,402,764 Q1 2,124,498 0 0 0	3,550,444 <u>Year 4</u> Q2 2,124,498 0 0 0	-2,683,209 Q3 2,124,498 0 0 0	-1,800,798 Q4 2,124,498 0 0 0	Q1 2,124,498 0 0 0	384,213 Year 5 Q2 2,124,498 0 0 0	2,060,763 Q3 2,124,498 0 0 0	0 0 0 0 0 0	Q1 2,124,498 0 0 0	Year 6 Q2 0 0	6,161,043 Q3 0 0 0 0 0 0	
Closing Balan ASH FLOW FOR CL. ADDITIONAN ACOME As Above NCOME XPENDTURE and Dy Isamotif at assumptif at assu	AL PROFIT 01 2,569,900 128,495 0 38,549 53,549 53,540 487,536	-4,903,302 Year 1 Q2 0 0	-5,993,465 Q3 0 0 0 0 487,536	-6,658,736 Q4 0 0	-7,709,241	-8,964,925	-9,217,514 Q3 1,062,249 0 0	-8,449,453 Q4 2,124,498 0 0	Q1 2,124,498 0 0	-6,872,772 Year 3 Q2 2,124,498	-6,063,677 Q3 2,124,498 0 0	-5.240,424 Q4 2,124,498 0 0	-4,402,764 Q1 2,124,498 0 0	-3,550,444 Year 4 Q2 2,124,498	-2,683,209 Q3 2,124,498 0 0	-1,800,798 Q4 2,124,498 0 0	-902,944 Q1 2,124,498 0 0	384,213 Year 5 Q2 2,124,498	2,060,763 Q3 2,124,498 0 0	0 0 0 0 0	Q1 2,124,498 0 0	Year 6 Q2 0	6,161,043 Q3 0	
Closing Bater ASH FLOW FOR CL ADDITIONAL ASH FLOW FOR CL ADDITIONAL MCOME As above MCOME Aspatistics MCOME Aspatistics M	2,569,900 2,569,900 128,495 0 38,549 53,940 487,536 40,628 81,256	-4,903,302 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	5.993,465 Q3 Q3 0 0 487,536 40,628 81,256	-6,658,736 Q4 0 0 0 0 0 0 0 0 0 0 0 0	-7,709,241	-8,964,925 Year 2 Q2 0	-9,217,514 Q3 1,062,249 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,449,453 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 2,124,498 0 0 0 0 0 0 0	-6,872,772 Year 3 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,063,677 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,240,424 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,402,764 Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3.550,444 Year 4 Q2 2.124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,683,209 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1.800,796 -1.800,796 Q4 2.124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	384,213 Year 5 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,060,763 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0	4,110,903 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0	Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Closing Bater ASH FLOW FOR CL ADDITIONAN ASH PLOW FOR CL ADDITIONAN AS ADOVE ACCOME AS ADOVE AS ADOV	2,569,900 128,495 0 38,549 53,940 487,536 40,628	-4,903,302 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.993.465	-6,658,736 Q4 0 0 0 0 0	-7,709,241	-8,964,925 Year 2 Q2 0	-9,217,514 Q3 1,062,249 0 0 0 0	-8,449,453 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0	Q1 2,124,498 0 0 0 0	-6,872,772 Year 3 Q2 2,124,498 0 0 0	-6,063,677 Q3 2,124,498 0 0 0	-5,240,424 Q4 2,124,498 0 0 0 0	-4,402,754 Q1 2,124,498 0 0 0 0 0 0	3,550,444 <u>Year 4</u> Q2 2,124,498 0 0 0	-2,683,209 Q3 2,124,498 0 0 0 0 0	-1,800,798 Q4 2,124,498 0 0 0	Q1 2,124,498 0 0 0 0	384,213 Year 5 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,060,763 Q3 2,124,498 0 0 0 0	0 0 0 0 0 0	Q1 2,124,498 0 0 0	Year 6 Q2 0 0	6,161,043 0 0 0 0 0 0 0 0 0 0 0 0 0	
Closing Bater ASH FLOW FOR CL. ADDITIONAN ASH FLOW FOR CL. ADDITIONAN INCOME As Above NCOME As Above NCOME N	2,569,900 2,569,900 128,495 0 38,549 53,940 487,536 40,628 81,256	- 4,903,302 - 4,903,402 - 4,9	-5.993,465 -5.993,465 	-6,658,736 Q4 0 0 0 0 0 0 0 0 0 0 0 0	-7,709,241	-8,964,925 Year 2 Q2 0	-9,217,514 Q3 1,062,249 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,449,453 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 2,124,498 0 0 0 0 0 0 0	-6,872,772 Year 3 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,063,677 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,240,424 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,402,764 Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3.550,444 Year 4 Q2 2.124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,683,209 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1.800,796 -1.800,796 Q4 2.124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	384,213 Year 5 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,060,763 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0	4,110,903 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0	Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Costory Bater SEM FLOW FOR CL ADOUTONN SEM FLOW FOR CL ADOUTONN RCORE RC	L PROFIT C1 0 2.569.900 128.495 0 38.549 53.549 487.536 40.628 81.256 203.140 0	- 4,903,302 - 4,903,402 - 4,9	-5.903.465 -5.903.465 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,658,736 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8.964.925 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-9,217,514 -9,217,514 -0,217,514 -0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	-8,449,453 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,667,950 Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,872,772 -6,872,772 -2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	6,063,677 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.240,424 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,402,764 Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3.550,444 Year 4 Q2 2.124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,583,209 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-1.800,738 -1.800,738 -2.124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 Q1 2,124,498 0 0 0 0 0 0 0 976,840 67,788	384,213 Year 5 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,060,763 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,110,903 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0 0	6,161,043 6,161,043 0 0 0 0 0 0 0 0 0 0 0 0 0	
Course Base BEN FLOW FOR CL ADOTTONIA BENERAL ACCOME ACCOM	2,569,900 128,495 0 38,540 487,536 40,628 81,256 203,140 0 0	- 4,903,302 - 4,903,402 - 4,9	-5.993.465 -5.993.465 -0 -0 -0 -0 -0 -0 -0 -487.536 -40.628 -81.256 -203.140 -162.807 -1.254.562 -1.254.562 -1.254.562	46,658,736 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,709,241 -7,709,241 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,964,925 -8,964,925 -8,964,925 -8,964,925 0 0 0 0 0 0 0 0 0 0 0 0 0	-9,217,514 -9,217,514 0 1,062,249 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,449,453 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,872,772 Year 3 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	4.063,677 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.240,424 -5.240,424 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-4,402,764 Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3.550,444 Year 4 Q2 2.124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,683,209 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,800,738 Q4 2,124,438 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	002.944 2,124,498 0 0 0 0 0 0 0 0 0 0 976,840 976,840	384,213 384,213 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,060,763 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	4,110,903 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	G,161,043	Year 6 Q2 0 0	6,161,043 6,161,043 0 0 0 0 0 0 0 0 0 0 0 0 0	
Course Basel Ash PLOW FOR OL A DOUT ONLA COME Ash PLOW FOR OL A Above Ash PLOW FOR OL A Above Ash PLOW FOR A Above Ash PLOW FOR Ash PLOW Ash PLOW FOR ASH PLOW FO	L PROFIT 0 2.569.900 1.28,495 0 38,549 53,940 487,536 447,536 447,536 41,226 203,140 0 0 0 0	-4,903,302 -4,903,302 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 487,536 40,628 81,256 203,140 162,802 1,254,602 4,070 8,621	-6,658,736 -6,658,736 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,709,241 -7,709,241 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,964,925 -8,964,925 Q2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-9,217,514 -9,217,514 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,872,772 -6,872,772 -72 -72 -72 -72 -72 -72 -72	4.063,677 4.063,677 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.240,424 -5.240,424 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,402,764 -4,402,764 Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	3,550,444 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,683,209 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,800,798 -1,800,798 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	384,213 Year 5 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,060,763 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	4,110,903 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6,161,043 Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6,161,043 6,161,043 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Cloure Basir ASH FLOW TOOL CLAOTTONAL COME JA Above MICOME AND ADDRESS MICOME STATUS MICOME STATUS M	2,569,900 128,495 0 38,540 487,536 40,628 81,256 203,140 0 0	- 4,903,302 - 4,903,402 - 4,9	-5.993.465 -5.993.465 -0 -0 -0 -0 -0 -0 -0 -487.536 -40.628 -81.256 -203.140 -162.807 -1.254.562 -1.254.562 -1.254.562	46,658,736 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,709,241 -7,709,241 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,964,925 -8,964,925 -8,964,925 -8,964,925 0 0 0 0 0 0 0 0 0 0 0 0 0	-9,217,514 -9,217,514 0 1,062,249 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,449,453 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,872,772 Year 3 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	4.063,677 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.240,424 -5.240,424 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-4,402,764 Q1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3.550,444 Year 4 Q2 2.124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,683,209 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,800,738 Q4 2,124,438 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	002.944 2,124,498 0 0 0 0 0 0 0 0 0 0 976,840 976,840	384,213 384,213 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,060,763 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	4,110,903 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	G,161,043	Year 6 Q2 0 0	6,161,043 6,161,043 0 0 0 0 0 0 0 0 0 0 0 0 0	
Courp Base ASIR FLOW FOR CL. ACOUTOMAN ASIA FLOW FOR CL. ACOUTOMAN ROCKE NECKE Asianne Str. Asianne Str. Asia	L PROFIT Q1 0 2.569.900 128.495 0 38.549 53.940 487.536 40.628 81.286 203.140 0 0 0 0	-4,903,302 -4,903,302 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,658,736 -6,658,736 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-7,709,241 -7,709,241 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,964,925 -8,964,925 Q2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0,217,514 0,3 1,062,249 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,449,453 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -7,667,950 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,872,772 Year 3 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	6,053,677 	-5,240,424 -5,240,424 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3.550,444 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,683,209 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1.800,796 -1.800,796 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 5 Q2 Q2 Q2 Q2 Q34,213 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 657,788 16,281 34,483 0 63,735	2,060,763 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	4,110,903 (24 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	C(1) C(1)	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6.161.043 0 0 0 0 0 0 0 0 0 0 0 0 0	
Course Basel Aster FLOW FOR CLE. ACOUT ACOUNT AND ACOUT INCOME ACOUNT AND ACOUT AND ACOUNT ACOUNT AND ACOUNT ACOUN	L PROFIT Q1 0 2.569.900 128.495 0 38.549 53.940 487.536 40.628 81.286 203.140 0 0 0 0	-4,003,302 -4,003,302 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,658,736 -6,658,736 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-7,709,241 -7,709,241 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,964,925 -8,964,925 Q2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-9,217,514 -9,217,514 0 1,062,249 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,449,453 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -7,667,950 2,124,698 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,872,772 -6,872,772 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	6,063,677 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.240,424 -5.240,424 0 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,550,444 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,683,209 -2,683,209 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,800,796 -1,800,796 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 01 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	384,213 Year 5 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,060,763 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	4,110,903 4,110,903 0 0 0 0 0 0 0 0 0 0 0 0 0	0,161,043 0,161,043 0,00 0,00 0,00 0,00 0,00 0,00 0,00	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6.161.043 0 0 0 0 0 0 0 0 0 0 0 0 0	
Closer Basel Abs PLOV TO CL ACOTTONAL ACONE Za Alvore MICODE Za Alvore MICODE Za Alvore Arreacture assemble at a session a	2.569.900 2.569.900 128.495 0 38.594 40.623 81.296 203.140 0 0 0 10.000 7.500 0 0 0 0 0 0 0 0 0 0 0 0	-4,003,302 -4,003,302 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,658,736 -6,658,736 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,709,241 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,964,925 -8,964,925 Q2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0,217,514 0,3 1,062,249 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,449,453 Q4 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -7,667,950 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,872,772 Year 3 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	6,053,677 	-5,240,424 -5,240,424 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3.550,444 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,683,209 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1.800,796 -1.800,796 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 5 Q2 Q2 Q2 Q2 Q34,213 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 657,788 16,281 34,483 0 63,735	2,060,763 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	4,110,903 (24 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	C(1) C(1)	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6.161.043 0 0 0 0 0 0 0 0 0 0 0 0 0	
Cloure basis Alth FLOW TOR CL ACOTTONAL ACCOME ANOVE ACCOME ANOVE ACCOME ANOVE ACCOME ANOVE ACCOME ANOVE ANOVE ACCOME ANOVE ANO	2.569.900 2.569.900 128.495 0 38.594 40.623 81.296 203.140 0 0 0 10.000 7.500 0 0 0 0 0 0 0 0 0 0 0 0	-4,003,302 -4,003,302 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.993.465 -5.993.465 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,6558,736 -6,6558,736 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8.064.925 -8.064.925 -8.064.925 -8.064.925 -8.064.925 -9.00 -0.000 -0.0	0,217,514 0,062,249 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,449,453 Q4 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,667,950 -7,667,950 -7,667,950 -7,667,950 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,872,772 Year 3 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	6,063,677 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.240,424 -5.240,424 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3.550.444 -3.550.444 02 2.124.498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,683,209 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-902.944 -902.944 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 Q2 Q2 Q2 Q34,213 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 651,226 67,786 16,281 34,483 0 63,735 10,620	2,060,763 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	4,110,903 4,110,903 0 0 0 0 0 0 0 0 0 0 0 0 0	6,161,043 6,161,043 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6.161.043 0 0 0 0 0 0 0 0 0 0 0 0 0	
Course Basel ASH FLOW FLOR CL, ADONT DANA ASK FLOW FLOR CL, ADONT DANA RECORE ASK FLOW FLOW ASK FLOW A	2.569.900 2.569.900 128.495 0 38.594 40.623 81.296 203.140 0 0 0 10.000 7.500 0 0 0 0 0 0 0 0 0 0 0 0	-4,003,302 -4,003,302 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.993.465 -5.993.465 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,6558,736 -6,6558,736 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8.064.925 -8.064.925 -8.064.925 -8.064.925 -8.064.925 -9.00 -0.000 -0.0	0,217,514 0,062,249 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,449,453 Q4 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,667,950 -7,667,950 -7,667,950 -7,667,950 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,872,772 Year 3 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	6,063,677 Q3 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.240,424 -5.240,424 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3.550.444 -3.550.444 02 2.124.498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,683,209 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-902.944 -902.944 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 Q2 Q2 Q2 Q34,213 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 651,226 67,786 16,281 34,483 0 63,735 10,620	2,060,763 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	4,110,903 4,110,903 0 0 0 0 0 0 0 0 0 0 0 0 0	6,161,043 6,161,043 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6.161.043 0 0 0 0 0 0 0 0 0 0 0 0 0	
Cloure basis Abit FLOW TON CL ACOTTONAL ACOUST 26 Alone AND COME 26	2.569.900 2.569.900 128.495 0 38.594 40.623 81.296 203.140 0 0 0 10.000 7.500 0 0 0 0 0 0 0 0 0 0 0 0	-4,003,002 -4,003,002 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,658,736 -6,658,736 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,449,453 -8,449,453 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -7,667,950 0 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,872,772 -6,872,772 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	6,063,677 6,063,677 0 0 0 0 0 0 0 0 0 0 0 0 0	-5240,424 -5240,424 -2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,402,754 -4,402,754 -2,124,498 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	3.550.441 Q2 2.124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	1.800,798 1.800,798 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		384,213 Year 5 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,060,763 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,110,900 4,110,900 04 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	0 6,161,043 0 1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6.161.043 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,
Course Baser Asser FLAW FOR CLE. ACOUTOMANA ACCOME ANOVAL ACCOME ANOVAL	2.569.900 2.569.900 128.495 0 38.594 40.623 81.296 203.140 0 0 0 10.000 7.500 0 0 0 0 0 0 0 0 0 0 0 0	-4,003,002 -4,003,002 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,658,736 -6,658,736 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,449,453 -8,449,453 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -7,667,950 0 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,872,772 -6,872,772 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	6,063,677 6,063,677 0 0 0 0 0 0 0 0 0 0 0 0 0	-5240,424 -5240,424 -2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4,402,754 -4,402,754 -2,124,498 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	3.550.441 Q2 2.124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	1.800,798 1.800,798 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		384,213 Year 5 Q2 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	2,060,763 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,110,900 4,110,900 04 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	0 6,161,043 0 1 2,124,498 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6.161,043 6.161,043 0 0 0 0 0 0 0 0 0 0 0 0 0	

SITE NAME Site 2

SITE NAME Site 3								1																
INCOME Av Size		Number		Price		GIA m2		DEVELOPME	ENT COSTS						ĺ	Planning fee o	alo				Build Cost	/m2 844	1	
m2		13		£/m2				LAND			/unit or m2	Total				Planning app ! No dwgs	dwgs 13	rate			BCIS CISH	844 13	1.509	6
Market Housing 70.4	4 74%	10		2,258	1,535,989	680			Land Stamp Duty		576		7,491			No dwas unde No dwas over	13 0	335 100	4,355 0		Energy Over-extra 1	0		
Shared Ownership 70.4	4 13%	2		1,465	171,849	117			Easements etc Legals Acquisi	1. Kon	1.50%	0 112	112					Total	4.355		Over-extra 2 Over-extra 3	11		
Affordable Rent 70.4	4 13%	2		1,137	133,374	117			Leges Acquis	2011	1.00 /4		112								Over-extra 4 Infrastructure	0 84	109	
Social Rent 70.4	4 0%	0		1,129	0	0		PLANNING	Planning Fee			4,355				Stamp duty ca	alc - Residual				masodcide	952		•
Grant and Subsidy Shared Own	ership			0	0				Architects QS / PM		6.00% 0.50%	70,869 5,906				Land payment 125,000	0%	0%	7,491					
Affordable R Social Rent	ent			0	0				Planning Cons Other Professi		1.00%	11,812 29,529	122,471			250,000 500,000	0% 1% 3%	0% 0%						
SITE AREA - Net 0.31		42	/ha		1,841,212	915		CONSTRUC								1,000,000 above	4% 5%	0%						
SITE AREA - Gross 0.31		42	/ha		1,041,212	915			Build Cost - BO	IS Based	952	871,084				above	576	Total	0					
									s106 / CIL Contingency		5.00%	66,520 43,554			ĺ	Stamp duty ca	alc - Add Profit							
Sales per Quarter 6 Unit Build Time 3	Quarters								Abnormals			200,000	1,181,157			Land payment 125,000	0%	0%	148,800					
	Whole Site	Per ha NET	Per ha GROSS		RUN Residual	I MACRO ctrl+r ing balance =		FINANCE	Fees			10,000				250,000 500,000	1% 3%	0% 0%						
Residual Land Value	7,491 124,000	24,165	24,165		RUN CIL MAC		-		Interest		7.00%	7,500	17,500			1,000,000	4% 5%	0%						
Alternative Use Value Uplift 20%	24,800		400,000 80,000			ing balance =	0		Legal and Valu	ation		7,500	17,500			above	5%	Total	0					
Plus /ha 0 Viability Threshold	148,800		0 480,000	r	Check on phasin;	g degs nos		SALES	Agents		3.0%	55,236				Pre CIL s106	0	E/ Unit (all)						
		£/m2			con	rect			Legals Misc		0.5%	9,206 5,000	69,442	1,398,174				Total	0					
Additional Profit	-147,382	-217	I						mize.			3,000	00,142	1,000,114		Post CIL s106	2,500 50	£/ Unit (all) £/m2						
								Developers F	% of costs (bef % of GDV	ore interest)	0.00%			0		CIL	50	E/m2 Total	66,520					
									76 OF GUV		20.00%		-	368,242										
RESIDUAL CASH FLOW FOR INT	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started			3	6	4																			
Market Housing Shared Ownership				0	0	0	354,459 39,657	708,918 79,315	472,612 52,877	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	30,779	61,557	41,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	424,895	849,790	566,527	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamo Duty	0																				l			
Easements etc.	0																				1			
egals Acquisition	112																				1			
Planning Fee Architects	4,355 35,435		35.435																		1			
QS	2,953		2,953																		1			
Planning Consultants Other Professional	5,906 14,764		5,906 14,764																		1			
Build Cost - BCIS Base		0	67,006	201,019	290,361	223,355	89,342	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency	1	0	5,117	15,351 10.051	22,173 14,518	17,056 11,168	6,823 4,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jonsingency Abnormals		ő	15,385	46,154	66,667	51,282	20,513	0	0	ō	ō	0	ō	ō	ō	0	ő	ō	ő	ő	ő	ō	0	0
Finance Fees	10,000																							
Legal and Valuation	7,500																				1			
Agents Legals	0	0	0	0	0	0	12,747 2,124	25,494 4,249	16,996 2,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND	81,025	0	5,000 154,916	272,575	393,719	302,861	136,016	29,743	19,828	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatio Lance Interes	7,491	1,549	1,576	4,315	9,160	16,211	21,794	17,120	2.070		0	0	0	0		0	0	0	0	0	0		0	
Profit on Costs	5	1,549	1,576	4,315	9,160	16,211	21,794	17,120	3,069	U	U	0	0	0	0	0	0	0					0	0
Profit on GDV	'																			0	0	0		
Cash Flow Opening Bala																					0	U		368,242
	-88,516 a 0	-1,549	-156,492	-276,890	-402,879	-319,072	267,085	802,927	543,629	0	0	0	0	0	0	0	0	0	0	0	0	0	0	368,242 -368,242
Closing Bala	-88,516 a 0 n -88,516	-1,549	-156,492 -246,558	-276,890 -523,447	-402,879 -926,327	-319,072 -1,245,398	267,085 -978,314	802,927 -175,387	543,629 368,242	0 368,242	0 368,242	0 368,242	0 368,242	0 368,242	0 368,242	0 368,242	0 368,242	0 368,242	0 368,242			0 368,242	0 368,242	
Closing Bala	a 0 n -88,516	-90,056	-156,492 -246,558		-402,879 -926,327	-1,245,398	267,085 -978,314		543,629 368,242	368,242	0 368,242		0 368,242	0 368,242 Xovr 4			0 368,242	368,242	0 368,242	0	0	368,242		
Closing Bala	a 0 n -88,516	-1,549 -90,066 Year 1 Q2	-156,492 -246,558 Q3		-402,879 -926,327 Q1	-319,072 -1,245,398 Year 2 Q2	267,085 -978,314 Q3		543,629 368,242 Q1	0 368,242 Year 3 Q2	0 368,242 Q3		0 368,242 Q1	0 368,242 Year 4 Q2			0 368,242 Q1		0 368,242 Q3	0	0			
Closing Bala	a 0 	-90,066 Year 1	-246,558	-523,447	-926,327	-1,245,398 Year 2	-978,314	-175,387	368,242	368,242 Year 3	368,242	368,242	368,242	0 368,242 Year 4 Q2 0	368,242	368,242	368,242	368,242 Year 5	368,242	0 368,242	0 368,242	368,242 Year 6	368,242	-368,242
Closing Bala CASH FLOW FOR CIL ADDITION, NCOME As Above INCOME EXPENDITURE	a 0 088,516 AL PROFIT Q1 0	-90,066 Year 1	-246,558	-523,447	-926,327	-1,245,398 Year 2	-978,314 Q3	-175,387 Q4	368,242 Q1	368,242 Year 3	368,242	368,242	368,242	0 368,242 Year 4 Q2 0	368,242	368,242	368,242	368,242 Year 5	368,242	0 368,242	0 368,242	368,242 Year 6	368,242	-368,242
Closing Bala CASH FLOW FOR CIL ADDITION NCOME As Above INCOME EXPENDITURE Land	a 0 -88,516 AL PROFIT Q1 0 148,800	-90,066 Year 1	-246,558 Q3 0	-523,447 Q4 0	-926,327	-1,245,398 Year 2	-978,314 Q3 424,895	-175,387 Q4 849,790	368,242 Q1 566,527	368,242 Year 3 Q2 0	368,242	368,242 Q4 0	368,242	0 368,242 Year 4 Q2 0	368,242	368,242 Q4 0	368,242	368,242 Year 5	368,242 Q3 0	0 368,242 Q4 0	0 368,242	368,242 Year 6	368,242	-368,242 0 Q4 0
Closing Bala CASH FLOW FOR CIL ADDITION, INCOME As Above INCOME EXPENDITURE Land	a 0 -88,516 AL PROFIT Q1 0 148,800 0 0	-90,066 Year 1	-246,558 Q3 0	-523,447 Q4 0	-926,327	-1,245,398 Year 2	-978,314 Q3	-175,387 Q4 849,790	368,242 Q1	368,242 Year 3	368,242	368,242 Q4 0	368,242	0 368,242 Year 4 Q2 0	368,242	0 0	368,242	368,242 Year 5	368,242	0 368,242 Q4 0	0 368,242	368,242 Year 6	368,242	-368,242 0 Q4 0
Closing Bala	a 0 	-90,066 Year 1 Q2 0	-246,558 Q3 0	-523,447 Q4 0	-926,327	-1,245,398 Year 2	-978,314 Q3 424,895	-175,387 Q4 849,790	368,242 Q1 566,527 0	368,242 Year 3 Q2 0	368,242	368,242 Q4 0	368,242	0 368,242 Vear 4 Q2 0 0	368,242	368,242 Q4 0	368,242	368,242 Year 5	368,242 Q3 0	0 368,242 Q4 0	0 368,242	368,242 Year 6	368,242 Q3 0	-368,242 0 Q4 0
Closing Bala CASH FLOW FOR CLL ADDITION: NCOME As Above INCOME EXPENDITURE Examption Samp Day Examption factors Legals Acquisition	a 0 	-90,066 Year 1 Q2 0	-246,558	-523,447 Q4 0	-926,327	-1,245,398 Year 2	-978,314 Q3 424,895 0 0	-175,387 Q4 849,790	0 0 0	368,242 Year 3 Q2 0	368,242	368,242 Q4 0	368,242	0 368,242 Q2 0 0 0 0 0	368,242	0 0	368,242	368,242 Year 5	368,242 Q3 0 0	0 368,242 Q4 0	0 368,242	368,242 Year 6	368,242 Q3 0	-368,242 0 Q4 0
Closing Bala CASH FLOW FOR CL ADDITION. NCOME As Above NCOME As Above NCOME Land Stamp Duty Excensors atc. Logisk Acquisition Parving Face 35	AL PROFIT 0 148,516 0 148,800 0 0 2,232 4,355 35,435 35,435 2,963	-90,066 Year 1 Q2 0 0 0 0 0 0 0 0 0 0	-246,558 Q3 0 0 0 0 35,435 2,963	-523,447 Q4 0 0 0 0 0 0 0 0 0 0	-926,327 Q1 0 0 0 0	-1,245,398 Year 2 Q2 0 0	-978,314 Q3 424,895 0 0 0 0 0 0	-175.387 Q4 849,790 0 0 0 0 0	368,242 Q1 566,527 0 0 0 0 0 0	368,242 Year 3 Q2 0 0 0 0	368,242 Q3 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368.242 Q1 0 0 0 0	0 368,242 Q2 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 0 0 0 0	368,242 Year 5 Q2 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 Q4 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0	368,242 Year 6	368,242 Q3 0 0 0 0 0	-368.242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Closing Bala CASH FLOW FOR CL ADDITION. NCOME As Above NCOME As Above NCOME As Above As Abo	AL PROFIT 01 01 148,800 0 0 2,232 4,355 35,435	-90,066 Year 1 Q2 0	-246,558	-523,447 Q4 0 0 0 0 0 0 0 0 0 0	-926,327 Q1 0 0 0 0	-1,245,398 Year 2 Q2 0 0	-978,314 Q3 424,895 0 0 0	-175.387 Q4 849,790 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	368,242 Year 3 Q2 0 0 0 0	368,242 Q3 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368.242 Q1 0 0 0 0	0 368,242 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 0 0 0 0	368,242 Year 5 Q2 0 0	368,242 Q3 0 0 0 0	0 366,242 Q4 0 0 0 0	0 368,242 0 0 0 0 0	368,242 Year 6	368,242 Q3 0 0 0 0 0	-368,242 0 Q4 0 0 0 0 0 0 0 0
Closing Bala CASH FLOW FOR CLE. ADDITION: NCOME An Above INCOME EXPENDITURE Land Samp Duty Extension set. Casals Acquiston Planning Consultants Other Processional Banning Consultants	a 0 	-30,066 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-246,558 Q3 0 0 0 35,435 2,953 5,906 14,764 14,764	-523,447 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-926,327 Q1 0 0 0 0	-1,245,398 Year 2 Q2 0 0	-978,314 Q3 424,895 0 0 0 0 0 0	-175.387 Q4 849,790 0 0 0 0 0	368,242 Q1 566,527 0 0 0 0 0 0	368,242 Year 3 Q2 0 0 0 0	368,242 Q3 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368.242 Q1 0 0 0 0	0 368,242 Year 4 02 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 0 0 0 0	368,242 Year 5 Q2 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 Q4 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0	368,242 Year 6	368,242 Q3 0 0 0 0 0	-368,242 0 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Ciosing Bala CASH FLOW FOR CEL ADOLTON NCOME As Above NCOME As Above NCOME Extension Extension Land Bangs Day Estimating Face Anthonis Day Paning Face Anthonis Day Paning Face Anthonis Day Paning Face Anthonis Day Paning Face Paning F	a 0 0 c -88,556 AL PROFIT Q1 148,800 0 0 0 0 2,232 4,355 35,435 2,953 5,906 14,764	-30,066 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	246,558 Q3 0 0 0 0 35,435 2,953 2,953 5,906 14,764	-523,447 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-926,327 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,245,398 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-978,314 Q3 424,895 0 0 0 0 0 0 0 0 0 0 0 0 0	-175.387 Q4 849,790 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 566,527 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q.3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368.242 Q1 0 0 0 0	0 368,242 Vear 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0	368,242 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 0 0 0 0	368,242 Year 5 Q2 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0	368,242 Year 6	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Closing Bala CASH FLOW FOR CLE ADOLTON NCOME A A Above NCOME A A Above EXPENDITURE Land Stamp Day Estamotos ato. Lugais Acquistion Parving Fine Estamotos ato. Sage Donalateia Char Photossional Char Photossional State Cont. BCIS Base Profestinal, CL	AL PROFIT C1 C1 C1 C1 C1 C1 C1 C1 C1 C1	-30,066 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-246,558 Q3 0 0 0 0 0 0 35,435 2,953 5,956 14,764 67,056 147,382 3,350	-523,447	-926,327	.1,245,398 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-978,314 C3 424,895 0 0 0 0 0 0 0 0 0 0 0 0 0	-175.387 Q4 849,790 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242	368,242 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q.3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00000000000000000000000000000000000000	368.242 Q1 0 0 0 0	0 368,242 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0	368,242 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 0 0 0 0	368,242 Year 5 Q2 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0	368,242 Year 6	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Clearge Base CASH FLOW FOR CLA ADDROM BACOME	a 0 	-90,066 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-246,558 Q3 0 0 0 35,435 2,953 5,906 14,764 67,006 14,784 3,350 15,385	523,447 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-926,327	.1,245,398 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-978,314 Q3 424,895 0 0 0 0 0 0 0 0 0 0 0 0 0	-175,387 Q4 849,780 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 0 566,527 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00000000000000000000000000000000000000	368,242 C1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0	366,242 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	366,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Doorg Bas CASH FLOW FOR CA. ADOTTON CASH CASH CASH CASH CASH MCCORE EXPENDING Stand Dany Duty Cash Cash Cash Cash Pareng One Cash Cash Cash Cash Cash Pareng One Dang Cash Cash Cash Cash Cash Cash Cash Cash Cash Dang Cash Cash Cash Cash Cash Dang Cash Cash Cash Cash Cash Dang Cash Cash Cash Cash Cash Cash Dang Cash Cash Cash Cash Cash Cash Cash Dang Cash Cash Cash Cash Cash Cash Cash Cash	AL PROFIT C1 C1 C1 C1 C1 C1 C1 C1 C1 C1	-90,066 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-246,558 -23 0 0 0 0 0 0 35,435 2,953 5,956 14,764 67,006 -147,382 -147,382	-523,447	-926,327	.1,245,398 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-978,314 C3 424,895 0 0 0 0 0 0 0 0 0 0 0 0 0	-175.387 Q4 849,790 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242	368,242 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q.3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00000000000000000000000000000000000000	368.242 Q1 0 0 0 0	0 368,242 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0	368,242 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 0 0 0 0	368,242 Year 5 Q2 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0	368,242 Year 6	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Doorg Bas CASH ROW FOR CLADOTON BCOME BCO	0 0 AL PROFIT Q1 Q1 0 148,800 0 0,2232 4,355 35,435 2,993 5,996 14,764 0 0 0,000 0	-90,066 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-246,558 -23 0 0 0 0 0 0 0 0 0 0 0 0 0	-523,447 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-926,327	.1,245,398 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-978,314 Q3 424,895 0 0 0 0 0 0 0 0 0 0 0 0 0	-175,387 Q4 849,790 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 566,527 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00000000000000000000000000000000000000	368,242 C1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 02 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	388,242 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0	366,242 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	366,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-366,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Clearge Base CASH FLOW FOC CL ADOTTON BECOME	a 0 	-90,066 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-246,558 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	-523,447 0 0 0 0 0 0 0 0 0 0 0 0 0	-926,327	.1,245,398 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-978,314 -978,314 424,895 0 0 0 0 0 0 0 0 0 0 0 0 0	-175,387 Q4 849,790 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 0 566,527 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 C1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 Vear 4 02 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 72 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0	366,242 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Change Base Aster FLOWTOR CEA ADDITION BACCOME BACCOME BACCOME BACCOME BACCOME BACCOME BASEN BAS	0 0 48,516	-90,066 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-246,558 -23 0 0 0 0 0 0 0 0 0 0 0 0 0	-523,447 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-926,327	.1,245,398 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-978,314 Q3 424,895 0 0 0 0 0 0 0 0 0 0 0 0 0	-175,387 Q4 849,790 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 566,527 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00000000000000000000000000000000000000	368,242 C1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 Year 4 02 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	388,242 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 72 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0	366,242 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-366,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Charge Base CASH FLOW FOIL CL ADDTEM CASH FLOW FOIL CL ADDTEM CASH FLOW FOIL CL BECOME EXCENT	0 0 48,516	-90,066 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	246,558 0 0 0 0 35,435 2,953 5,906 14,764 14,7382 13,586 15,585 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-523,447 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	026,327	-1,245,398 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-978,314 Q3 424,895 0 0 0 0 0 0 0 0 0 0 0 0 0	-175,387 Q4 849,790 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	01 566,527 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00000000000000000000000000000000000000	368,242 C1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368.242 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	388,242 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 72 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0	366,242 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-366,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Course Base Addit FLOW FOR CLA ADDRID BCCOME BCCOME BCCOME CARACTERIS BCCOME BC	0 0 48,516	-90,066 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	246,558 0 0 0 0 35,435 2,953 5,906 14,764 14,7382 13,586 15,585 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	523,447 0 0 0 0 0 0 0 0 0 0 0 0 0	026,327	-1,245,398 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-978,314 C3 424,895 0 0 0 0 0 0 0 0 0 0 0 0 0	-175.387 C4 849,790 0 0 0 0 0 0 0 0 0 0 0 0 0	01 566,527 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 0.3 0 0 0 0 0 0 0 0 0 0 0 0 0	366,242 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 C1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 366.242 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	368.242 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 72 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368,242 0 0 0 0 0	366,242 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-366,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Course Base CASH FLOW FOR CL ADOTTON ECODE EXCENTION E	0 0 48,516	-90.066 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-246,558 23 0 0 0 0 0 0 0 0 0	-523,447 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-928.327	-1,245,398 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-978,314 Q3 424,895 0 0 0 0 0 0 0 0 0 0 0 0 0	-175,387 Q4 849,790 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Year 3 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 0,3 0 0 0 0 0 0 0 0 0 0 0 0 0	00000000000000000000000000000000000000	388.242 0 0 0 0 0 0 0 0 0 0 0 0 0	0 308.342 0 0 0 0 0 0 0 0 0 0 0 0 0	388.242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	388,242 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	368.342 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	368,342 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	385,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368.242 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368.242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	366,242 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 (3) 0 0 0 0 0 0 0 0 0 0 0 0 0	-388,342 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Clearge Base CASH FLOW TOP CLA ADDITAN BCOM BCOM BCOM BCOM BEREBOTURE Land Blamp Day Estematic at Data Data Data Base Day Estematic at Data Data Data Data Base Data B	 0 48.545 AL PROPT 01 0 0 2,232 4,3555 35,4555 3	-90.066 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-246,558 	-423.447 	028.327 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,2,45,398 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-078.314 03 424.895 0 0 0 0 0 0 0 0 0 0 0 0 0	-175.387 	368,242 01 966,527 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Year 3 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 0,3 0 0 0 0 0 0 0 0 0 0 0 0 0	366,242 0 0 0 0 0 0 0 0 0 0 0 0 0	388.242 0 0 0 0 0 0 0 0 0 0 0 0 0	0 208.242 Ver 4 0 0 0 0 0 0 0 0 0 0 0 0 0	388.242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	368.242 0 0 0 0 0 0 0 0 0 0 0 0 0	368.242 0 0 0 0 0 0 0 0 0 0 0 0 0	368,342 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	385,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368.242 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368.242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	366,242 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 (3) 0 0 0 0 0 0 0 0 0 0 0 0 0	-388.342 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Closen Base CASH FLOW FOR CL ADOTTOM CODE CASH FLOW FOR CL ADOTTOM INCOME EXPENDENTIE EXPENDENTE EXPENDENTIE EXPENDENTIE EXPEN	0 0 48,516	-90.066 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-246,558 23 0 0 0 0 0 0 0 0 0	523,447 0 0 0 0 0 0 0 0 0 0 0 0 0	-928.327	-1,245,398 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-978,314 C3 424,895 0 0 0 0 0 0 0 0 0 0 0 0 0	-175.387 C4 849,790 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 Year 3 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 0,3 0 0 0 0 0 0 0 0 0 0 0 0 0	366,242 0 0 0 0 0 0 0 0 0 0 0 0 0	388.242 0 0 0 0 0 0 0 0 0 0 0 0 0	0 100,242 100,2 0 0 0 0 0 0 0 0 0 0 0 0 0	388.242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	368.242 0 0 0 0 0 0 0 0 0 0 0 0 0	368.342 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	368,342 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	385,242 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368.242 0 0 0 0 0 0 0 0 0 0 0 0 0	0 368.242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	366,242 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	368,242 (3) 0 0 0 0 0 0 0 0 0 0 0 0 0	-388,342 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

SITE NAME Site 4																								
NCOME Av Siz	e %	Number		Price £/m2	GDV	GIA		DEVELOPME	ENT COSTS							Planning fee of	calo				Build Cost	/m2		
m		12				m2		LAND			/unit or m2	Total				Planning app 1 No dwgs	12	rate			BCIS CISH	/m2 782 12	1.50%	%
Market Housing 78.	4 74%	9		2,415	1,689,842	700			Land Stamp Duty		23,041	8.295	276.495			No dwas unde No dwgs over	12 0	335 100	4,020		Energy Over-extra 1	0		
Shared Ownership 78.	4 13%	2		1,465	176,732	121			Easements etc Legals Acquisit		1.50%	0 4.147	12.442					Total	4.020		Over-extra 2 Over-extra 3	11		
Mordable Rent 78.	4 13%	2		1,137	137,163	121			Legels Acquisi	2011	1.50%	4,147	12,442								Over-extra 4	0		
Social Rent 78.	4 0%	0		1,208	0	0		PLANNING	Planning Fee			4,020				Stamp duty ca	alc - Residual			1	Infrastructure	78 883	10%	6
irant and Subsidy Shared Own				0					Architects QS / PM		6.00% 0.50%	60,996 5.083				Land payment 125,000		1%	276,495					
Affordable F	Rent			0	0				Planning Consi	ltarts	1.00%	10,166				250,000	0% 1% 3% 4% 5%	3%						
Social Rent				0	0				Other Professi	onal	2.50%	25,415	105,679			500,000 1,000,000	3% 4%	0% 0%						
ITE AREA - Net 0.3 ITE AREA - Gross 0.4	0 ha	40	/ha		2,003,738	941		CONSTRUC	TION Build Cost - BC	10 Bared	883	830,837				above	5%	3% Total	9 205					
ine Antex - Giolas - CA		20	48						s106 / CIL	no basio	2.50%	64,986							0,235					
ales per Quarter 4									Contingency Abnormals		2.50%	20,771 100,000	1,016,594			Stamp duty ca Land payment			145,800					
Init Build Time 3	Quarters				RUN Residua	MACRO ctrl+		FINANCE								125,000 250,000	0% 1%	1% 3%						
esidual Land Value	Whole Site 276,495		Per ha GROSS 643,011		Clos	ing balance =	D		Fees Interest		7.00%	10,000				500,000 1,000,000	3% 4%	0% 0%						
Iternative Use Value	21.500	921,049	50.000		RUN CIL MAC				Legal and Valu	ation	7.00%	7,500	17,500			above	5%	3%						
plift 20% Plus /ha 400,000	4,300 120,000		10,000 400,000		Clos	ing balance =	D	SALES										Total	4,374					
Viability Threshol	d 145,800		460,000		Check on phasin CON				Agents Legals		3.0% 0.5%	60,112 10,019				Pre CIL s106		E/ Unit (all) Total	_					
		£/m2			cor	rect			Legais Misc.		0.5%	5,000	75,131	1,503,842					0					
dditional Profit	142,484	204	1					Developers F								Post CIL s106 CIL	2,500 50							
									% of costs (bef % of GDV	ore interest)	0.00%			0 400,748				Total	64,985					
ESIDUAL CASH FLOW FOR IN	TEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
COME ITS Started			4	4	4																			
arket Housing hared Ownership				0	0	0	563,281 58,911	563,281 58,911	563,281 58,911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
fordable Rent				0	0	0	45,721 0	45,721 0	45,721 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
cial Rent ant and Subsidy	1			0	0	0	0	0	0	ő	0	0	5 0	0	0	0	0	0	0	0	0	0	0	
INCOME	•	0	0	0	0	0	667,913	667,913	667,913	0	0	0	0	0	0	0	0	0	0	0	•	0	0	-
PENDITURE amp Duty	8,295																							
sements etc.	0																							
gals Acquisition	4,147																							
anning Fee	4,020 30,498																							
chitects i	2,541		30,498 2,541																					
anning Consultants her Professional	5,083 12,707		5,083 12,707																					
ild Cost - BCIS Base				184 630	276 946	184 630	92 315	0	0	0				0	0	0		0		0		0		
06/CIL		0	92,315 7,221 2,308	14,441	21,662 6,924	14,441	7,221	0	ō	0	0	0 0 0	0	0	ō	ō	0	0	0	0	0	0	0	
ontingency pnormals		0	2,308	4,616 22,222	6,924 33,333	4,616 22,222	2,308 11,111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nance Fees	10,000																							
gal and Valuation	7,500																							
gals	0	0	0	0	0	0	20,037 3,340	20,037 3,340	20,037 3,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SC. DSTS BEFORE LAND INT AND	84,792		5,000		338,865	225,910	136,332	23,377	23,377				•	0	•	0	•	0			°	•		
JSTS BEFORE LAND INT AND	84,792	0	168,785	225,910	338,865	225,910	136,332	23,3/7	23,377	0	0	0	0	U	0	0	0	0	0	0	0	0	U	
or Residual Valuatio Lan	d 276,495																							
Interne	st	6,323	6,433	9,499	13,619	19,788	24,087	15,206	4,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on Cost Profit on GD	v																							
Cash Flow	-361,287	-6,323	-175,218	-235,409	-352,484	-245,697	507,493	629,329	640,343	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Bal Closing Bala	an -361,287	-367,609	-542,827	-778,236	-1,130,720	-1,376,418	-868,925	-239,595	400,748	400,748	400,748	400,748	400,748	400,748	400,748	400,748	400,748	400,748	400,748	400,748	400,748	400,748	400,748	
SH FLOW FOR CIL ADDITION	IAL PROFIT	Year 1 Q2	Q3	Q4	01	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	01	Year 4 Q2	Q3	04	01	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
COME As Above	Q1	42	43	40	ų,	42				42	43	04	ų.	42	43	5	Q1	42	43	4	ų,	42	43	
INCOME	0	0	0	0	0	0	667,913	667,913	667,913	U	U	U	ť	U	0	0	U U	U	đ	0	•	đ	0	
PENDITURE	145,800																							
amp Duty	4,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
sements etc. gals Acquisition	0 2,187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		-				-	-			-				-	-			-				-		
nning Fee hitects	4,020 30,498	0	0 30,498	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nning Consultants	2,541 5,083	0	2,541 5,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
er Professional	12,707	o	12,707	0	ō	0	ō	ō	o	0	0	0	0	0	ō	ō	0	0	0	ō	0	0	0	
Id Cost - BCIS Base	0	0	92,315 142,484	184,630	276,946	184,630	92,315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TENTIAL CIL st CIL s106					21,662	21,662	21,662	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	
ntingency normals	0	0	2,308 11,111	4,616	6,924 33,333	4,616	2,308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees	10.000	0	0	0	0	0	0	0	0	0	~	0	0	-		0	0	0	0	0				
ance Fees gal and Valuation	7,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
jents	0	0	0	0	0	0	20,037	20,037	20,037	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gals sc.	0	0	0 5,000	0	0	0	3,340	3,340 0	3,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SC. DSTS BEFORE LAND INT AND	224,711	ő	304,048	211,468	338,865	233,131	150,773	23,377	23,377	ō	ő	ő	0	0	ő	Ō	0	ő	ő	ő	ő	0	ő	_
	1																							
or CIL calculation	st	3,932	4,001	9,392	13,257	19,419	23,839	15,206	4,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interes										-	-					-				-				
Profit on cos	st V																							
Profit on cos Profit on GD	v																							
Profit on cos	-224,711 a 0	-3,932	-308,049	-220,861	-352,122	-252,550	493,300	629,329	640,343 400.748	0	0	0	0 400.748	0	0	0	0 400.748	0 400.748	0 400.748	0	0 400.748	0 400.748	0	

SITE NAME Site 5																				1				
INCOME Av Size m2	%	Number 35		Price £/m2	GDV £	GIA m2		DEVELOPME	ENT COSTS							Planning fee Planning app 1	dwgs	rate		'	Build Cost BCIS	/m2 782		
larket Housing 76.7	74%	26		2,100	4,189,665	1,995		LAND	Land		/unit or m2 15,942	Total	557.966			No dwgs No dwas unde	35	335	11,725	'	CfSH Energy	12	1.50%	
Shared Ownership 76.7	13%			1.465	503.902	344			Stamp Duty Easements et			22,319 0				No dwgs over	0	100 Total	0	I '	Energy Over-extra 1 Over-extra 2	0		
		4							Legals Acquis	tion	1.50%	8,369	30,688			۱ <u>ـــــ</u>		1 OGAI	11.(42)		Over-extra 3	11 0		
ffordable Rent 76.7	13%	4		1,050		344		PLANNING													Over-extra 4 Infrastructure	0 117	15%	
iocial Rent 76.7	0%	0		1,050	• •	0			Planning Fee Architectr		6.00%	11,725 163.374				Stamp duty of Land payment	alc - Residual		557 955	'		922		
Brant and Subsidy Shared Owner Affordable Res	rship			0	0				QS / PM Planning Cons		0.50%	13,615				125,000 250,000	0%	1%	007,000	I				
Social Rent	nt			0					Other Profess	ional	2.50%	68,073				500,000	1% 3%	3% 4%		1				
SITE AREA - Net 1.00	ha	35	/ha		5,054,726	2,683		CONSTRUCT	TION							1,000,000 above	4% 5%	0% 4%		I				
SITE AREA - Gross 1.10		32	/ha						Build Cost - B s106 / CIL	CIS Based	922	2,473,806 187,254						Total	22,319	I				
									Contingency		2.50%	61,845					alc - Add Profit			I				
Sales per Quarter 5 Jnit Build Time 3	Quarters	i i							Abnormals			0	2,722,906			Land payment 125,000	0%	1%	466,000	I				
	Whole Site	Per ba NET	Per ha GROSS			I MACRO ctrl+ ing balance =		FINANCE	Fees			10,000				250,000 500,000	1% 3%	3% 4%		I				
Residual Land Value	557,966	557,966	507,242	Í			0		Interest		7.00%					1,000,000	4%	0%		I				
Alternative Use Value Jplift 20%	55,000 11,000		50,000 10,000		RUN CIL MAC	RO ctrl+l ing balance =	0		Legal and Valu	ation		7,500	17,500			above	5%	4% Total	18,640	l				
Plus /ha 400,000 Viability Threshold	400,000		400,000		Check on phasin		1	SALES	Agents		3.0%	151 642				Pre CIL s106	0	F/ Linit (all)		1				
						rect			Legals		0.5%	25,274	181 915					Total	0	J				
Additional Profit	103,453	£/m2 52	1					L	Misc.			5,000	181,915	3,794,991		Post CIL s106	2,500	£/ Unit (all)		I				
								Developers F	Profit % of costs (bet	(ore interart)	0.00%					CIL	50	E/m2 Total	187,254	I				
									% of GDV	ore interesty	20.00%			1,010,945				i coan	107,204					
ESIDUAL CASH FLOW FOR INTE	REST	Year 1				Year 2			1	Year 3				Year 4			-	Year 5				Year 6		
ICOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INITS Started farket Housing			3	5	5	5	5 359,114	5 598,524	5 598,524	2 598,524	598,524	598,524	598,524	239,409	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	43,192 30,956	71,986 51,594	71,986 51,594	71,986 51,594	71,986 51,594	71,986 51,594	71,986 51,594	28,794 20,638	0	0	0	0	0	0	0	0	0	
Mfordable Rent Social Rent				0	0	0	30,956 0	51,594 0	51,594 0	51,594 0	51,594 0	51,594 0	51,594 0	20,638	0	0	0	0	0	0	0	0	0	
irant and Subsidy INCOME	0	0	0	0	0	0	0 433,262	0 722,104	0 722,104	0 722,104	0 722,104	0 722,104	0 722,104	0 288.842	0	0	0	0	0	0	0	0	0	
XPENDITURE												122(121			-			-			-			
itamp Duty	22,319																							
asements etc. egals Acquisition	0 8,369								1															
	11,725																							
lanning Fee inchitects	81.687		81,687																					
IS lanning Consultants	6,807 13,615		6,807 13,615																					
other Professional	34,036		34,036																					
Build Cost - BCIS Base		0	70,680	188,480	306,281	353,401	353,401	353,401	353,401	282,721	164,920	47,120	0	0	0	0	0	0	0	0	0	0	0	
106/CIL Contingency		0	5,350 1,767	14,267 4,712	23,184 7,657 0	26,751 8,835	26,751 8,835	26,751 8,835	26,751 8,835	21,400 7,068 0	12,484 4,123	3,567 1,178	0	0	0	0	0	0	0	0	0	0	0	
lbnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees Legal and Valuation	10,000 7,500																							
Igents	0		0	0	0		12.998	21 663	21,663	21 663	21.663	21 663	21.663	8 665	0	0				0				
.egais	0	0	ō	0	0	0	2,166	3,611	3,611	3,611	3,611	3,611	3,611	1,444	0	0	0	0	0	0	0	0	0	
Alise. COSTS BEFORE LAND INT AND I	196,058	0	5,000 218,943	207,459	337,122	388,987	404,151	414,260	414,260	336,463	206,801	77,139	25,274	10,109	0	0	0	0	0	0	0	0	0	
or Residual Valuati Land	557,966	13.195	13.426	17,493	21.429	27.704	34.996	35.099	30.326	25.470	19.167	10.484		0	0	0				0	0	0		
Profit on Costs Profit on GDV		13,195	13,426	17,493	21,429	27,704	34,996	35,099	30,326	25,470	19,167	10,484	0	U	U	U	0	0	0	0	0	0	0	
																								1,0
Cash Flow Opening Bala	-754,025 0	-13,195	-232,369	-224,952	-358,551	-416,691	-5,885	272,744	277,517	360,171	496,136	634,481	696,830	278,732	0	0	0	0	0	0	0	0	0	-1,0
Closing Balan	-754,025	-767,220	-999,589	-1,224,541	-1,583,092	-1,999,783	-2,005,668	-1,732,923	-1,455,406	-1,095,234	-599,098	35,383	732,213	1,010,945	1,010,945	1,010,945	1,010,945	1,010,945	1,010,945	1,010,945	1,010,945	1,010,945	1,010,945	
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
ASH FLOW FOR CIL ADDITIONAL	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Q2	Q3	
INCOME	0	0	0	0	0	0	433,262	722,104	722,104	722,104	722,104	722,104	722,104	288,842	0	0	0	0	0	0	0	0	0	
XPENDITURE																								
and	466,000																							
tamp Duty asements etc.	18,640 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
agals Acquisition	6,990	ō	0	0	ō	ō	0	ō	ő	ō	ō	0	ő	ō	0	ō	ő	0	ó	0	ō	0	0	
lanning Fee mbitects	11,725	0	0 81.687	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S	6,807	0	6,807	0	0	0	0	0	0	ō	0	ō	0	0	0	0	0	0	0	0	0	0	0	
anning Consultants her Professional	13,615 34,036	0	13,615 34,036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	70,680	188,480	306,281	353,401	353,401	353,401	353,401	282,721	164,920	47,120		0	0	0	0			0	0	0	0	
	a	Г	70,680 103,453	105,48U									J	U	a	U	0	J	J	J	0	U	U	
DTENTIAL CIL	ō	0	1.767	4,712	16,050 7,657	26,751 8,835	26,751 8,835	26,751 8,835	26,751 8,835	26,751 7,068	26,751 4,123	10,700 1,178	0	0	0	0	0	0	0	0	0	0	0	
DTENTIAL CIL ist CIL s106	0	o	0	0	0	0	0	0	0	0	0	0	0	o	0	o	0	0	0	0	0	0	0	
DTENTIAL CIL sst CIL s106		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
DTENTIAL CIL sst CIL s106 ontingency onormals nance Fees	10,000	U	-	-	°	0	-	-		-	-	-	0	-	-	-	0	U	U	-	-	-	U	
DTENTIAL CIL sst CIL s106 ontingency innormals nanco Fees agal and Valuation	7,500		0	0	0	0	12,998 2,166	21,663 3,611	21,663 3,611	21,663 3,611	21,663 3,611	21,663 3,611	21,663 3,611	8,665 1,444	0	0	0	0	0	0	0	0	0	
OTENTIAL CIL ost CIL s106 ordingency brormals inance Fees egal and Valuation gents	10,000 7,500 0 0	0			0	o	0 404,151	0 414,260	0 414,250	0	0	0 84,272	0	0	0	0	0	0	0	0	0	0	0	
DTENTIAL CIL sot CIL s 106 originancy prormals nance Fees and Valuation gents sets isc.	7,500 0 0	0	5,000	0	ANK				414,260	341,813	221,068	84,272	25,274	10,109	0	0	0	đ	0	0	0	U	U	
uld Cost = BCIS Base OTENTIAL CL ost CIL: 106 ordingency brormals innance Fees agail and Valuation gents geals fisc. OSTS BEFORE LAND INT AND (7,500	0 0 0	0 5,000 317,046	193,193	329,988	388,987	404,151	414,200																
OTENTIAL CIL Sot CIL: 106 contingency broomals inance Fees agai and Valuation gents agais tec. OSTS BEFORE LAND INT AND (OT CIL calculation	7,500 0 0	0 0 0	5,000 317,046																	1				
JTENTIAL CIL USI CIL 106 prergency promads gal and Valuation gals sc. DSTS BEFORE LAND INT AND STS SEFORE LAND INT AND reference to the second second second ref CIL calculation	7,500 0 0	0 0 0 11,498	5,000	193,193	329,988 21,138	388,987 27,283	404,151 34,567	34,663	29,882	25,018	18,801	10,362	0	0	0	0	0	0	0	0	0	0	0	
DTENTIAL CIL SIC IL: 106 pritingency mommals mance Fees gains gains gains SISTE BEFORE LAND INT AND (SISTE BEFORE LAND INT AND (VII) calculation	7,500 0 0	0 0 0 11,498	5,000 317,046						29,882	25,018	18,801	10,362	0	D	0	0	0	0	0	0	0	0	0	1)
DTENTIAL CIL STENTIAL CIL STENTIAL CIL STENTIA	7,500 0 0	0 0 0 11,498	5,000 317,046						29,882	25,018	18,801	10,362	0 696,830	0 278,732	0	0	0	0	0	0	0	0	0	1

SITE NAME Site 5

m2	%	Number		Price	GDV	GIA		DEVELOPM	ENT COSTS							Planning fee o	alo				Build Cost	/m2		
		45		£/m2	£	m2		LAND			/unit or m2	Total				Planning app I No dwgs	dwgs 45	rate			BCIS CISH	821 12	1.50%	%
fanket Housing 77.4	74%	33		2,468	6,390,723	2,590			Land Stamp Duty		23,048	51.859	1.037.171			No dwas unde No dwgs over	45 0	335 100	15,075		Energy Over-extra 1	0		
ared Ownership 77.4	13%	6		1,465	654,153	447			Easements et	c.		0				NO GWGS OVER	0	Total	15.075		Over-extra 2	11		
fordable Rent 77.4	13%	6		1,086	484,921	447			Legals Acquis	ition	1.50%	15,558	67,416								Over-extra 3 Over-extra 4	0		
cial Rent 77.4				1,234	0			PLANNING	Planning Fee			15,075				Stamp duty ca					Infrastructure	123	15%	κ.
		0				0			Architects		6.00% 0.50%	230.615				Land navment			1,037,171			1,009		
ant and Subsidy Shared Owne Affordable Re	rship Int			0	0				QS / PM Planning Cons	uitants	0.50%	19,218				125,000	0%	1%						
Social Rent				ō	ō				Other Profess	ional	2.50%	96,090	399,434			500,000	1% 3% 4%	3% 4% 5%						
ITE AREA - Not 1.50	ha	30	/ha		7,529,797	3,483		CONSTRUC								1,000,000 above	4% 5%	5%						
ITE AREA - Gross 2.00	ha	23	/ha						Build Cost - B s106 / CIL	CIS Based	1,009	3,513,744 241,998						Total	51,859					
									Contingency		2.50%	87,844				Stamp duty ca	alc - Add Profit	_						
iales per Quarter 8 Init Build Time 3	Quarters								Abromals			0	3,843,585			Land payment 125,000	0%	1%	720,000					
	Whole Site				RUN Residua	I MACRO ctrl+r	r.	FINANCE	-							250,000	1%	3% 4%						
esidual Land Value	1,037,171	691,448	Per ha GROSS 518,586	•	Cios	ing balance =	0		Fees Interest		7.00%	10,000				500,000 1,000,000	3% 4%	4% 5%						
iternative Use Value Iplift 20%	100,000 20,000		50,000 10,000		RUN CIL MAC	RO ctrl+l ing balance =			Legal and Valu	uation		7,500	17,500			above	5%	5% Total	36,000					
Plus/ha 400,000	600,000 720,000		400,000				0	SALES			3.0%	225 894							30,000					
Viability Threshold	720,000		460,000		Check on phasin	g dega nos rect			Agents Legals		3.0%	225,894 37,649				Pre CIL s106		E/ Unit (all) Total						
dditional Profit		£/m2 137							Misc.			5,000	268,543	5,633,649			2,500							
ddeional Prote	353,634	137						Developers R	Profit							Post CIL s106 CIL	2,500	£/ Unit (all) £/m2						
									% of costs (be % of GDV	fore interest)	0.00%			1 505 959				Total	241,998					
											20.00 /8													
ESIDUAL CASH FLOW FOR INT	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
ICOME NITS Started				8	8	2	8		1															
farket Housing				0	0	0	568,064	1,136,129	1,136,129	1,136,129	1,136,129	1,136,129	142,016	0	0	0	0	0	0	0	0	0	0	
ihared Ownership Ifordable Rent				0	0	0	58,147 43,104	116,294 86,208	116,294 86,208	116,294 86,208	116,294 86,208	116,294 86,208	14,537 10,776	0	0	0	0	0	0	0	0	0	0	
locial Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
rant and Subsidy INCOME	0	0	0	0	0	0	0 669,315	0 1,338,631	0 1,338,631	0 1,338,631	0 1,338,631	0 1,338,631	0 167,329	0	0	0	0	0	0	0	0	0	0	_
XPENDITURE				_																				
tamp Duty	51,859												1											
asements etc. egals Acquisition	0 15,558				1								[
	15,075																							
lanning Fee inhitects	115.308		115,308										[
1S Nanning Consultants	9,609 19,218		9,609 19,218		1								[
Ther Professional	48,045		48,045																					
Build Cost - BCIS Base		0	104,111	312,333	520,555	624,666	624,666	624,666	442,471	234,250	26,028	0	0	0	0	0	0	0	0	0	0	0	0	
106/CIL Contingency		0	7,170 2,603	21,511 7,808	35,852 13,014	43,022 15,617	43,022 15,617	43,022 15,617	30,474 11,062	16,133 5,856	1,793 651	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	ō	ō	ō	0	0	ō	0	0	
Finance Fees	10,000												[
egal and Valuation	7,500																							
lgents .egals	0	0	0	0	0	0	20,079 3.347	40,159 6.693	40,159 6.693	40,159	40,159 6.693	40,159 6.693	5,020 837	0	0	0	0	0	0	0	0	0	0	
lisc. OSTS BEFORE LAND INT AND	292,170		5,000	341,652	569,420	683,304	706,730	730,156		303,091		46,852												
COTO DETORE EARD INT AND	191,110				505,420									•		v							Ū	
		0	311,063						530,859	303,091	75,323		5,857						•	0	0			
	1,037,171	0											5,857						0	0	0			
Interest	1,037,171	23,263	23,671	29,528	36,024	46,619	59,393	61,087	530,859 51,508	38,273	20,821	0	0	0	0	0	0	0	0	0	0	0	0	
	1,037,171	0		29,528	36,024		59,393						0	0	0	o	0	0	0	0	0	0	0	1
Interest Profit on Costs Profit on GDV			23,671			46,619		61,087	51,508		20,821	0	0	0	0	0	0	0	0	0	0	0	0	1
Interest Profit on Costs Profit on GDV Cash Flow Opening Bala	1,037,171 -1,329,342 -0 -1 329,342	0 23,263 -23,263 -1 352 605		29,528	36,024 -605,444 -2 663 964		59,393 -96,808			38,273			0 161,472	0	0		0	0	0	0	0	0	0	
Interest Profit on Costs Profit on GDV Cash Flow	-1,329,342	-23,263	23,671 -334,734	-371,180	605,444	46,619 -729,923	-96,808	61,087	51,508 756,264	38,273 997,266	20,821	0	0 161,472	0		0			0		0	0	0 1,505,959	
Interest Profit on Costs Profit on GDV Cash Flow Opening Balar Closing Balar	-1,329,342 0 -1,329,342	-23,263 -1,352,605 Year 1	23,671 -334,734 -1,687,339	-371,180 -2,058,520	-605,444 -2,663,964	46,619 -729,923 -3,393,887 Year 2	-96,808 -3,490,695	61,087 547,387 -2,943,308	51,508 756,264 -2,187,044	38,273 997,266 -1,189,778 Year 3	20,821 1,242,486 52,709	0 1,291,779 1,344,487	0 161,472 1,505,959	Year 4	1,505,969	1,505,959	1,505,959	1,505,959 Year 5		0		Year 6	0 0 1,505,959	
Interest Profit on Coats Profit on GOV Cash Flow Opening Balar Closing Balar ASH FLOW FOR CIL ADDITIONA COME As Above	-1,329,342 0 -1,329,342	-23,263 -1,352,605	23,671 -334,734	-371,180	605,444	46,619 -729,923 -3,393,887	-96,808	61,087 547,387 -2,943,308 Q4	51,508 756,264 -2,187,044 Q1	38,273 997,266 -1,189,778 Year 3 Q2	20,821 1,242,486 52,709 Q3	0 1,291,779 1,344,487 Q4	0 161,472 1,505,959 Q1					1,505,959	0 1,505,959 Q3	0	0 0 1.505,959 Q1		0 1,505,959 Q3	
Interest Profit on Costs Profit on GOY Cash Flow Opening Balar Closing Balar Closing Balar	-1,329,342 0 -1,329,342	-23,263 -1,352,605 Year 1	23,671 -334,734 -1,687,339	-371,180 -2,058,520	-605,444 -2,663,964	46,619 -729,923 -3,393,887 Year 2	-96,808 -3,490,695	61,087 547,387 -2,943,308	51,508 756,264 -2,187,044	38,273 997,266 -1,189,778 Year 3	20,821 1,242,486 52,709	0 1,291,779 1,344,487	0 161,472 1,505,959	Year 4	1,505,969	1,505,959	1,505,959	1,505,959 Year 5		0		Year 6	0 1,505,959 Q3 0	
Interest Profit on Cots Profit on Cots Profit on GDV Coah Flow Opening Balar Coteing Balar ASH FLOW FOR CL ADDITIONA INCOME NCOME XPENDITURE	-1,329,342 0 -1,329,342 AL PROFIT Q1 0	-23,263 -1,352,605 Year 1	23,671 -334,734 -1,687,339	-371,180 -2,058,520	-605,444 -2,663,964	46,619 -729,923 -3,393,887 Year 2	-96,808 -3,490,695	61,087 547,387 -2,943,308 Q4	51,508 756,264 -2,187,044 Q1	38,273 997,266 -1,189,778 Year 3 Q2	20,821 1,242,486 52,709 Q3	0 1,291,779 1,344,487 Q4	0 161,472 1,505,959 Q1	Year 4	1,505,969	1,505,959	1,505,959	1,505,959 Year 5		0		Year 6	0 1,505,959 Q3 0	
Interest Profit on Costs Profit on GD/S Profit on GD/S Cosing Balar Closing Balar ASH FLOW FOR CL ADDITION/ COME AS Above AS Above MEMOTURE and	-1,329,342 0 -1,329,342 AL PROFIT Q1 0 720,000	-23,263 -1,352,605 Year 1 Q2 0	23,671 -334,734 -1,687,339 Q3 Q3 Q	-371,180 -2,058,520 Q4 0	-605,444 -2,663,964 Q1 0	46,619 -729,923 -3,393,887 Year 2	-96,808 -3,490,695 Q3 669,315	61,087 547,387 -2,943,308 Q4 1,338,631	51,508 756,264 -2,187,044 Q1 1,338,631	38,273 997,266 -1,189,778 Year 3 Q2 1,338,631	20,821 1,242,486 52,709 Q3	0 1,291,779 1,344,487 Q4 1,338,631	0 161,472 1,505,959 Q1 167,329	Year 4 Q2 0	0 0 0 0	1,505,959 Q4 0	1,505,959	1,505,959 Year 5 Q2 0	Q3 0	0 1,505,959 Q4 0		Year 6 Q2 0	0	
Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Profit on Costs Baber Costs Baber Asstrong Network Ne	-1,329,342 0 -1,329,342 	-23,263 -1,352,605 Year 1	23,671 -334,734 -1,687,339	-371,180 -2,058,520	-605,444 -2,663,964	46,619 -729,923 -3,393,887 Year 2	-96,808 -3,490,695	61,087 547,387 -2,943,308 Q4 1,338,631 0 0	51,508 756,264 -2,187,044 Q1	38.273 997.266 -1,189,778 Year 3 Q2	20,821 1,242,486 52,709 Q3	0 1,291,779 1,344,487 Q4	0 161,472 1,505,959 Q1	Year 4	1,505,969	1,505,959	1,505,959	1,505,959 Year 5		0		Year 6	0 1,505,959 Q3 0	
Interest Prefit on Cots Prefit on GDV Cash Pow Cash Pow Count glader Count glader C	-1,329,342 0 -1,329,342 AL PROFIT Q1 0 720,000	-23,263 -1,352,605 Year 1 Q2 0	23,671 -334,734 -1,687,339 Q3 0	-371,180 -2,058,520 Q4 0	-605,444 -2,663,964 Q1 0	46,619 -729,923 -3,393,887 Year 2	-96,808 -3,490,695 Q3 669,315	61,087 547,387 -2,943,308 Q4 1,338,631	51,508 756,264 -2,187,044 Q1 1,338,631	38,273 997,266 -1,189,778 Year 3 Q2 1,338,631	20,821 1,242,486 52,709 Q3	0 1,291,779 1,344,487 Q4 1,338,631	0 161,472 1,505,959 Q1 167,329	Year 4 Q2 0	0 0 0 0	1,505,959 Q4 0	1,505,959	1,505,959 Year 5 Q2 0	Q3 0	0 1,505,959 Q4 0		Year 6 Q2 0	0	
ABAR FLOW FOR CL ADDITION ADDITION COME Peter on COME Peter on COME Peter on COME Closing Bala Closing Bala Closing Bala Closing Bala ADDITION NCOME ADDITION ADDITI	-1,329,342 0 -1,329,342 AL PROFIT Q1 0 720,000 36,000 0,0800 15,075	-23,263 -1,352,605 Year 1 Q2 0 0	23,671 -334,734 -1,687,339 Q3 0 0 0 0 0 0	-371,180 -2,058,520 Q4 0 0 0 0 0	-605,444 -2,663,964 Q1 0	46,619 -729,923 -3,393,887 Year 2	-36,808 -3,490,895 Q3 669,315 0 0	61,087 547,387 -2,943,308 Q4 1,338,631 0 0 0 0	51,508 756,264 -2,187,044 01 1,338,631 0 0	38.273 997.286 -1,189,778 Year 3 C2 1,338,631 0 0 0 0 0	20,821 1,242,486 52,709 Q3 1,338,631 0 0	0 1,291,779 1,344,487 Q4 1,338,631 0 0	0 161,472 1,505,559 Q1 167,329 0 0 0 0 0	Year 4 Q2 0	0 0	0 0	1,505,959 Q1 0 0	1,505,959 Year 5 Q2 0 0 0 0 0 0	Q3 0	0 1,505,959 Q4 0 0		Year 6 Q2 0	0 0 0 0	
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Hinnetti Pedit a. Casa Pedit a. Casa Pedit a. Casa Pedit a. Casa Pedit a. Casa Pedita a. Casa Pe	1,329,342 0 1,329,342 0 1,329,342 0 720,000 36,000 0 10,800 15,075 115,388 9,609 19,218 48,045 0 0 0 10,000 7,500 0 0	-23.283 -1,352.605 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,671 -334,734 -1,687,339 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-371,180 -2,058,520 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-605,444 2,663,864 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	46,619 -729,923 -3,393,887 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-96,808 -3,490,695 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61.687 547.387 2.343.308 4.1338.691 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	51.508 756,264 -2,187,044 1,338,631 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	38,273 997,266 -1,189,778 762 1,338,631 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,821 1,242,466 52,709 0 1,338,631 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.291,779 1.344.487 1.384.581 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 181,472 1,005,609 0 167,329 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 O2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,505,959 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,505,959	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,505,959 22 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,505,959 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
Hinnetti Pedit ac. Cass Pedit ac. Ca	-1.329.342 -1.329	-23.283 -1,352.605 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,871 	-371,180 -2,058,520 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	605,444 -2,663,364 0 0 0 0 0 0 0 0 0 0 0 0 0	46,519 -729,923 -3,393,887 -2,29 -2,2 -2 -2 -2 -2 -2 -2 -2 -2 -2 -2 -2 -2 -2	-96,808 -3,490,695 0 6699,315 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,087 547,387 2,243,388 0 1,338,631 0 0 0 0 0 0 0 0 0 0 0 0 0	51.508 756.284 -2.187.044 0 1.338,631 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	38,273 997,266 -1,189,779 02 1,338,431 0 0 0 0 0 0 0 0 0 0 0 2,34,250 4,052 5,556 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20.821 1.242,486 52,700 0 0 0 0 0 0 0 0 0 0 0 0	0 1,291,779 1,344,487 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 161,472 1,505,999 0 197,329 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 O2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,505,959 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1.505,959 C4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,505,959 22 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,505,959 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
Linear Control	-1.329.342 -1.329	-23.283 -1,352.605 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,871 	-371,180 -2,058,520 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	605,444 -2,663,364 0 0 0 0 0 0 0 0 0 0 0 0 0	46,519 -729,923 -3,393,887 -2,29 -2,2 -2 -2 -2 -2 -2 -2 -2 -2 -2 -2 -2 -2 -2	-96,808 -3,490,695 0 6699,315 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,087 547,387 2,243,388 0 1,338,631 0 0 0 0 0 0 0 0 0 0 0 0 0	51.508 756.284 -2.187.044 0 1.338,631 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	38,273 997,266 -1,189,779 02 1,338,431 0 0 0 0 0 0 0 0 0 0 0 2,34,250 4,052 5,556 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20.821 1.242,486 52,700 0 0 0 0 0 0 0 0 0 0 0 0	0 1,291,779 1,344,487 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 161,472 1,505,999 0 197,329 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 O2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,505,959 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1.505,959 C4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,505,959 22 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,505,959 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
Hierard Park an Case Park and Case Park and Case Park and Case Park and Case Assert Case and Case Assert Case Asse	-1.329.342 -1.329	23,263 1,352,655 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	23,871 -334,734 -1.667,339 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-371.150 2.058.000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	605,444 -2,663,064 0 0 0 0 0 0 0 0 0 0 0 0 0	46,519 7729,523 3,323,387 2,2 0 0 0 0 0 0 0 0 0 0 0 0 0	-66,808 3,490,895 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61.087 547.387 2,341.308 0 0 0 0 0 0 0 0 0 0 0 0 0	51558 756,264 2,187,264 1,338,481 1,338,481 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	38,273 997,266 1,118,778 02 1,338,621 1,338,621 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,821 1,242,486 10,2700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.291,770 1.344,487 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 161,472 1,505,669 C1 167,323 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,505,959 0 0 0 0 0 0 0 0 0 0 0 0 0		1,505,959	1,505,600 Year 5 G2 0 0 0 0 0 0 0 0 0 0 0 0 0		0 1,005,869 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		-1
Linear Control	-1.329.342 -1.329	23,263 1,352,655 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	23,871 -334,734 -1.667,339 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-371.150 2.058.000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	605,444 -2,663,064 0 0 0 0 0 0 0 0 0 0 0 0 0	46,519 7729,523 3,323,387 2,2 0 0 0 0 0 0 0 0 0 0 0 0 0	-66,808 3,490,895 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61.087 547.387 2,341.308 0 0 0 0 0 0 0 0 0 0 0 0 0	51558 756,264 2,187,264 1,338,481 1,338,481 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	38,273 997,266 1,118,778 02 1,338,621 1,338,621 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,821 1,242,486 10,2700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.291,770 1.344,487 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 161,472 1,505,669 C1 167,323 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,505,959 0 0 0 0 0 0 0 0 0 0 0 0 0		1,505,959	1,505,600 Year 5 G2 0 0 0 0 0 0 0 0 0 0 0 0 0		0 1,005,869 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		

SITE NAME Site 6

NCOME Av Size								1																
NCOME Av Size		Number 12		Price £/m2	GDV £	GIA m2		DEVELOPME	ENT COSTS							Planning fee of Planning app I	dwgs	rate			Build Cost BCIS	/m2 974		
arket Housing 82.1	74%	9		2,048	1,498,161	732		LAND	Land		/unit or m2 -15,259	Total	-183,105			No dwgs No dwas unde	12 12	335	4,020		CfSH Energy	15 0	1.50%	•
ired Ownership 82.1	13%	2		1,465	184,808	126			Stamp Duty Easements etc			0				No dwgs over	0	100 Total	0 4.020		Over-extra 1 Over-extra 2	0 11		
ordable Rent 82.		2		1,050	132,456	126			Legals Acquisi	ion	1.50%	-2,747	-2,747								Over-extra 3 Over-extra 4	0		
vial Bent 821				1,030	1.32,400	.120		PLANNING	Planning Fee			4.020				Stamp duty ca	de Beeldvel				Infrastructure	0 97 1 095	10%	5
		0		.,	-	0			Architects		6.00%	80,966				Land payment			-183,105			1,096		
ant and Subsidy Shared Own Affordable R Social Rent	arship ent			0 0 0	0 0 0				QS / PM Planning Cons Other Professi	ultants onal	0.50% 1.00% 2.50%	6,747 13,494 33,736	138,964			125,000 250,000 500,000 1,000,000	0% 1% 3%	0% 0% 0%						
TE AREA - Net 0.21 TE AREA - Gross 0.21		48 48	/ha /ha		1,815,425	984			Build Cost - B0 s106 / CIL	IS Based	1,096	1,078,909 66,585				above	4% 5%	0% 0% Total	0					
ales per Quarter 3 it Build Time 3	Quarters					MACRO ctri+r		FINANCE	Contingency Abnormals		5.00%	53,945 150,000	1,349,440			Land payment 125,000 250,000	alc - Add Profit 0% 1% 3%	0% 0% 0%	90,000					
esidual Land Value ternative Use Value slift 20%	Whole Site -183,105 75,000 15,000	-732,419	er ha GROSS -732,419 300,000 60,000		RUN CIL MAC	ng balance = RO ctrl+l ing balance =			Fees Interest Legal and Valu	ation	7.00%	10,000	17,500			500,000 1,000,000 above	3% 4% 5%	0% 0% 0% Total						
Plus /ha 0 Viability Threshole	0 90,000		0	1	Check on phasing Check on phasing	r dega noa	0	SALES	Agents Legals		3.0% 0.5%	54,463 9,077				Pre CIL s106		E/ Unit (all)	0					
dditional Profit	-282,456	Jm2 -386							Misc. Profit % of costs (bef	pre interest)	0.00%	5,000	68,540	1,388,592		Post CIL s106 CIL	2.500	£/ Unit (all) £/m2 Total	66.585					
ESIDUAL CASH FLOW FOR INT	EREST Q1	Year 1 Q2	Q3	Q4	91	Year 2 Q2	93	04	% of GDV	Year 3 Q2	20.00% Q3	94	91	363,085 Year 4 Q2	Q3	04	91	Year 5 Q2	Q3	04	91	Year 6 Q2	Q3	
COME (ITS Started	-	**	4	4	4								-						4.5					
irket Housing				0	0	0	499,387	499,387	499,387	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
ared Ownership ordable Rent				0	0	0	61,603 44,152	61,603 44,152	61,603 44,152	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
cial Rent ant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	605,142	605,142	605,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE mp Duty	0																							
ements etc. pls Acquisition	0																							
	4.020																							
nning Fee hitects	40,483		40,483 3,374																					
ning Consultants	3,374 6,747 16,868		3,374 6,747 16,868		1																			
er Professional	16,868																							
ld Cost - BCIS Base 6/CIL		0	119,879 7,398	239,758 14,797	359,636 22,195	239,758 14,797	119,879 7,398	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
tercit. tringency tormals		0	7,398 5,994 16,667	14,797 11,988 33,333	22,195 17,982 50,000	14,797 11,988 33,333	7,398 5,994 16,667	0	0	0	0	0	0	0	0	0	0	0	ő	0	0	0	0	
normals ance Fees	10.000		10,007	ووورمم	55,000	55,555	10,007	0				5	Ÿ		5	U	5	5	5	0	0	5	5	
ance Fees gal and Valuation	10,000 7,500																							
ents	0	0	0	0	0	0	18,154 3,026	18,154 3,026	18,154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
yals IG.		0	5,000						3,026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
STS BEFORE LAND INT AND	86,245	0	222,410	299,876	449,813	299,876	171,118	21,180	21,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual Valuatio Lan	-183,105																							
Interes Profit on Cost		0	0	2,197	7,483	15,486	21,005	13,777	3,799	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on GD/																								:
Cash Flow Opening Bal	96,859 0	0	-222,410	-302,073	-457,297	-315,362	413,019	570,185	580,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Bala	96,859	96,859	-125,550	-427,623	-884,920	-1,200,281	-787,262	-217,078	363,085	363,085	363,085	363,085	363,085	363,085	363,085	363,085	363,085	363,085	363,085	363,085	363,085	363,085	363,085	
SH FLOW FOR CIL ADDITION	AL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		_
OME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	04	Q1	Q2	Q3	Q4	Q1	Q2	Q3	_
INCOME	•	0	0	0	0	0	605,142	605,142	605,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE	90,000				1																			
mp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ements etc. als Acquisition	0 1,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ming Fee	4,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
hitects	40,483 3,374 6,747	0	40,483 3,374 6,747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nning Consultants er Professional	6,747 16,868	0	6,747 16,868	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
d Cost - BCIS Base	0	-	119,879	239,758	359,636	239,758	119,879	0	0		0	0	0	0	-	0	-	0		0	0		0	
TENTIAL CIL at CIL s106	-	Ē	-282,456		22.195	22,195	22.195	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	
nt CIL s106 ntingency normals	0	0	5,994 16.667	11,988	22,195 17,982 50.000	22,195 11,988 33.333	22,195 5,994 16.667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0			50,000	33,333	16,667	0	0	0	U	0	0	0	0	0	0	U O	0	0	0	0	0	
ance Fees gal and Valuation	10,000 7,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ents	0	0	0	0	0	0	18,154	18,154	18,154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gals sc.	0	0	0 5,000	0	0	0	3,026 0	3,026 0	3,026 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
STS BEFORE LAND INT AND	180,342	0	-67,444	285,079	449,813	307,274	185,914	21,180	21,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
r CIL calculation																								
Interes		3,156	3,211	2,087	7,113	15,109	20,750	13,777	3,799	0	0	0	ō	0	0	0	0	0	0	0	0	0	0	
Profit on con									l I												l I			
Profit on cos Profit on GD																								_
Profit on cos Profit on GD Cash Flow Opening Bal	-180,342	-3,156	64,233	-287,166	-456,926	-322,383	398,477	570,185	580,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4

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m2		Number		Price	GDV	GIA		DEVELOPME	ENT COSTS							Planning fee					Build Cost	/m2		
		76		£/m2		m2		LAND			/unit or m2	Total				Planning app ! No dwgs	76	rate			BCIS CISH	782 12	1.50%	
Market Housing 90.5	74%	57		2,258	11,544,262	5,114			Land Stamp Duty		23,314	88,593	1.771.858			No dwas unde No dwgs over	26 26	335 100	8,710 2,600		Energy Over-extra 1	0		
Shared Ownership 90.5	13%	10		1,465	1,291,590	882			Easements etc Legals Acquisi		1.50%	0 26,578	115,171					Total	11.310		Over-extra 2 Over-extra 3	11		
fordable Rent 90.5	13%	10		1,173	1,034,154	882			Legas Acquis	luon	1.50%	20,576	115,171								Over-extra 4	0		
ocial Rent 90.5	0%	0		1,129	0	0		PLANNING	Planning Fee			11,310				Stamp duty c	alc - Residual				Infrastructure	156 961	20%	
irant and Subsidy Shared Owner	rship			0					Architects QS / PM		6.00%	433,237 36.103				Land payment 125.000	0%	1%	1,771,858					
Affordable Re Social Rent	ant			0	0				Planning Cons Other Professi	utants	1.00%	72,206	733.372			250,000	1% 3%	3% 4%						
				0						ional	2.50%	180,516	733,372			1,000,000	4%	5%						
ITE AREA - Net 2.50 ITE AREA - Gross 3.80		30	/ha		13,870,005	6,877		CONSTRUC	TION Build Cost - Bi	CIS Bared	961	6,609,691				above	5%	5% Total	88 502					
	10	20							s106 / CIL	Did Dano		445.687						1 court	00,020					
ales per Quarter 9		1							Contingency Abnormals		2.50%	165,242 0	7,220,620			Stamp duty c Land payment			1,114,000					
Init Build Time 3	Quarters	1			RUN Residua	MACRO ctria		FINANCE								125,000	0%	1% 3%						
Residual Land Value	Whole Site		Per ha GROSS 466.278		Clos	ing balance =	0		Fees		7.00%	10,000				500,000	3%	4% 5%						
Iternative Use Value	95,000	705,743	25,000		RUN CIL MAC				Legal and Valu	ation	7.00%	7,500	17,500			above	4%	5%						
Plus /ha 400,000	19,000 1.000.000		5,000 400,000		Clos	ing balance =	0	SALES								L		Total	55,700					
Viability Threshold	1,114,000		430,000		Check on phasin				Agents Legals		3.0% 0.5%	416,100 69,350				Pre CIL s106		E/ Unit (all)						
		£/m2			con	rect			Misc.		0.5%	69,350 5,000	490,450	10,348,971				Total	0					
dditional Profit	732,346	143						Developers F	rofit							Post CIL s106 CIL	2,500 50	£/ Unit (all) £/m2						
									% of costs (bef % of GDV	fore interest)	0.00%			2,774,001				Total	445,687					
											AU-0078													
ESIDUAL CASH FLOW FOR INTE	EREST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
NCOME INITS Started			3	6	9	9	9	9	9	9	9	4						_						
arket Housing				0	0	0	455,695	911,389	1,367,084	1,367,084	1,367,084	1,367,084	1,367,084	1,367,084	1,367,084	607,593	0	0	0	0	0	0	0	
Shared Ownership Mfordable Rent				0	0	0	50,984 40,822	101,968 81,644	152,951 122,466	152,951 122,466	152,951 122,466	152,951 122,466	152,951 122,466	152,951 122,466	152,951 122,466	67,978 54,429	0	0	0	0	0	0	0	
Social Rent Srant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	o	ő	547,500	1,095,000	1,642,501	1,642,501	1,642,501	1,642,501	1,642,501	1,642,501	1,642,501	730,000	ō	ō	ő	0	ő	0	ō	
PENDITURE																								
tamp Duty	88,593 0																							
asements etc. agais Acquisition	26,578																							
lanning Fee	11,310																							
rchitects	216,619		216,619 18.052																					
anning Consultants	36,103		36,103																					
ther Professional	90,258		90,258																					
uild Cost - BCIS Base 106/CIL		0	86,970	260,909 17,593	521,818 35,186	695,757	782,727 52,779	782,727 52,779	782,727	782,727	782,727	637,777	376,868	115,959	0	0	0	0	0	0	0	0	0	
			5,864			46,914			52,779	52,779	52,779	43,005	25,412	7,819	0	0	0	0	0	0	0	0	0	
ontingency		0	2,174	6,523	13,045	46,914 17,394	19,568	19,568	19,568	19,568	19,568	15,944	9,422	2,899	0	0	0	0	0	0	0	0	0	
Contingency bnormals		0	5,864 2,174 0	6,523 0	35,186 13,045 0	46,914 17,394 0	19,568 0	19,568 0	52,779 19,568 0	52,779 19,568 0	52,779 19,568 0	43,005 15,944 0	25,412 9,422 0	7,819 2,899 0	0 0 0		0		0 0 0	0 0		0 0 0	0 0	
ontingency bnormals inance Fees	10,000 7,500	0	2,174	6,523	13,045	46,914 17,394 0	19,568	19,568	19,568	19,568	19,568	15,944	9,422	2,899	0 0		0 0		0 0	0 0		0 0	0 0	
ontingency bnormals inance Fees		0	2,174 0	6,523 0	13,045 0	46,914 17,394 0	19,568 0 16,425	19,568 0 32,850	19,568 0 49,275	19,568 0 49,275	19,568 0 49,275	15,944 0 49,275	9,422 0 49.275	2,899	0 0 49,275	0 0 21.900	0 0 0	0	0	0	0	0	0	
onlingency bnormals inance Fees egal and Valuation gents	7,500	0	2,174 0 0	6,523 0	13,045 0	17,394 0	19,568 0	19,568 0	19,568 0	19,568 0	19,568 0	15,944 0	9,422 0	2,899 0	0	0	0 0 0	0	0	0 0 0		0 0 0	0	
contingency bnormals Inance Fees egal and Valuation	7,500 0 0		2,174 0	6,523 0	13,045 0	17,394 0	19,568 0 16,425	19,568 0 32,850	19,568 0 49,275	19,568 0 49,275	19,568 0 49,275	15,944 0 49,275	9,422 0 49.275	2,899 0 49,275	0 0 49,275	0 0 21.900	0 0 0 0	0	0	0	0	0	0	
iontingency bromats Irance Feets egalard Valuation egals tisc. 	7,500 0 0 505,012	0	2,174 0 0 5,000	6,523 0 0 0	13,045 0 0 0	17,394 0 0 0	19,568 0 16,425 2,738	19,568 0 32,850 5,475	19,568 0 49,275 8,213	19,568 0 49,275 8,213	19,568 0 49,275 8,213	15,944 0 49,275 8,213	9,422 0 49,275 8,213	2,899 0 49,275 8,213	0 0 49,275 8,213	0 0 21,900 3,650	0 0 0 0	0	0	0	0	0	0	
iontripporcy brormals innon Fees egal and Valuation gents egals disc. coSTS BEFORE LAND INT AND I or Residual Valuatio	7,500 0 0	0	2,174 0 0 5,000	6,523 0 0 0	13,045 0 0 0	17,394 0 0 0	19,568 0 16,425 2,738	19,568 0 32,850 5,475	19,568 0 49,275 8,213	19,568 0 49,275 8,213	19,568 0 49,275 8,213	15,944 0 49,275 8,213	9,422 0 49,275 8,213	2,899 0 49,275 8,213	0 0 49,275 8,213	0 0 21,900 3,650	0 0 0 0	0	0	0	0	0	0	
ontingency broomats broomats ogal and Valuation gents ogals lise. OSTS BEFORE LAND INT AND I OSTS BEFORE LAND INT AND I or Residual Valuatis Land	7,500 0 0 505,012	0 0	2,174 0 0 5,000 461,039	6,523 0 0 285,024	13,045 0 0 570,049	17,394 0 0 760,065	19,568 0 16,425 2,738 874,236	19,568 0 32,850 5,475 893,398	19,568 0 49,275 8,213 912,561	19,568 0 49,275 8,213 912,561	19,568 0 49,275 8,213 912,561	15,944 0 49,275 8,213 754,214	9,422 0 49,275 8,213 469,190	2,899 0 49,275 8,213 184,165	0 0 49,275 8,213 57,488	0 0 21,900 3,650 25,550	0 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	2
ordingsncy brommals rannce Fees gail and Valuation gents gegits tick: OSTS BEFORE LAND INT AND I I Constant Profit on COVI Profit on COVI	7,500 0 505,012 1,771,858	0 0 39,845	2,174 0 0 5,000 461,039	6,523 0 0 285,024 49,320	13,045 0 0 570,049 55,171	17,394 0 0 760,065 66,113	19,568 0 16,425 2,738 874,236 80,571	19,568 0 32,850 5,475 893,398 87,699	19,568 0 49,275 8,213 912,561 85,705	19,568 0 49,275 8,213 912,561 74,431	19,568 0 49,275 8,213 912,561 62,960	15,944 0 49,275 8,213 754,214 51,288	9,422 0 49,275 8,213 469,190 36,640	2,899 0 49,275 8,213 184,165 16,748	0 0 49,275 8,213 57,488 0	0 0 21,900 3,650 25,550 0		0 0 0	0 0 0	0 0 0 0	0 0 0	0 0 0 0	0 0 0 0	2,1
ontriggercy bormals arance Fees gait and Valuation gaits to: Sol's BEFORE LAND INT AND I Interest Potot on Costs Protot on GBV Cash Flow Cash Flow	7,500 0 505,012 1,771,858	0 0 39,845 -39,845	2,174 0 0 5,000 461,039 40,543	6,523 0 0 285,024 49,320 -334,345	13,045 0 0 570,049 55,171 -625,220	17,394 0 0 760,065 66,113 -826,178	19,568 0 16,425 2,738 874,236 80,571 -407,306	19,568 0 32,850 5,475 833,398 87,699 113,903	19,568 0 49,275 8,213 912,561 85,705 644,234	19,568 0 49,275 8,213 912,561 74,431 655,509	19,568 0 49,275 8,213 912,561 62,960 666,980	15,944 0 49,275 8,213 754,214 51,288 836,999	9,422 0 49,275 8,213 469,190 36,640 1,136,671	2,899 0 49,275 8,213 184,165 16,748 1,441,587	0 0 49,275 8,213 57,488 0 1,585,013	0 0 21,900 3,650 25,550 0 704,450	0	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	2,3
ontingency bornmals rance Fees gait and Valuation gaits to: SSTS BEFORE LAND INT AND 4 Control of Color Profile on Color Profile on Color Profile on Color Profile on Color	7,500 0 505,012 1,771,858	0 0 39,845	2,174 0 0 5,000 461,039	6,523 0 0 285,024 49,320	13,045 0 0 570,049 55,171	17,394 0 0 760,065 66,113	19,568 0 16,425 2,738 874,236 80,571	19,568 0 32,850 5,475 893,398 87,699	19,568 0 49,275 8,213 912,561 85,705	19,568 0 49,275 8,213 912,561 74,431	19,568 0 49,275 8,213 912,561 62,960	15,944 0 49,275 8,213 754,214 51,288	9,422 0 49,275 8,213 469,190 36,640	2,899 0 49,275 8,213 184,165 16,748	0 0 49,275 8,213 57,488 0	0 0 21,900 3,650 25,550 0		0 0 0	0 0 0	0 0 0 0	0 0 0	0 0 0 0	0 0 0 0	
ontingency bornmals gapa and Valuation gapts gapts betts BEFORE LAND INT AND by Residual Valuatis Portice GEV Cash Row County Balan County Balan	7,500 0 505,012 1,771,858 -2,276,870 0 -2,276,870	0 0 39,845 -39,845	2,174 0 0 5,000 461,039 40,543	6,523 0 0 285,024 49,320 -334,345	13,045 0 0 570,049 55,171 -625,220	17,394 0 0 760,065 66,113 -826,178	19,568 0 16,425 2,738 874,236 80,571 -407,306	19,568 0 32,850 5,475 833,398 87,699 113,903	19,568 0 49,275 8,213 912,561 85,705 644,234	19,568 0 49,275 8,213 912,561 74,431 655,509	19,568 0 49,275 8,213 912,561 62,960 666,980	15,944 0 49,275 8,213 754,214 51,288 836,999	9,422 0 49,275 8,213 469,190 36,640 1,136,671	2,899 0 49,275 8,213 184,165 16,748 1,441,587	0 0 49,275 8,213 57,488 0 1,585,013	0 0 21,900 3,650 25,550 0 704,450	0	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	
ontegrany mane Feed Valuation gel and Valuation pers <u>STIS BEFORE LAND IN T AND V</u> Residual Values Land Polid on COV Cash Piper Convers Balan Convers Balan	7,500 0 505,012 1,771,858 -2,276,870 0 -2,276,870	0 0 39,845 -39,845	2,174 0 0 5,000 461,039 40,543	6,523 0 0 285,024 49,320 -334,345	13,045 0 0 570,049 55,171 -625,220	17,394 0 0 760,065 66,113 -826,178	19,568 0 16,425 2,738 874,236 80,571 -407,306	19,568 0 32,850 5,475 833,398 87,699 113,903	19,568 0 49,275 8,213 912,561 85,705 644,234	19,568 0 49,275 8,213 912,561 74,431 655,509	19,568 0 49,275 8,213 912,561 62,960 666,980	15,944 0 49,275 8,213 754,214 51,288 836,999	9,422 0 49,275 8,213 469,190 36,640 1,136,671	2,899 0 49,275 8,213 184,165 16,748 1,441,587	0 0 49,275 8,213 57,488 0 1,585,013	0 0 21,900 3,650 25,550 0 704,450	0	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	
ontegrany mane Feed Valuation gel and Valuation pers <u>STIS BEFORE LAND IN T AND V</u> Residual Values Land Polid on COV Cash Piper Convers Balan Convers Balan	7,500 0 0 595,012 1,771,858 -2,276,870 -2,276,870	0 39,845 -39,845 -2,316,715 Year 1	2,174 0 0 5,000 461,039 40,543 -501,582 -2,818,297	6,523 0 0 285,024 49,320 -334,345 -3,152,641	13,045 0 0 570,049 55,171 -625,220 -3,777,862	17,334 0 0 760,065 66,113 -4,604,039 Year 2	19,568 0 16,425 2,738 874,236 80,571 -407,306 -5,011,346	19,58 0 32,850 5,475 893,398 87,699 113,903 -4,897,442	19,568 0 49,275 8,213 912,561 85,705 644,234 -4,253,208	19,568 0 49,275 8,213 912,561 74,431 655,509 -3,597,699 Year 3	19,568 0 49,275 8,213 912,561 62,360 666,980 -2,930,720	15,944 0 49,275 8,213 754,214 51,288 836,999 -2,093,720	9,422 0 49,275 8,213 469,190 36,640 1,136,671 -957,050	2,899 0 49,275 8,213 184,165 16,748 1,441,587 484,538 Year 4	0 0 49,275 8,213 57,488 0 1,585,013 2,069,551	0 0 21,900 3,650 25,550 0 704,450 2,774,001	0	0 0 0 0 0 2,774,001 Year 5	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001 Year 6	0 0 0 0 0 2,774,001	
onfegersy mone Fees a gain of Valation in the set of the set of the set in the set of the set of the set of the set of the set of the set of the set of the set of the set of the set of the set of the set of th	7,500 0 0 595,012 1,771,858 -2,276,870 -2,276,870 -2,276,870 0 -2,276,870 0 -2,276,870 0	0 39,845 -39,845 -2,316,715 Year 1	2,174 0 0 5,000 461,039 40,543 -501,582 -2,818,297	6,523 0 0 285,024 49,320 -334,345 -3,152,641	13,045 0 0 570,049 55,171 -625,220 -3,777,852	17,334 0 0 760,065 66,113 -4,604,039 Year 2	19,568 0 16,425 2,738 874,236 80,571 -407,306 -5,011,346 Q3	19.58 0 32.850 5,475 893,398 87,699 113,903 -4,897,442 Q4	19,568 0 49,275 8,213 912,561 85,705 644,234 -4,253,208	19,568 0 49,275 8,213 912,561 74,431 655,509 -3,597,699 Year 3 Q2	19,568 0 49,275 8,213 912,561 62,960 -2,930,720 Q3	15,944 0 49,275 8,213 754,214 51,288 836,999 -2,093,720 Q4	9,422 0 49,275 8,213 469,190 36,640 1,136,671 -957,050	2,899 0 49,275 8,213 184,165 1,6,748 1,441,587 484,538 Year 4 Q2	0 0 49,275 8,213 57,488 0 1,585,013 2,069,551 Q3	0 0 21,900 3,650 25,559 0 704,450 2,774,001	0	0 0 0 0 0 2,774,001 Year 5	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001 Year 6	0 0 0 0 0 2,774,001	
onfegersy mone Fees a gain of Valation in the set of the set of the set in the set of the set of the set of the set of the set of the set of the set of the set of the set of the set of the set of the set of th	7,500 0 0 595,012 1,771,858 -2,276,870 -2,276,870 0 -2,276,870 0 -2,276,870 0 1,114,000	0 39,845 -39,845 -2,316,715 Year 1	2,174 0 0 5,000 461,039 40,543 -501,582 -2,818,297	6,523 0 0 285,024 49,320 -334,345 -3,152,641	13,045 0 0 570,049 55,171 -625,220 -3,777,852	17,334 0 0 760,065 66,113 -4,604,039 Year 2	19,568 0 16,425 2,738 874,236 80,571 -407,306 -5,011,346 Q3	19.58 0 32.850 5,475 893,398 87,699 113,903 -4,897,442 Q4	19,568 0 49,275 8,213 912,561 85,705 644,234 -4,253,208	19,568 0 49,275 8,213 912,561 74,431 655,509 -3,597,699 Year 3 Q2	19,568 0 49,275 8,213 912,561 62,960 -2,930,720 Q3	15,944 0 49,275 8,213 754,214 51,288 836,999 -2,093,720 Q4	9,422 0 49,275 8,213 469,190 36,640 1,136,671 -957,050	2,899 0 49,275 8,213 184,165 1,6,748 1,441,587 484,538 Year 4 Q2	0 0 49,275 8,213 57,488 0 1,585,013 2,069,551 Q3	0 0 21,900 3,650 25,559 0 704,450 2,774,001	0	0 0 0 0 0 2,774,001 Year 5	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001 Year 6	0 0 0 0 0 2,774,001	-2,
ontegency more frees gained Valation of the second second second participation of second second second second participation second seco	7,500 0 0 595,012 1,771,858 -2,276,870 -2,276,870 -2,276,870 0 -2,276,870 0 -2,276,870 0	0 39,845 -39,845 -2,316,715 Year 1	2,174 0 5,000 461,039 40,543 -501,582 -2,818,297 Q3 0	6,523 0 285,024 49,320 -334,345 -3,152,641 Q4 0	13,045 0 0 570,049 55,171 -625,220 -3,777,852	17,334 0 0 760,065 66,113 -4,604,039 Year 2	19,568 0 16,425 2,738 874,236 80,571 -407,306 -5,011,346 Q3	19,588 0 32,850 5,475 893,398 87,699 113,903 -4,897,442 Q4 1,095,000	19,568 0 49,275 8,213 912,561 85,705 644,234 -4,253,208	19,568 0 40,275 8,213 912,561 74,431 655,509 -3,597,699 Year 3 Q2 1,642,501 0	19,568 0 49,275 8,213 912,561 62,960 -2,930,720 Q3	15,944 0 49,275 8,213 784,214 51,288 836,999 -2,093,720 Q4 1,642,501 0	9,422 0 49,2775 8,213 36,640 1,136,671 -967,060 Q1 1,642,591 0	2,899 0 49,275 8,213 184,165 1,6,748 1,441,587 484,538 Year 4 Q2	0 0 49,275 8,213 57,488 0 1,585,013 2,069,551 Q3	0 0 21,900 3,650 25,559 0 704,450 2,774,001	0	0 0 0 0 0 2,774,001 2,774,001 2,774,001 0 0	0 0 0 0 0 2,774,001	0 0 0 0 0 0 2,774.001 0 0	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001 Year 6	0 0 0 0 2,774,001 0 0 0 0	
ontegrany sommals wave Fees a gend Valation parts part	7,500 0 0 595,012 1,771,858 -2,276,870 -2,276,870 0 -2,276,870 0 -2,276,870 0 1,114,000	0 39,845 -39,845 -2,316,715 Year 1 Q2 0 0	2,174 0 0 5,000 461,039 40,543 -501,582 -2,818,297 Q3 0	6,523 0 285,024 49,320 -334,345 -3,152,641 Q4 0	13,045 0 0 570,049 55,171 -625,220 -3,777,852	17,334 0 0 760,065 66,113 -4,604,039 Year 2	19,568 0 16,425 2,738 874,236 80,571 -407,306 -5,011,346 Q3 547,500 0	19.58 0 32.850 5.475 893.398 87.699 113.903 4.897,442 Q4 1,095,000	19,568 0 49,275 8,213 912,561 85,705 644,234 -4,253,208 01 1,642,591 0	19,568 0 49,275 8,213 912,561 74,431 655,509 -3,597,699 Vear 3 02 1,642,501	19,568 0 49,275 8,213 912,561 62,960 -2,930,720 Q3	15,944 0 49,275 8,213 754,214 51,288 836,999 -2,093,720 Q4 1,642,501	9,422 0 49,275 8,213 469,190 36,640 1,136,671 -957,050 Q1 1,642,591	2,899 0 49,275 8,213 184,165 16,748 1,441,587 484,538 Year 4 Q2 1,642,501 0	0 0 49,275 8,213 57,488 0 1,585,013 2,069,551 Q3	0 0 221,900 3,650 25,550 0 704,450 2,774,001 0 4 730,000 0	0	0 0 0 0 0 2,774,001 2,774,001 2,724,001 2,724,001 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 2,774,001 0 0 0 0 0 0	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001 Year 6	0 0 0 0 0 2,774,001	-2,
onforgency more free gains too for service for the service parts gains too for service Luke NT AND Performed Conservice Conservice Assist PLOW FOR CLA BOOTONS ASSIST PLOW FOR CLA BOOTONS ASSIST PLOW FOR CLA BOOTONS PLOW FOR	7,500 0 505,012 1,771,858 -2,276,870 0 -2,276,870 0 -2,276,870 0 1,114,000 55,700 0 11,114,000	0 39,845 -39,845 -2,316,715 Year 1 Q2 0 0	2,174 0 0 6,000 461,039 40,543 -501,582 -2,818,297 0 0 0 0 0 0	6,523 0 285,024 49,320 -334,345 -3,152,641 Q4 0	13,045 0 0 570,049 55,171 -625,220 -3,777,852	17,334 0 0 760,065 66,113 -4,604,039 Year 2	19,568 0 16,425 2,738 874,236 80,571 -407,306 -5,011,346 Q3 547,500 0	19,588 0 32,850 5,475 893,398 87,699 113,903 -4,897,442 	19,568 0 49,275 8,213 912,561 85,705 644,234 -4,253,208 01 1,642,591 0	19,568 0 40,275 8,213 912,561 74,431 655,509 -3,597,699 Year 3 Q2 1,642,501 0	19,568 0 49,275 8,213 912,561 62,960 -2,930,720 Q3	15,944 0 49,275 8,213 784,214 51,288 836,999 -2,093,720 Q4 1,642,501 0	9,422 0 49,2775 8,213 36,640 1,136,671 -967,060 Q1 1,642,591 0	2,899 0 49,275 8,213 184,165 16,748 1,441,587 484,538 Year 4 Q2 1,642,501 0	0 0 49,275 8,213 57,488 0 1,585,013 2,069,551 Q3	0 0 221,900 3,650 25,550 0 704,450 2,774,001 0 4 730,000 0	0	0 0 0 0 0 2,774,001 2,774,001 2,774,001 0 0	0 0 0 0 0 2,774,001 0 0 0 0 0 0	0 0 0 0 0 0 2,774.001 0 0	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001 Year 6	0 0 0 0 2,774,001 0 0 0 0	-2,
Integration of the second seco	7,500 0 0 595,012 1,771,858 -2,276,870 0 -2,276,870 0 -2,276,870 0 1,114,000 55,700 16,710 11,310 216,619	0 39,845 -39,845 -2,316,715 Year 1 Q2 0 0	2,174 0 5,000 461,039 40,543 -501,582 -2,818,297 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6.523 0 285,024 49,320 -334,345 -3,152,641 0 Q4 0 0 0 0	13,045 0 0 570,049 55,171 -625,220 -3,777,852	17.334 0 760,065 66,113 -826,178 -4,604,039 Year 2 Q2 0 0	19,568 0 16,425 2,738 874,236 80,571 -407,306 -5,011,346 Q3 547,500 0	19,568 0 32,850 5,475 893,398 87,699 113,903 4,897,442 0,497,442 0,497,442 0,0 0,0 0,0 0,0	19,568 0 49,275 8,213 912,561 85,705 644,234 -4,253,208 01 1,642,591 0	19,568 0 49,275 8,213 912,561 74,431 655,509 -3,597,699 Q2 Q2 1,642,501	19,568 0 49,275 8,213 912,561 62,960 -2,930,720 Q3	15,944 0 49,275 8,213 754,214 51,288 836,999 -2,093,720 Q4 1,642,591 0 0 0	9,422 0 49,275 8,213 469,190 36,640 1,136,671 -967,050 Q1 1,642,501 0 0 0 0 0	2,899 0 49,275 8,213 184,165 16,748 1,441,587 484,538 Year 4 Q2 1,642,501 0 0 0	0 0 49,275 8,213 57,488 0 1,585,013 2,069,551 Q3	0 0 221,900 3,650 25,550 0 704,450 2,774,001 0 4 730,000 0	0	0 0 0 0 0 2,774.001 <u>Year 5</u> 02 0 0	0 0 0 0 0 2,774,001 0 2,774,001	0 0 0 0 0 0 2,774.001 0 0	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001 Year 6	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,
vorkenerse vorken Fees vorken Fees vorken Fees vorken vor	7,500 0 0 595,012 1,771,858 -2,276,870 -2,276,870 -2,276,870 -2,276,870 -2,276,870 -2,276,870 -1,114,000 55,700 -1,114,000 55,700 -1,114,000 55,700 -1,114,000 55,700 -1,114,000	0 39,845 -39,845 -2,316,715 Year 1 Q2 0 0	2,174 0 5,000 461,039 40,543 -6501,582 -2,818,297 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6.523 0 285,024 49,320 -334,345 -3,152,641 0 Q4 0 0 0 0	13,045 0 570,049 55,171 625,220 3,777,862 0 0 0 0 0 0 0 0	17.334 0 760,065 66,113 -826,178 -4,604,039 Year 2 Q2 0 0	19,568 0 16,425 2,738 874,236 80,571 -407,306 -5,011,346 Q3 547,500 0	19,568 0 32,850 5,475 893,398 87,699 113,903 -4,897,442 04 1,095,000 0 0 0 0 0 0 0 0 0	19,568 0 49,275 8,213 912,561 85,705 644,234 -4,253,208 01 1,642,591 0	19.568 0 49.275 8.213 912.561 74.431 655.509 -3.597.699 Vear 3 02 1.642.501 0 0 0	19,568 0 49,275 8,213 912,561 62,960 -2,930,720 Q3	15,944 0 49,275 8,213 754,214 51,288 836,999 -2,093,720 Q4 1,642,501 0 0 0 0	9,422 0 49,275 8,213 36,640 1,136,671 -957,050 0 1,642,591 0 0 0	2,899 0 49,275 8,213 184,165 16,748 1,441,587 484,538 Year 4 Q2 1,642,501 0 0 0	0 0 49,275 8,213 57,488 0 1,585,013 2,069,551 Q3	0 0 221,900 3,650 25,550 0 704,450 2,774,001 0 4 730,000 0	0	0 0 0 0 0 2,774,001 2,274,001 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 2,774,001 0 2,774,001	0 0 0 0 0 0 2,774.001 0 0	0 0 0 0 0 2,774,001	0 0 0 0 0 2,774,001 Year 6	0 0 0 0 0 2.774,001 0 0 0 0 0 0 0 0 0 0	
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pringenzy more Fees pres pres pres total TO SEFFORE LAND INT ADD TO SEFFORE LAND INT ADD TO SEFFORE LAND INT ADD TO SEFFORE LAND INT ADD TO SEFFORE Constrained SECTOR SEFFORE TO SEFFORE	7,500 0 0 5955,912 2,276,870 0 2,276,870 0 1,114,500 16,710 11,114,500 16,710 0 11,114,500 16,710 0 10,528 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 20,845 -20,845 -2,318,715	2,174 0 5,000 441,099 405,43 405,43 401,682 2,818,207 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6.523 0 285.024 49.320 -334.346 -334.346 -334.346 0 -334.346 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	13,545 0 557,549 55,171 455,520 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,294 0 1760,055 66,113 428,178 428,178 428,178 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,568 0 16,425 2,738 80,571 407,506 407,506 407,506 407,506 0 0 0 0 0 782,727 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	12.560 23.560 5475 5475 5475 113.003 4.507.42 04 1.005.600 0 0 0 0 0 0 0 0 0 0 0 0	12,568 0 49,275 42,275 44,275 44,275 44,233,208 0 44,234 4,253,208 0 0 0 0 0 0 0 0 0 0 0 0 0	19,568 0 42,775 84,713 972,564 74,431 655,509 742,777 14,453 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,568 0 42,775 842,784 62,380 666,380 2,393,720 0 1,442,591 0 0 0 0 0 0 0 0 0 0 0 0 0	15,944 0 40,275 8,213 754,274 51,288 836,999 0 4 1,642,691 0 0 0 0 0 0 0 0 0 0 0 0 0	9,422 0 442,775 442,713 442,119 443,119 443,119 447,100 1,1134,671 497,700 0 1,1134,671 497,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,899 0 40,275 8,213 16,746 116,746 116,746 116,746 116,746 0 0 116,47,567 0 0 116,47,567 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 48,275 8,213 57,486 0 1,685,013 2,069,051 0 0 0 0 0 0 0 0 0 0 0 0 0	0 21,500 26,569 0 704,600 2,774,001 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 0 0 2,774 001 2,274 001 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2.774.001 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2.774.001 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 2.774.001 2.774.001 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	

SITE NAME Site 8

SITE NAME Site 9																								
NCOME Av Size		Number 24		Price £/m2	GDV £	GIA m2		DEVELOPME	ENT COSTS							Planning fee Planning app 1	calc	rate			Build Cost BCIS	/m2 782		
mi		18						LAND			/unit or m2	Total	709 204			No dwgs	24				CISH	12	1.50%	5
Market Housing 93.1		18		2,468	4,117,365	1,669			Land Stamp Duty		33,262	31,932	798.294			No dwas unde No dwgs over	24 0		8,040 0		Energy Over-extra 1	0 39		
hared Ownership 93.5		3		1,465	421,452	288			Easements etc Legals Acquisi	1. Ition	1.50%	0 11,974	43,906					Total	8.040		Over-extra 2 Over-extra 3	11		
ffordable Rent 93.1	i 13%	3		1,132	325,655	288		PLANNING													Over-extra 4 Infrastructure	0	15%	
ocial Rent 93.5	i 0%	0		1,234	0	0			Planning Fee Architects		6.00%	8,040 141,248				Stamp duty c Land payment	alc - Residual		700.004			961		
rant and Subsidy Shared Own Affordable R Social Rent	arship ent			0 0 0	0 0 0				QS / PM Planning Cons Other Professi	ultants ional	0.50%	141,240 11,771 23,541 58,853				125,000 250,000 500,000	0% 1% 3% 4% 5%	1% 3% 4%	730,234					
ITE AREA - Net 0.7 ITE AREA - Gross 1.0		32 24	/ha /ha		4,864,472	2,244		CONSTRUC	FION Build Cost - B0 s106 / CIL	CIS Based	961	2,156,776 143,432				1,000,000 above	4% 5%	0% 4% Total	31,932					
ales per Quarter 6 nit Build Time 3	Quarters				RUN Residua	I MACRO ctrl+		FINANCE	Contingency Abnormals		2.50%	53,919 0	2,354,127			Stamp duty c Land payment 125,000 250.000	0%	1%	360,000					
esidual Land Value ternative Use Value	50,000	Per ha NET 1,064,392	Per ha GROSS 798,294 50,000	3	Clos RUN CIL MAC	ing balance =	0	T HONOL	Fees Interest Legal and Valu	ation	7.00%	10,000				500,000 1,000,000 above	1% 3% 4% 5%	0% 4%						
plift 20% Plus /ha 400,000 Viability Threshole	10,000 300,000 I 360,000		10,000 400,000 460,000			ing balance = g degs nos	0	SALES	Agents Legals		3.0%	145,934 24,322				Pre CIL s106		Total E/ Unit (all) Total	14,400					
iditional Profit	481,082	£/m2 288			con	rect		Developers F	Misc. Misc. Yrofit		0.00%	5,000	175,257	3,632,537		Post CIL s106 CIL	2,500	£/ Unit (all) £/m2 Total						
ESIDUAL CASH FLOW FOR INT		Year 1				Year 2			% of GDV	Year 3	20.00%			0 972,894 Year 4				Year 5	143,432			Year 6		
COME	Q1	Q2	Q3	Q4 6	Q1	Q2 6	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	Q3	
NITS Started arket Housing			3	0	6	0	3 514,671	1,029,341	1,029,341	1,029,341	514,671	0	0	0	0	0	0	0	0	0	0	0	0	
hared Ownership fordable Rent				0	0	0	52,682 40,707	105,363 81,414	105,363 81,414	105,363 81,414	52,682 40,707	0	0	0	0	0	0	0	0	0	0	0	0	
icial Rent ant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	608,059	1,216,118	1,216,118	1,216,118	608,059	0	0	0	0	0	0	0	0	0	0	0	0	
RPENDITURE amp Duty isements etc.	31,932 0																							
gals Acquisition	11,974																							
anning Fee	8,040 70,624		70 624																					
shitects 5	5,885		70,624 5,885																					
inning Consultants her Professional lid Cost - BCIS Base	11,771 29,427		11,771 29,427 89,865	269.597	449.328	539.194	449.328	269.597	89.866			0	_					0						
06/CIL		0	5,976 2,247	17,929 6,740	29,882 11,233	35,858 13,480	449,328 29,882 11,233	269,597 17,929 6,740	5,976 2,247	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	
ontingency onormals		0	2,247 0	6,740 0	11,233 0	13,480 0	11,233 0	6,740 0	2,247 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nance Fees Igal and Valuation	10,000 7,500																							
gents	0	0	0	0	0	0	18,242 3,040	36,484 6,081	36,484	36,484	18,242 3,040	0	0	0	0	0	0	0	0	0	0	0	0	
gals sc.	0	0	0 5,000		0				6,081	6,081		0	ō	0	0	0	0	0	0	0	0	0	0	
DSTS BEFORE LAND INT AND	187,153	0	220,795	294,266	490,443	588,532	511,725	336,830	140,653	42,564	21,282	0	0	0	0	0	0	0	0	0	0	0	0	
er Residual Valuatio Lan	798,294																							
Interes Profit on Cost		17,245	17,547	21,718	27,248	36,307	47,242	46,383	31,807	13,543	0	0	0	0	0	0	0	0	0	0	0	o	0	
Profit on GD/																								
Cash Flow Opening Ball	-985,447 0	-17,245	-238,342	-315,984	-517,691	-624,839	49,092	832,905	1,043,658	1,160,011	586,777	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Bala	-985,447	-1,002,692	-1,241,034	-1,557,018	-2,074,709	-2,699,548	-2,650,457	-1,817,551	-773,893	386,117	972,894	972,894	972,894	972,894	972,894	972,894	972,894	972,894 Year 5	972,894	972,894	972,894	972,894	972,894	
COME As Above	Q1	Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 6 Q2	Q3	-
INCOME	•	0	0	0	0	0	608,059	1,216,118	1,216,118	1,216,118	608,059	0	0	0	0	0	0	0	0	0	•	0	0	
(PENDITURE nd	360,000																							
amp Duty	14,400	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
sements etc. gals Acquisition	0 5,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
inning Fee	8,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
chitects	70,624	0	70,624 5,885 11,771	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
inning Consultants her Professional	11,771 29,427	0	11,771 29,427	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ld Cost - BCIS Base	0		89,866	269,597	449,328	539,194	449,328	269,597	89,866	-	0	0	0	-	-	-	-			0	0	-	0	
ITENTIAL CIL st CIL s106	-	Ē	481,082		17.929	35,858	35,858	35,858	17 929	-	-	0		-	-	-	-	-	-	-		-	-	
intingency informals	0	0	2,247	6,740 0	17,929	35,858 13,480 0	11,233	35,858 6,740 0	2,247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	
nance Fees gal and Valuation	10,000 7,500	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
- gents	0	0	0	0	0	0	18 242	36,484	36,484	36,484	18,242	0	0	0	0	0	0	0	0	0	0	0	0	
igals isc.	0	0	0 5,000	0	0	0	3,040 0	6,081 0	6,081 0	6,081 0	3,040 0	0	0	0	0	0	0	0	0	0	0	0	0	
OSTS BEFORE LAND INT AND	523,046	0	695,901	276,337	478,490	588,532	517,702	354,759	152,605	42,564	21,282	0	0	Ö	ō	0	Ö	0	ō	Ö	0	0	0	_
or CIL calculation	t	9,153	9,313	21,655	26,870	35,713	46,638	45,873	31,602	13,543	0	0	0	0	0	0	0	0	0	0	0	0	0	
	4																							,
Profit on cos Profit on GD	r i i i i i i i i i i i i i i i i i i i																							
Profit on cos Profit on GD Cash Flow Opening Bal	-523,046	-9,153	-705,214	-297,992	-505,360	-624,245	43,720	815,486	1,031,911	1,160,011	586,777	0	0	0	0	0	0	0	0	0	0	0	0	4

壆

INCOME Av Size																							
	%	Number	Pric	e GDV	GIA		DEVELOPME	ENT COSTS						ſ	Planning fee c	alc				Build Cost	/m2		
		15					LAND			/unit or m2	Total				Planning app ! No dwgs	dwgs 15	rate			BCIS CISH	782 12	1.509	
Market Housing 81.8	74%	11	2,20					Land Stamp Duty		24,464	11,009	366.957			No dwas unde No dwgs over	15 0	335 100	5,025 0		Energy Over-extra 1	0		
hared Ownership 81.8	13%	2	1,46	55 230,447	-			Easements etc Legals Acquisit	ion	1.50%	0 5,504	16,513		Ļ			Total	5.025		Over-extra 2 Over-extra 3	11 0		
Iffordable Rent 81.8	13%	2	1,10				PLANNING							_						Over-extra 4 Infrastructure	0 78	109	5
iocial Rent 81.8	0%	0	1,10					Planning Fee Architects		6.00%	5,025 71,614				Stamp duty ca Land payment			366,957			883		
rant and Subsidy Shared Owners Affordable Rent Social Rent				0 0 0 0 0 0				QS / PM Planning Consi Other Professio	itants onal	0.50% 1.00% 2.50%	5,968 11,936 29,839	124,381			125,000 250,000 500,000	0% 1% 3%	1% 3% 0%						
ITE AREA - Not 0.50 h ITE AREA - Gross 0.70 h	a	30 21	/ha /ha	2,415,314	1,227			Build Cost - BC	IS Based	883	1,083,355 83,120			l	1,000,000 above	4% 5%	0% 3% Total	11,009					
ales per Quarter 3 nit Build Time 3 0	luarters			RUN Residu	al MACRO ctrl+		FINANCE	Contingency Abnormals		2.50%	27,084 0	1,193,559			Stamp duty ca Land payment 125,000 250,000	lic - Add Profit 0% 1%	1% 3%	242,000					
Residual Land Value Iternative Use Value	366,957 35.000	ha NET Per ha GF 733,913 524 50	224	Cio RUN CIL MA	sing balance = CRO ctrl+l	0		Fees Interest Legal and Valu	ation	7.00%	10,000	17,500			500,000 1,000,000 above	3% 4% 5%	0% 0% 3%						
Jpift 20% Plus /ha 400,000 Viability Threshold	7,000 200,000 242,000	10 400 460	000 000 000	Check on phase	sing balance = ng degs nos erect	0	SALES	Agents Legals		3.0%	72,459				Pre CIL s106		Total 7 Unit (all) Total	7,260					
Additional Profit	£/m 136,555	150				·	Developers P	Misc.	ve interert)	0.00%	5,000	89,536	1,808,445	[Post CIL s10i CIL	2,500 50	E/ Unit (all) E/m2 Total	83,120					
RESIDUAL CASH FLOW FOR INTER	EST	Year 1			Year 2			% of GDV	Year 3	20.00%			483,053 Year 4	L			Year 5				Year 6		
NCOME JNITS Started	Q1	Q2 Q3	Q4 3	Q1	Q2	Q3	Q4	Q1	Q2	Q3	4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	٩
farket Housing		3	0	0	3	3 402,367	402,367	402,367	402,367	402,367	0	0	0	0	0	0	0	0	0	0	0	0	
hared Ownership ffordable Rent			0	0	0	46,089 34,606	46,089 34,606	46,089 34,606	46,089 34,606	46,089 34,606	0	0	0	0	0	0	0	0	0	0	0	0	
iocial Rent irant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0 0	0	0	0	483,063	483,063	483,063	483,063	483,063	0	0	0	0	0	0	0	0	0	0	0	0	
XPENDITURE tamp Duty assements etc. egals Acquisition	11,009 0 5,504																						
	5.025																						
nning Fee hitects nning Consultants	5,025 35,807 2,984 5,968	35,80 2,984 5,961	4																				
her Professional	14,919	14,91	9																				
ild Cost - BCIS Base 06/CIL		0 72,22 0 5,54 0 1,80	4 144,447 1 11,083 5 3,611	216,671 16,624 5,417	216,671 16,624	216,671 16,624	144,447 11,083	72,224 5,541	0	0	0 0 0	0	0	0	0	0	0	0	0	0	0	0	
ontingency bnormals inance Fees	10,000	0 1,80 0 0	5 3,611 0	5,417 0	5,417 0	5,417 0	3,611 0	1,806 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
egal and Valuation	7,500																						
gents ogals	0	0 0	0	0	0	14,492 2,415	14,492 2,415	14,492 2,415	14,492 2,415	14,492 2,415	0	0	0	0	0	0	0	0	0	0	0	0	
lisc. OSTS BEFORE LAND INT AND I	98,716	5,00 0 144,24	5	238,712	238,712	255,619	176,048	96,478	16,907	16,907	0	0	0	0	0	0	0	0	0	0	0	0	
or Residual Valuativ Land Interest Profit on Costs Resit on GDM	366,957	8,149 8,293	2 10,961	13,938	18,360	22,858	19,278	14,243	7,727	0	0	0	0	0	0	0	0	0	0	0	0	O	40
		8,149 8,29 8,149 -152,5	40 -170,103		-257,071	204,586	287,736	372,342	7,727 458,429	0 466,156	0	0	0	0	0	0	0	0	0	0	0	0	48
Interest Profit on Costs Profit on GDV Cash Flow	-465.673											-	-			-	-	-	-		-	0 0 483,063	48
Interest Profit on Costs Profit on GDV Cash Flow Closing Balar Closing Balar ASH FLOW FOR CIL ADDITIONAL	-465,673 - 0 -465,673 - 4 PROFIT		40 -170,103 52 -796,465			204,586	287,736	372,342			0	-	-	0	0	-	0	-	0		-		-48
Interest Profit on Costs Profit on GDV Cash Flow Closing Balar Closing Balar ASH FLOW FOR CIL ADDITIONAL	-465,673 - 0 -465,673 - 4 PROFIT	8,149 -152,5 73,822 -626,3 Year 1	40 -170,103 52 -796,465	-252,650	-257,071 -1,305,185 Year 2	204,586	287,736 -813,864	372,342 -441,522	458,429 16,907 Year 3	466,156 483,063	0 483,063	0 483,063	0 483,063 Year 4	0 483.063	0 483,063	0 483,063	0 483,053 Year 5	0 483,063	0 483,063	0 483,063	0 483,063 Year 6	483,063	-4
Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Profit on Costs Profit on Cost Costs Parts Interest Profit on Costs Interest Profit on Costs Interest Profit on Costs Interest Profit on Costs Interest Profit on Costs Interest Profit on Costs Interest Profit on Costs Costs Interest Profit on Costs Interest Profit On Costs Interest	-465,673 0 0 -465,673 -4 PROFIT Q1 0	8,149 -152,5 73,822 -626,3 Year 1	40 -170,103 52 -796,465	-252,650	-257,071 -1,305,185 Year 2	204,586 -1,101,601 Q3	287,736 -813,864 Q4	372,342 -441,522 Q1	458,429 16,907 Year 3 Q2	466,156 483,063 Q3	0 483,063	0 483,063	0 483,063 Year 4	0 483.063	0 483,063	0 483,063	0 483,053 Year 5	0 483,063	0 483,063	0 483,063	0 483,063 Year 6	483,063	-48
Interest Proti on Costs Proti on Ody Cash Pow Costing Balay Costing Balay Costing Balay ASH FLOW FOR CIL ADDITIONAL COME As Above HICOME COME on Data	-465,673 0 -465,673 -465,673 -46 PROFIT Q1 0 242,000	8,149 -152,5 73,822 -626,3 Year 1 Q2 Q3 0 0	40 -170,103 62 -796,465 Q4 0	-252,650	-257,071 -1,305,185 Year 2	204,586 -1,101,601 Q3	287,736 -813,864 Q4 483,063	372,342 -441,522 Q1 -483,063	458,429 16,907 Year 3 Q2 483,063	466,156 483,063 Q3	0 483,063 Q4 0	0 483,063	0 483,063 Year 4	0 483.063 Q3 0	0 483,063 Q4 0	0 483,063	0 483,053 Year 5	0 483,063 Q3 0	0 483,063 Q4 0	0 483,063	0 483,063 Year 6 Q2 0	483,063 Q3 0	-4
Interest Prote on Costs Proti on ODV Cash Pow Costing Balar Costing Balar Costing Balar Costing Balar Excount A Above INCOME PENOTURE of Del Costing Balar	-465,673 0 0 -465,673 -4 9ROFIT Q1 0 242,000 7,260 0	8,149 -152,5 73,822 -626,3 Year 1 Q2 Q3 0 0 0 0	40 -170,103 52 -796,465 Q4 0 0	-252,650	-257,071 -1,305,185 Year 2	204,586 -1,101,601 Q3	287,736 -813,864 -04 483,063	372,342 -441,522 Q1 -483,063 0	458,429 16,907 Year 3 Q2 483,063	466,156 483,063 Q3 483,063 0 0	0 483,063 Q4 0	0 483,063	0 483,063 Year 4	0 483.063 Q3 0	0 483,063 Q4 0	0 483,063	0 483,063 Vear 5 02 0 0	0 483,063 0 0	0 483,063	0 483,063 Q1 0	0 483,063 Year 6 Q2 0 0	483,063 Q3 0	-4
Interest Profit on Closs Profit on Closs Profit on Closs Profit on Close Choring Balax Choring Choring Choring Choring Chor	-465,673 0 0 -465,673 -4 PROFIT Q1 0 242,000 7,260 0 3,630	8,149 -152,5 73,822 626,3 Year 1 Q2 Q3 0 0 0 0	60 -170,103 62 -796,465 Q4 0 0 0 0 0	-252,650	-257,071 -1,305,185 Year 2	204,586 -1,101,601 Q3 483,063	287,736 -813,864 Q4 483,063 0 0	372,342 -441,522 Q1 -483,063 0 0 0	458,429 16.907 Year 3 Q2 483,063 0 0 0	466,156 483,063 Q3 483,063	0 483,063 0 0 0 0 0 0	0 483,063	0 483,063 Year 4	0 483,063 Q3 0	0 483,063 Q4 0 0 0 0 0	0 483,063	0 483,063 Year 5 Q2 0	0 483,063 Q3 0	0 483,063 Q4 0	0 483,063 Q1 0	0 483.063 Year 6 Q2 0	483,063 Q3 0	-4
Interest Predic on Costs Profit on DOW Cohering Balas Schuller Costs Dering Balas Schuller Costs Net Costs	-465,673	8,149 -152,5 73,822 -626,3 Year 1 Q2 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	40 -170,103 52 -796,465 0 0 0 7 0 7 0 4 0	-252,650 -1,049,115 Q1 0 0 0 0	-257,071 -1,305,185 Year 2	204,586 -1,101,601 Q3 483,063 0 0 0	287,736 -813,864 -04 483,063	372,342 -441,522 Q1 -483,063 0	458,429 16,907 Year 3 Q2 483,063	466,156 483,063 Q3 483,063 0 0	0 483,063 Q4 0	0 483,063	0 483,063 Year 4	0 483,063 Q3 0 0 0 0 0	0 483,063 Q4 0	0 483,063	0 483.063 Year 5 Q2 0 0	0 483,063 Q3 0 0 0 0 0	0 483,063 Q4 0	0 483,063 Q1 0	0 483.063 Year 6 Q2 0 0	483,063 Q3 0 0 0 0	-41
Literate Partie of Case Partie of Case Partie of Case Case Part Case Part Case Part Case Part Case Part Case Case Part Case Part Case Case Part Case Case Part Case Case Part Case Case Case Part Case Case Part Case Part Case Part Case Part Case Case Part Case Part Ca	-465,673 - 4 0 - 465,673 - 4 9ROFIT Q1 0 242,000 7,260 0 3,630 5,025	8,149 -152,5 73,822 -626,3 Year 1 Q2 Q3 0 0 0 0 0 0 0 0 0 0	40 -170,103 82 -796,465 0 0 0 0 0 0 0 0 0 0 0 0 0	-252,650 -1,049,115 Q1 0 0 0 0	-257,071 -1,305,185 Year 2	204,586 -1,101,601 Q3 483,063 0 0 0	287,736 -813,864 -04 -04 -00 -00 -00 -00 -00 -00 -00 -0	372,342 441,522 Q1 483,063 0 0 0	458,429 16,907 Year 3 Q2 483,063	466,156 483,063 Q3 483,063 0 0	0 483,063 Q4 0 0 0 0 0	0 483,063	0 483,063 Year 4	0 483,063 Q3 0 0 0 0 0	0 483,063 Q4 0 0 0 0 0	0 483,063	0 483.063 Year 5 Q2 0 0	0 483,063 Q3 0 0 0 0 0 0	0 483,063 Q4 0	0 483,063 Q1 0	0 483.063 Year 6 Q2 0 0	483,063 Q3 0 0 0 0	-4
Harmer Prefit an COV Can The Anno Correst Bail Correst Bail Correst Bail Correst Bail Correst Bail Correst Record	-465,673 4 0 465,673 4 465,673 4 0 0 242,000 0 242,000 0 3,830 5,025 3,5807 2,984 5,988	8,149 -152,55,40 73,822 426,33 Q2 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 25,88 0 14,91 0 0 0 0 0 0 0 14,91	40 -170,103 52 -796,465 0 0 7 0 7 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0	-252,660 -1,049,115 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-257,071 -1,305,185 Year 2	204,586 -1,101,601 Q3 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	287,736 -813,854 -04 -813,063 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	372,342 -441,522 01 483,063 0 0 0 0 0 0 0 0 0 0 0	458,429 16,907 Year 3 Q2 483,063 0 0 0 0 0 0 0 0 0 0 0 0	466,156 483,063 Q3 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063	0 483,063 Year 4	0 483.063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Year 5 02 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Q4 0 0 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0	0 483.063 Year 6 Q2 0 0 0 0 0 0 0 0 0 0	483,063 Q3 0 0 0 0 0 0 0 0 0 0 0	-4
Instead Peld an GON Peld an GON Peld an GON Cash Phen County Bale County Bale County Bale County Bale County Bale County Bale Personnue Monome	-465,673 0 0 465,673 4 0 0 242,000 0 242,000 0 3,830 5,025 3,837 2,984 5,988 14,919	8,140 -152,5 73,822 -626,3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 5.568 0 14.91	40 -170,103 52 -796,465 0 0 7 0 7 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0	-252,850 -1,049,115 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-257,071 -1,306,186 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	204,596 -1,101,601 -23 -483,063 	287,736 -813,864 -04 -813,963 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	372,342 441,522 01 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	458,429 16,907 Year 3 Q2 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0	466,156 483,063 Q3 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 4483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063	0 483,063 Year 4	0 483.063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Year 5 02 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Q4 0 0 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483.063 Year 6 Q2 0 0 0 0 0 0 0 0 0 0	483,063 Q3 0 0 0 0 0 0 0 0 0 0 0	-4
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Harmer Pedia Gas Pedia Gas Pedia Gas Pedia Gas Control Bab Control Bab Control Bab Control Bab Record Record Control Record Record Control Record Record Control Record Record Control Record Record Control Record Record Record Control Record Record Record Control Record Recor	-465,673 - 0 0 - 0 9 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0	8,140 -152,55 73,822 628,3 Year 1 02 02 03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 588 0 14,81 0 72,22 1384 0 1,800 0 0 1,800 0 0	40 -170,103 52 -796,465 0 0 0 0 0 0 0 0 0 0 0 0 0	-252,850 -1,049,115 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-257.071 -1,306,186 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	204,586 -1,101,601 Q3 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	287,736 -813,864 -013,864 -013,864 -00 -00 -00 -00 -00 -00 -00 -00 -00 -0	372,342 441,522 01 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	458,429 16,907 Year 3 Q2 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0	466,156 483,063 (3 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063	0 483,063 Year 4	0 483.063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Year 5 02 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Q4 0 0 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483.063 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	483,063 0 0 0 0 0 0 0 0 0 0 0 0 0	-4
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Interest Profit on COMP Profit on COMP Profit on COMP Profit on COMP Conneg Balant ASH FLOW FOR CL ADDITIONAL ASH FLOW FOR CL ADDITIONAL ASH FLOW FOR CL ADDITIONAL ASH FLOW FOR CL ADDITIONAL INCOME	-465,673 - 0 0 - 0 9 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0	8,140 -152,5 73,522 426,3 73,522 426,3 73,522 426,3 73,522 426,3 73,522 426,3 0 0 0 0 0 0 0 0 0 0 0 0 0 5,56,66 0 5,56,66 0 1,50,00 0 0,00 0 0,00 0 0,00 0 0,00 0 0,00 0 0,00 0 0,00	40 -170,103 52 -796,465 0 0 0 0 0 0 0 0 0 0 0 0 0	-252,650 -4,048,115 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-257.071 -1.306,186 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	204,586 -1,101,601 Q3 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	287,736 -813,864 -04 -04 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	372.342 441,522 0 493,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	458,429 16,907 Year 3 02 453,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	466,156 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063	0 483,063 Year 4	0 483.063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Q4 0 0 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483.063 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	483,063 0 0 0 0 0 0 0 0 0 0 0 0 0	-4
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Historia Prefix a Case Prefix a Case Prefix a Case Prefix a Case Case Prefix Case Prefix Case Prefix Case Prefix Record R	-465.673	8,140 -152,5 73,827 -428,3 Yesr 1	40 -170,103 12 -798,465 0 0 0 0 0 0 0 0 0 0 0 0 0	C1 -252,650 -1,049,115 	-257,071 -1,306,186 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	204.568 -1,101.601 -1,101.601 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	287,736 413,864 443,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	372.342 -441.522 -441.522 -443.043 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	458,429 16,507 Year 3 0 0 0 0 0 0 0 0 0 0 0 0 0	466,156 463,063	0 443,063 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483.063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483.063 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483.063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483.063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483.063 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 443.063 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 481.043 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 443,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 453.063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483.063 Vear 6 0 0 0 0 0 0 0 0 0 0 0 0 0	483.063 0 0 0 0 0 0 0 0 0 0 0 0 0	
Human Priet an Case Pred to Case Pred to Case Pred to Case Case Pred Case Pred Case Pred Case Pred Case Pred Address Pred Microsoft Pred Micr	-465.673 0 465.673 0 465.673 0 1 242,000 7.380 0 3.830 3.830 3.830 3.830 3.830 3.830 0 0 0 0 0 0 0 0 0 0 0 0 0	8,140 -152,5 73,822 606,3 Year 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 100 0 100 0 14,91 0 1,800 0 1,800 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	40 -170,103 12 -798,465 0 0 0 0 0 0 0 0 0 0 0 0 0	252,650 1,049,115 0 0 0 0 0 0 0 0 0 0 0 0 0	-257,071 -1,306,186 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	204.586 -1,101,601 	287,736 -813,864 -04 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0	372,342 441,522 01 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	458,429 16,907 Year 3 Q2 453,063 0 0 0 0 0 0 0 0 0 0 0 0 0	466,156 483,063 23 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063	0 483,063 Year 4	0 483.063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Year 5 C2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483,063 Q4 0 0 0 0 0 0 0 0 0 0	0 483,063 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 483.063 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	483,063 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-48

INCOME Av Size m2								-																
	%	Number 21		Price £/m2	GDV	GIA m2		DEVELOPME	ENT COSTS							Planning fee	alc dwgs	rate]	Build Cost BCIS	/m2 782		
	74%	16						LAND			/unit or m2	Total	678.876			No dwgs	21				CISH	12	1.50%	5
Market Housing 88.7		16		2,415		1,385			Land Stamp Duty		32,327	27,155	678.876			No dwas unde No dwas over	21 0	335 100	7,035 0		Energy Over-extra 1	0 39		
Shared Ownership 88.7	13%	3		1,465	349,896	239			Easements etc Legals Acquisi		1.50%	0 10,183	37,338			I		Total	7.035	1	Over-extra 2 Over-extra 3	11		
Infordable Rent 88.7	13%	3		1,132	270,363	239															Over-extra 4	0	10%	
Social Rent 88.7	0%	0		1,208	0	0		PLANNING	Planning Fee			7,035				Stamp duty c	alc - Residual			1	Infrastructure	78 922	10%	5
Brant and Subsidy Shared Owner	rshin			0					Architects QS / PM		6.00%	112,947 9.412				Land payment 125.000	0%	1%	678,876					
Affordable Ren Social Rent	nt			0	0				Planning Cons Other Professi		1.00%	18,825	195.280			250,000	1% 3%	3% 4%						
				0	-					onei	2.50%	47,061	195,280			1,000,000	4%	0%						
BITE AREA - Net 0.70 BITE AREA - Gross 0.93		30 23	/ha /ha		3,965,823	1,863		CONSTRUCT	TION Build Cost - B0	IS Based	922	1,717,742				above	5%	4% Total	27.155					
									s106 / CIL Contingency		2.50%	121,766 42,944				Channe di da a	alc - Add Profit			- 1				
Sales per Quarter 3									Abnormals		2.50%	42,944	1,882,452			Land payment			335,800					
Jnit Build Time 3	Quarters				RUN Residua	I MACRO ctrl+	r	FINANCE								125,000 250,000	0% 1%	1% 3%						
Residual Land Value	Whole Site 678,876	Per ha NET	Per ha GROSS 729,975		Clos	ing balance =	0		Fees Interest		7.00%	10,000				500,000	3% 4%	4% 0%						
Uternative Use Value	46,500		50,000		RUN CIL MAC				Legal and Valu	ation		7,500	17,500			above	5%	4%						
Iplift 20% Plus/ha 400,000	9,300 280,000		10,000 400,000			ing balance =	0	SALES								L		Total	13,432	1				
Viability Threshold	335,800		460,000		Check on phasin	g dega nos			Agents Legals		3.0%	118,975 19.829				Pre CIL s106	0	E/ Unit (all) Total						
	£	E/m2 272				inc.			Misc.		0.5%	5,000	143,804	2,955,250		Post CIL s106		£/ Unit (all)	, i					
dditional Profit	3/6,691	2/2					ĺ	Developers P	Profit							CIL S10		£/m2						
									% of costs (bef % of GDV	ore interest)	0.00% 20.00%			0 793,165				Total	121,766	J				
ESIDUAL CASH FLOW FOR INTE	EREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
COME	Q1	Q2	Q3	Q4	Q1	Q2	Q3 3	Q4 3	Q1 3	Q2	Q3	Q4	Q1	Q2	Q3	04	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
NITS Started arket Housing			3	3 0	3	3	477,938	477,938	477,938	477,938	477,938	477,938	477,938	0	0	0	0	0	0	0	0	0	0	
hared Ownership ffordable Rent	1			0	0	0	49,985 38,623	49,985 38,623	49,985 38,623	49,985 38,623	49,985 38,623	49,985 38,623	49,985 38,623	0	0	0	0	0	0	0	0	0	0	
ocial Rent	I			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ant and Subsidy INCOME	0	0	0	0	0	0	566,546	566,546	566,546	566,546	566,546	566,546	566,546	0	0	0	0	0	0	0	0	0	0	
PENDITURE	ĺ																							
amp Duty	27,155																							
asements etc. gals Acquisition	10,183																							
anning Fee	7,035																							
rchitects	56 474		56,474																					
s anning Consultants	4,706 9,412		4,706 9,412																					
ther Professional	23,531		23,531																					
uld Cost - BCIS Base 106/CIL	I	0	81,797	163,594	245,392 17.395	245,392	245,392 17.395	245,392 17,395	245,392	163,594 11.597	81,797	0	0	0	0	0	0	0	0	0	0	0	0	
ontingency	I	0	5,798 2,045	4,090	6,135	17,395 6,135	6,135	6,135	17,395 6,135	4,090	5,798 2,045	0	ō	0	0	0	0	ō	ō	ō	0	0	0	
bnormals	I	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
inance Fees egal and Valuation	10,000 7,500																							
gents		0		0	0	0	16,996	16,996	16,996	16,996	16,996	16,996	16 996	0	0	0	0	0	0	0		0	0	
ogals	0	0	0	0	0	0	2,833	2,833	2,833	2,833	2,833	2,833	2,833	0	0	0	0	0	0	0	0	o	0	
OSTS BEFORE LAND INT AND I	155,996	0	188,763	179,281	268,922	268,922	288,751	288,751	288,751	199,110	109,470	19,829	19,829	0	0	0	0	0	0	0	0	0	0	
	L																							
or Residual Valuatic Land	678,876						32.157																	
Interest		14,610	14,866	18,429	21,889	26,979		27,858	23,484	19,034	12,937	5,164	0	0	0	0	0	0	0	0	0	ō	0	
Interest Profit on Costs		14,610	14,866	18,429	21,889	26,979	32,157	27,858	23,484	19,034	12,937	5,164	0	0	0	0	0	0	0	0	0	0	0	
Interest Profit on Costs Profit on GDV	024.070													0	•		0	0	0		-	0	0	
Interest Profit on Costs Profit on GDV Cash Flow Opening Bala	-834,872 0	-14,610	-203,629	-197,711	-290,811	-295,900	245,638	249,937	254,311	348,402	12,937 444,140	541,553	546,717	0	0	0	0	0	0	0	0	0	0	
Interest Profit on Costs Profit on GDV Cash Flow	-834,872 0 -834,872													0 0 793,165	0 0 793,165		0 0 793,165	0 0 793,165	0 0 793,165		-	0 0 793,165	0 0 793,165	
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Interest Profit on Casis Profit on GDV Cash Plow Opening Balan Closing Balan ASH FLOW FOR CIL ADDITIONAL	0 -834,872	-14,610 -849,483 Year 1	-203,629 -1,053,112	-197,711 -1,250,822 Q4	-290,811 -1,541,633	-295,900 -1,837,534 Year 2	245,638 -1.591,895 Q3	249,937	254,311 -1,087,547 Q1	348,402 -739,245 Year 3	444,140 -295,105 Q3	541,553 246,448	546,717 793,165	Year 4	793,165	0 793,165		793,165 Year 5		0 793,165	0 793,165			
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Hineseen Pedia and Con- Pacita and Con- Control Basic Control Basic Control Basic Control Control Control Additional Control Control House House Control Control House Control House Control Control Control House Control Control Control House Control Control Control House Control Control Control Control House Control Control Control Control House Control Control Control Control House Control Control Control Control Control House Control C	0 4.94,872 4.94,872 0 335,800 335,800 13,432 0,5037 5,037 5,037 5,035 56,474 4,706 9,412 23,531 0 0 0 0 0 0 0 0 0 0 0 0 0	-14,610 -440,443 	-303,659 -303,659 -1,053,112 -2,3 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-197,711 1,250,822 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-250,811 -1.541,633 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-295,500 -1,837,534 Vear 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	245,533 1,591,895 0 0 0 0 0 0 0 0 0 0 0 0 0	249.337 -1,341,553 04 -556,544 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	254,311 -1.087,647 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	348,402 -759,245 C2 566,546 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	444,140 226,105 03 566,546 0 0 0 0 0 0 0 0 0 0 0 0 0	541.553 246.448 04 566.546 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	546,717 793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 22 0 0 0 0 0 0 0 0 0 0 0 0 0	793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		793, 165 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 703.165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
Hermer Produced and Con- Parity and Con- Con- Con- Con- Con- Con- Con- Con-	0 4.94,872 4.94,872 0 335,800 335,800 13,432 0,5037 5,037 5,037 5,035 56,474 4,706 9,412 23,531 0 0 0 0 0 0 0 0 0 0 0 0 0	-14,610 -849,483 <u>Year 1</u> 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-203,629 -1,063,112 0 0 0 0 0 0 0 0 0 0 0 0 0	-197,711 -1,250,822 04 0 0 0 0 0 0 0 0 0 0 0 0 0	-250,811 -1.541,633 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-295,300 -1,837,534 Vear 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	245,638 -1,591,895 203 546,546 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	249,937 -1,341,958 	254,311 -1.067,647 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	348,402 -739,245 O2 566,546 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	444,140 -295,105 0 0 0 0 0 0 0 0 0 0 0 0 0	541,553 246,448 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	546,717 733,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 0	793,165 0 0 0 0 0 0 0 0 0 0 0 0 0	0 723,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0	793,165 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
Hinesee Predit and Gov And And Gov Covers Bala Covers Bala Covers Bala Covers Bala Covers Bala Covers Bala Covers Bala Covers Bala Recovers Recover Recovers and Data Start Recovers and Data Start Start Covers Covers Covers Recov	0 4.94,872 4.94,872 0 335,800 335,800 13,432 0,5037 5,037 5,037 5,035 56,474 4,706 9,412 23,531 0 0 0 0 0 0 0 0 0 0 0 0 0	-14,610 -440,443 	-303,659 -303,659 -1,053,112 -2,3 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-197,711 1,250,822 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-250,811 -1.541,633 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-295,500 -1,837,534 Vear 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	245,533 1,591,895 0 0 0 0 0 0 0 0 0 0 0 0 0	249.337 -1,341,553 04 -556,544 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	254,311 -1.087,647 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	348,402 -759,245 C2 566,546 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	444,140 226,105 03 566,546 0 0 0 0 0 0 0 0 0 0 0 0 0	541.553 246.448 04 566.546 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	546,717 793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 22 0 0 0 0 0 0 0 0 0 0 0 0 0	793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		793, 165 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 703.165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
Hineses Pedia acio Padia acio Padia acio Padia acio Cana Bale Acia Contro Lea Acio Contro Record Rec	0 4.94,872 4.94,872 0 335,800 335,800 13,432 0,5037 5,037 5,037 5,035 56,474 4,706 9,412 23,531 0 0 0 0 0 0 0 0 0 0 0 0 0	-14,610 -440,443 	-303,659 -303,659 -1,053,112 -2,3 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-197,711 1,250,822 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-250,811 -1.541,633 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-295,500 -1,837,534 Vear 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	245,533 1,591,895 0 0 0 0 0 0 0 0 0 0 0 0 0	249.337 -1,341,553 04 -556,544 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	254,311 -1.087,647 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	348,402 -759,245 C2 566,546 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	444,140 226,105 03 566,546 0 0 0 0 0 0 0 0 0 0 0 0 0	541.553 246.448 04 566.546 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	546,717 793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 22 0 0 0 0 0 0 0 0 0 0 0 0 0	793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		793, 165 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 703.165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 793,165 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		

SITE NAME Site 11

SITE NAME Site 12																								
NCOME Av Siz	%	Number 4		Price £/m2	GDV	GIA m2	1	DEVELOPME	ENT COSTS							Planning fee of Planning app 1	alc	rate			Build Cost BCIS	/m2		
Market Housing 83.		4		2/m2 3.150		mz 334		LAND	Land		/unit or m2 68,503	Total	274.010			No dwgs No dwgs unde	dwgs 4 4	7810 335	1,340		CISH	782 12	1.50%	
		-				334			Stamp Duty		68,503	8,220	2/4.010			No dwgs over	4	100	1,340		Energy Over-extra 1	39 11		
Shared Ownership 83.		0		1,465		0			Easements etc Legals Acquisi	tion	1.50%	0 4,110	12,330			J		Total	1,340		Over-extra 2 Over-extra 3	11		
ffordable Rent 83.		0		1,245		0		PLANNING													Over-extra 4 Infrastructure	0 78	10%	
icial Rent 83.		0		1,575		0			Planning Fee Architects		6.00%	1,340 23,541				Stamp duty ca Land payment		- I	274,010			922		
ant and Subsidy Shared Own Affordable R Social Rent				0	0 0 0 0				QS / PM Planning Cons Other Professi	ultants onal	0.50% 1.00% 2.50%	1,962 3,924 9,809	40,576			125,000 250,000 500,000 1,000,000	0% 1% 3% 4% 5%	1% 3% 0% 0%						
TE AREA - Net 0.1 TE AREA - Gross 0.2		27 20	/ha /ha		1,052,100	334			Build Cost - Bo	CIS Based	922	307,958 26,700 7,699				above		3% Total	8,220					
ales per Quarter 1 nit Build Time 3	Quarters				RUN Residua	IMACRO ctrl+	r	FINANCE	Contingency Abnormals		2.50%	50,000	392,357			Stamp duty ca Land payment 125,000 250,000	0% 1%	1% 3%	72,000					
esidual Land Value temative Use Value alift 20%			Per ha GROSS 1,370,052 50,000 10,000		RUN CIL MAC	ing balance = CRO ctrl+l ing balance =			Fees Interest Legal and Valu	ation	7.00%	10,000	17,500			500,000 1,000,000 above	3% 4% 5%	0% 0% 3% Total	2.160					
Plus /ha 400,000 Viability Threshol	60,000 72,000		400,000 460,000	l	Check on phasin		-		Agents Legals		3.0% 0.5%	31,563 5,261				Pre CIL s106		E/ Unit (all) Total	0					
dditional Profit	218,997	£/m2 656						Developers P	% of costs (bef	ore interest)	0.00%	5,000	41,824	778,597		Post CIL s106 CIL	2,500 50	£/ Unit (all) £/m2 Total	26,700					
RESIDUAL CASH FLOW FOR IN	EREST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	94	% of GDV	Year 3 Q2	20.00% Q3	94	91	210,420 Year 4 Q2	Q3	04	91	Year 5 Q2	Q3	94	Q1	Year 6 Q2	Q3	04
NCOME INITS Started		-	1	1	1	1																		
larket Housing hared Ownership				0	0	0	263,025 0	263,025 0	263,025 0	263,025 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
fordable Rent poial Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ant and Subsidy INCOME	0	0	0	0	0	0	0 263.025	0 263,025	0 263,025	0 263,025	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE		-	-	-							-	-	-	-	-	-		-		-			-	
mp Duty ements etc. jals Acquisition	8,220 0 4,110																							
ning Fee	1.340																							
itects	11,771 981		11,771 981																					
ning Consultants r Professional	1,962 4,904		981 1,962 4,904										1											
1 Cost - BCIS Base	4,304	0	05.000	51,326	76,990	76,990	51,326	25,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6/CIL tingency ormals		0	2,225 642 4,167	4,450 1,283 8,333	6,675 1,925 12,500	76,990 6,675 1,925 12,500	4,450 1,283 8,333	2,225 642 4,167	0	0	0	0 0 0	0	0	0	0 0	0	0	0	0	0	0	0	
ance Fees jal and Valuation	10,000 7,500																							
onts Jals	0	0	0	0	0	0	7,891 1,315	7,891 1,315	7,891 1,315	7,891 1,315	0	0	0	0	0	0	0	0	0	0	0	0	0	0
c. STS BEFORE LAND INT AND	50,788	0	5,000 57,314	65,393	98,089	98,089	74,599	41,902	9,206	9,206	0	0	0	0	0	0	0	0	0	0	0	0	0	
r Residual Valuatio Lan Interes Brofit on Cont	274,010	5,684	5,783	6,888	8,153	10,012	11,904	8,814	5,099	746	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on Cost Profit on GD																								210
Cash Flow Opening Bal	-324,799 0	-5,684	-63,098	-72,280	-106,242	-108,101	176,523	212,308	248,720	253,073	0	0	0	0	0	0	0	0	0	0	0	0	0	-210
Closing Bala	-324,799	-330,483	-393,580	-465,861	-572,103	-680,204	-503,681	-291,373	-42,653	210,420	210,420	210,420	210,420	210,420	210,420	210,420	210,420	210,420	210,420	210,420	210,420	210,420	210,420	
SH FLOW FOR CIL ADDITION	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	C
INCOME AS Above	0	0	0	0	0	0	263,025	263,025	263,025	263,025	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE	72,000																							
mp Duty	2,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ements etc. als Acquisition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Fee	1,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
vitects	11,771 981	0	11,771 981	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants Ir Professional	1,962 4,904	0	1,962 4,904	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
I Cost - BCIS Base	0	0	25,663 218,997	51,326	76,990	76,990	51,326	25,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENTIAL CIL I CIL s106					6,675	6,675	6,675	6,675	0	0	0	o	0	0	ō	0	0	0	0	0	0	0	0	
tingency ormals	0	0	642 4,167	1,283 8,333	1,925 12,500	1,925 12,500	1,283 8,333	642 4,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees	10,000 7,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
al and Valuation	7,500	0	0	0		0	7 891	7 891	7 891		0	0	0	0	0	0	0	0	0			0	0	
nts als c	0	0	0 5,000	0	0	0	7,891 1,315 0	7,891 1,315 0	7,891 1,315 0	7,891 1,315 0	0	0	0	0	0	0	0	0	0	0	0	0	0	
STS BEFORE LAND INT AND	113,698	Ő	274,086	60,943	98,089	98,089	76,824	46,352	9,206	9,206	Ö	õ	0	Ö	ő	ŏ	ő	ŏ	ŏ	Ő	ŏ	ō	õ	_
r CIL calculation	t	1,990	2,025	6,856	8,043	9,900	11,790	8,738	5,099	746	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on cos Profit on GD	t r																							21
Cash Flow Opening Ball Closing Ball	-113,698 0 -113,698	-1,990 -115.688	-276,110	-67,799 -459.597	-106,132	-107,990	174,411	207,935	248,720 -42.653	253,073 210.420	0 210.420	0 210.420	0 210.420	0	0 210.420	0 210.420	0 210.420	0 210.420	0 210.420	0 210.420	0 210.420	0 210.420	0 210.420	-210

SITE NAME	Site 13]																
INCOME	Av Size m2	%	Number		Price £/m2	GDV £	GIA m2		DEVELOPM	ENT COSTS							Planning fee	calc			1	Build Cost	/m2		
			5		£/m2				LAND			/unit or m2	Total				Planning app I No dwgs	dwgs 5				BCIS CISH	782 12	1.509	
Market Housing	84.9	74%	4		2,310	729,170	316			Land Stamp Duty		-4,306	0	-21.528			No dwas unde No dwas over	5	335 100	1,675		Energy Over-extra 1	0		
Shared Ownership	84.9	13%	1		1,465	79,727	54			Easements et	2.		0				NO DWDS OVER	0	Total	1.675		Over-extra 2	11		
Affordable Rent	84.9	13%	1		1,137	61,877	54			Legals Acquis	tion	1.50%	-323	-323								Over-extra 3 Over-extra 4	0		
Social Rent	84.9	0%	0		1,155				PLANNING	Planning Fee			1,675				Stamp duty o	alc - Residual			1	Infrastructure	78 883	109	
	Shared Owner		0		1,135		0			Architects		6.00%	34,310				Land payment	0%	0%	-21,528			000		
	Shared Owners Affordable Rer Social Rent				0	0				QS / PM Planning Cons Other Profess	ultants ional	0.50% 1.00% 2.50%	2,859 5,718 14,296	58,858			125,000 250,000 500,000	1% 3%	0%						
SITE AREA - Net SITE AREA - Gross	0.20 0.20		25 25	/ha /ha		870,774	425		CONSTRUC	Build Cost - B	CIS Based	883	374,804				1,000,000 above	4% 5%	0% 0% Total	0					
Sales per Quarter	2									s106 / CIL Contingency Abnormals		5.00%	28,283 18,740 150,000	571,827			Stamp duty of Land payment			96,000	1				
Unit Build Time	3	Quarters Whole Site	Per ha NET	Per ha GROSS		RUN Residua Cios	I MACRO ctrl+ ing balance =	r 0	FINANCE	Fees			10,000				125,000 250,000 500,000	0% 1% 3%	0% 0% 0%						
Residual Land Value Alternative Use Value Uplift	20%	-21,528 80,000 16,000	-107,642	-107,642 400,000 80,000		RUN CIL MAC	RO ctrl+l ing balance =	0		Interest Legal and Valu	ation	7.00%	7,500	17,500			1,000,000 above	4% 5%	0% 0% Total	0]				
Plus/ha Viabili	0 Ity Threshold	0 96,000		0 480,000		Check on phasin	g degs nos rect		SALES	Agents Legals		3.0% 0.5%	26,123 4,354				Pre CIL s106	0	£/ Unit (all) Total	0]				
Additional Profit		-123,032	E/m2 -390						Developers R	Misc. Profit			5,000	35,477	661,810		Post CIL s106 CIL	2,500 50	£/ Unit (all) £/m2]				
										% of costs (be % of GDV	fore interest)	0.00% 20.00%			0 174,155				Total	28,283]				
RESIDUAL CASH FLO	OW FOR INTE	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started				1	2	2																			
Market Housing Shared Ownership					0	0	0	145,834 15,945	291,668 31,891	291,668 31,891	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	12,375 0	24,751 0	24,751	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		,	,		0	ő	ő	0	0 348,309	0 0 348,309	ő	ő	0	ő	ő	ŏ	0	ő	ő	ő	0	ō	ő	ő	ő
INCOME		ť	4	0	0	0	U	1/4,155	348,309	348,309	0	0	0	0	U	0	0	0	0	0	0	•	0	0	0
EXPENDITURE Stamp Duty Easements etc.		0 0																							
Legals Acquisition Planning Fee		-323 1,675																							
Architects QS		17,155 1,430		17,155 1,430																					
Planning Consultants Other Professional		2,859 7,148		2,859 7,148																					
Build Cost - BCIS Base s106/CIL	•		0	24,987 1,886	74,961	124,935 9.428	99,948 7.542	49,974 3.771	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	1,249 10,000	3,748 30,000	6,247 50,000	4,997 40,000	2,499 20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		10,000 7,500																							
Agents Legals		0	0	0	0	0	0	5,225 871	10,449 1,742	10,449 1,742	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAN		47,443	-	5,000	114,365	190,609	152,487	82,339	12,191	12.191	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COSTO DETORE EAL		40,445	,	11,115	114,000	120,002	132,407	01,000	12,121	12,131	Ŷ	v	Ū	, , , , , , , , , , , , , , , , , , ,	Ū.	, i	ů	Ŭ	ů	,	ů	Ů	,		, i
For Residual Valuatio	Land Interest	-21,528	454	461	1,725	3,756	7,157	9,951	8,519	2,785	0	0	0	0	0	0	0	0	0	0	0	o	0	0	0
	rofit on Costs Profit on GDV	-25,915	-454	-72.175	-116.090	-194.365	-159.645	81,864	327.600	333.333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 174,155
4	Opening Balar Closing Balan	0	-26,369	-98,543	-214,633	-408,998	-568,643	-486,778	-159,178	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	0
CASH FLOW FOR CIL	L ADDITIONAL		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	02	Q3	Q4	Q1	Q2	Q3	Q4
INCOME		0	0	0	0	0	0	174,155	348,309	348,309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		96,000																							
Stamp Duty Easements etc. Legals Acquisition		0 0 1.440	0	0 0 0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 0
				0		0	0	0		0		0		0	0	0		0	0	0	0	0	0	U	
Planning Fee Architects		1,675 17,155	0	0 17,155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		1,430 2,859	0	1,430 2,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		7,148	0	7,148	ō	ō	ō	ō	ō	ō	0	0	0	ō	0	ō	0	ō	ō	ō	ō	ō	ō	0	ō
Build Cost - BCIS Base	•	0	0	24,987	74,961	124,935	99,948	49,974	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106				-123,032		5,657	11,313	11,313	0	0	0	0	0		0	0	ō		0	0	o		0	0	0
Contingency Abnormals		0	0	1,249 10.000	3,748 30.000	6,247	4,997 40.000	2,499 20.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		10,000	0	0	0	0	40,000	0	0	0	0	-	0	-	-		0	0	-	-	-	-	-	-	0
Finance Fees Legal and Valuation		7,500	0	0	0	0	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	5,225	10,449	10,449	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0 5,000	0	0	0	871 0	1,742 0	1,742	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	ND INT AND I	145,206	0	-53,204	108,709	186,838	156,258	89,881	12,191	12,191	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest		2,541	2,586	1,700	3,632	6,965	9,822	8,519	2,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost Profit on GDV											-				-									0 174,155
. 1	Cash Flow Opening Balar	-145,206 0	-2,541	50,619	-110,409	-190,470	-163,223	74,452	327,600	333,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-174,155
	Closing Balan	-145,206	-147,747	-97,129	-207,537	-398,007	-561,230	-486,778	-159,178	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	174,155	0

壆

INCOME Av Size m2																				1				
	%	Number 10		Price £/m2	GDV £	GIA m2			ENT COSTS							Planning fee Planning app 1	dwas	rate			Build Cost BCIS	/m2 782		
arket Housing 96.6	74%	7		2,468	1,772,449	718		LAND	Land		/unit or m2 33,788	Total	337.875			No dwgs No dwas unde		335	3,350		CfSH Energy Over-extra 1	12 0	1.50%	5
hared Ownership 96.6	13%	1		1.465	181.427	124			Stamp Duty Easements etc			10,136 0				No dwgs over	0	100 Total	0 3.350		Over-extra 2	39 11 0		
ordable Rent 96.6	13%			1.132					Legals Acquisi	tion	1.50%	5,068	15,204								Over-extra 3 Over-extra 4	0		
		1						PLANNING													Infrastructure	117	15%	5
cial Rent 96.6	0%	0		1,234	. 0	0			Planning Fee Architects		6.00%	3,350 60,755				Stamp duty of Land payment	alc - Residual		337.875		L	961		
ant and Subsidy Shared Owner: Affordable Rer	ship			0					QS / PM Planning Cons		0.50%	5,063				125,000	0%	1%						
Social Rent	nt			0	0				Other Professi	onal	2.50%	10,126 25,314	104,608			500,000	1% 3%	3% 0%						
TE AREA - Not 0.40	ha	25	/ha		2,094,064	966		CONSTRUCT	TION							1,000,000 above	4% 5%	0%						
TE AREA - Gross 0.80		13	/ha						Build Cost - BO	CIS Based	961	928,452						Total	10,136					
									s106 / CIL Contingency		2.50%	60,916 23,211					alc - Add Profi			1				
ales per Quarter 2 hit Build Time 3	Quarters								Abnormals			0	1,012,579			Land payment 125,000	0%	1%	208,000					
	Whole Site	Per ha NET F				al MACRO ctrl+r		FINANCE	Fees			10,000				250,000 500,000	1% 3%	3% 0%						
asidual Land Value	337,875	844,688	422,344			-	0		Interest		7.00%					1,000,000	4%	0%						
ernative Use Value lift 20%	40,000 8,000		50,000 10,000		RUN CIL MAC	CRO ctrl+l sing balance =	0		Legal and Valu	ation		7,500	17,500			above	5%	3% Total	6.240					
Plus /ha 400,000 Viability Threshold	160,000		400,000		Check on phasin			SALES	Agents		3.0%	62 822				Pre CIL \$106	0	£/ Unit (all)		1				
Vincency Triteshold			400,000			rrect			Legals		0.5%	10,470				THE CILL STOO	9	Total	0					
dditional Profit	£	/m2 197							Misc.			5,000	78,292	1,566,058		Post CIL s106	2,500	£/ Unit (all)		1				
								Developers P	Profit % of costs (bef		0.00%					CIL	50	£/m2						
									% of COSts (bet % of GDV	ore interest)	20.00%			418,813				Total	60,916	1				
SIDUAL CASH FLOW FOR INTE	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
COME ITS Started			2	2	2	-	2					~				-							~	
arket Housing				0	0	0	354,490	354,490	354,490	354,490	354,490	0	0	0	0	0	0	0	0	0	0	0	0	
nared Ownership fordable Rent				0	0	0	36,285 28,038	36,285 28,038	36,285 28,038	36,285 28,038	36,285 28,038	0	0	0	0	0	0	0	0	0	0	0	0	
scial Rent rant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	418,813	418,813	418,813	418,813	418,813	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE																								
amp Duty isements etc.	10,136																1							
sements etc. gals Acquisition	5,068																1							
anning Fee	3,350																1							
chitects	30,377		30,377 2,531														1							
s anning Consultants	5,063		5,063																					
her Professional	12,657		12,657																					
ild Cost - BCIS Base 06/CII		0	61,897 4.061	123,794 8.122	185,690 12,183	185,690 12,183	185,690 12,183	123,794 8.122	61,897 4.061	0	0	0	0	0	0	0	0	0	0	0	ê	0	0	
intingency		0	1,547	3,095 0	4,642	4,642	4,642	3,095 0	1,547	ő	0	0	0	0	0	0	0	0	0	0	0	0	0	
onormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees gal and Valuation	10,000 7,500																							
ents	0	0	0				12.564	12 564	12.564	12 564	12 564		0	0	0	0				0		0		
igals	0	0	0	0	0	0	2,094	2,094	2,094	2,094	2,094	0	0	0	0	0	0	0	0	0	0	0	0	
SC. DSTS BEFORE LAND INT AND I	86,683	0	123,134	135,010	202,516	202,516	217,174	149,669	82.164	14,658	14 658	0	0	0	0	0	0	0			0	-	0	
											14,036								0	0				
or Residual Valuatio Land	337,875										14,030								0	0				
Internet		7.420	7 560	0.847	12 282	16 142	10.050	16 790	12 274	6 600										0				
Internet		7,430	7,560	9,847	12,382	16,143	19,969	16,790	12,374	6,699	0	0	0	0	0	0	0	0	0	0	D	0	o	
Interest Profit on Costs Profit on GDV											0							0	0			-	D	
Interest Profit on Costs Profit on GDV Cash Flow Opening Bala	-424,559 0	-7,430	-130,694	-144,857	-214,898	-218,658	181,669	252,354	324,275	397,455	0 404,154	0	0	0	0	0	0	0	0	0	0	0	0	
Interest Profit on Costs Profit on GDV Cash Flow	-424,559										0							0 0 418,813	0 418,813			-	0 0 418,813	
Interest Profit on Costs Profit on GDV Cash Flow Opening Balar Closing Balar	-424,559 0 -424,559	-7,430 -431,988	-130,694 -562,682	-144,857 -707,540	-214,898 -922,437	-218,658	181,669	252,354	324,275 -382,797	397,455 14,658	0 404,154	0 418,813	0 418,813	0	0	0 418,813	0	-	0	0 418,813	0 418,813	0	418,813	
Interest Profit on Costs Profit on COsts Cash Flow Opening Balan Closing Balan SH FLOW FOR CIL ADDITIONAL	-424,559 0 -424,559	-7,430	-130,694	-144,857	-214,898	-218,658	181,669 -959,426 Q3	252,354 -707,072 Q4	324,275 -382,797 Q1	397,455 14,658 Year 3 Q2	0 404,154 418,813 Q3	0 418,813 Q4	0	0 418,813	0 418,813	0	0	418,813	418,813	0	0	0	-	
Interest Profit on Costs Profit on Costs Cash Plow Opening Balan Closing Balan ASH FLOW FOR CIL ADDITIONAL COME As Above INCOME	-424,559 0 -424,559	-7,430 -431,988	-130,694 -562,682	-144,857 -707,540	-214,898 -922,437	-218,658	181,669 -959,426	252,354	324,275 -382,797	397,455 14,658	0 404,154 418,813	0 418,813	0 418,813	0 418,813	0 418,813	0 418,813	0	418,813	418,813	0 418,813	0 418,813	0	418,813	
Interest Profit on Costs Profit on GDV Cash Flow Opening Balar Closing Balar Closing Balar SH FLOW FOR CIL ADDITIONAL SOME As Above INCOME	-424,559 0 -424,559	-7,430 -431,988	-130,694 -562,682	-144,857 -707,540	-214,898 -922,437	-218,658 -1,141,096	181,669 -959,426 Q3	252,354 -707,072 Q4	324,275 -382,797 Q1	397,455 14,658 Year 3 Q2	0 404,154 418,813 Q3	0 418,813 Q4	0 418,813	0 418,813	0 418,813	0 418,813	0	418,813	418,813	0 418,813	0 418,813	0	418,813	
Interest Proti on Costs Proti on Costs Proti on Costs Costing Balar Costing Balar Costing Balar Costing Balar Costing Balar ECOME As Above INCOME PENDITURE of mo Day	-424,559 0 -424,559 L PROFIT Q1 0 208,000 6,240	-7,430 -431,988	-130,694 -562,682 Q3 0	-144,857 -707,540 Q4 0	-214,898 -922,437	-218,658 -1,141,096 Year 2 Q2 0	181,669 -959,426 Q3 418,813	252,354 -707,072 Q4 418,813 0	324,275 .382,797 Q1 418,813 0	397,455 14,658 Year 3 Q2 418,813	0 404,154 418,813 Q3	0 418,813 Q4	0 418,813 Q1 0	0 418,813 Year 4 Q2 0	0 418,813	0 418,813 Q4 0	0	418,813	418,813	0 418,813 Q4 0	0 418,813 Q1 0	0	418,813	
Interest Profit on Costs Profit on Costs Profit on GDV Cash Plow Costing Balan Costing Balan Costing Balan Costing Balan Costing Balan Costing Balan Costing Balan Costing Balan Costing Balan Profit One Profit	-424,559 0 -424,559 L PROFIT Q1 0 208,000	-7,430 -431,988	-130,694 -562,682	-144,857 -707,540	-214,898 -922,437	-218,658 -1,141,096	181,669 -959,426 Q3	252,354 -707,072 Q4 418,813	324,275 -382,797 Q1	397,455 14,658 Year 3 Q2	0 404,154 418,813 Q3	0 418,813 Q4	0 418,813	0 418,813	0 418,813	0 418,813	0	418,813	418,813	0 418,813	0 418,813	0	418,813	
Interest Prote on Costs Prote on Costs Prote on Costs Prote on Costs Cooring Balan Closing Balan Closing Balan Closing Balan Closing Balan PENDTURE Int Come Decome PENDTURE Int Come	-424,559 0 -424,559 Q1 0 208,000 6,240 0 3,120	-7,430 -431,988 Year 1 Q2 0 0	-130,694 -562,682 Q3 0 0 0 0	-144,857 -707,540 Q4 0 0 0 0	-214,898 -922,437	-218,658 -1,141,096 Year 2 Q2 0 0 0 0	181,669 -959,425 Q3 418,813 0 0 0	252,354 -707,072 Q4 418,813 0 0 0	324,275 -382,797 Q1 418,813 0 0 0	397,455 14,658 Year 3 Q2 418,813 0 0 0	0 404,154 418,813 Q3	0 418,813 Q4 0 0 0 0 0	0 418,813 Q1 0 0 0 0 0	0 418,813 Vear 4 Q2 0 0	0 418,813 Q3 0 0 0 0 0	0 418,813 Q4 0 0 0 0	0 418.813 0 0 0 0	418,813	0 418,813 0 0 0 0 0	0 418,813 Q4 0 0 0 0	0 418,813 0 0 0 0	0 418.813 Year 6 Q2 0 0	418,813 Q3 0	
Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Profit on Costs Costs Flow Costing Balan Costs PROVE FOR CL. ADDITIONAL COST DATE As Above PROVED PROVED Service Costs Profit on Costs Pro	-424,559 0 -4224,559 Q1 Q1 0 208,000 6,240 0 3,120 3,120 3,120 3,120	-7,430 -431,988 <u>Year 1</u> Q2 0 0	-130,694 -562,662 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-144,857 -707,540 Q4 0	-214,898 -922,437 Q1 0	-218,658 -1,141,096 Year 2 Q2 0 0	181,669 -959,426 Q3 418,813 0 0	252,354 -707,072 Q4 418,813 0	324,275 -382,797 Q1 418,813 0 0	397,455 14,658 Year 3 Q2 418,813 0 0	0 404,154 418,813 Q3	0 418.813 Q4 0	0 418,813 Q1 0	0 418,813 Year 4 Q2 0	0 418.813 Q3 0 0	0 418,813 Q4 0	0 418,813 Q1 0 0	418,813	418,813	0 418,813 Q4 0	0 418,813 Q1 0	0 418,813 02 0 0	418,813 Q3 0	
Homework Predit and Coss Predit and Coss Predit and Cos Querres Bala Costing Bala Costing Bala Costing Bala Costing Bala Records Records Manual Cost Pactors Records Manual Cost Pactors Records Manual Cost Pactors Records Manual Cost Records Manual Cost Records Manu	-424,559 0 -424,559 2 L PROFIT Q1 0 208,000 6.240 0 3,150 3,357 2,531 5,683	-7,430 -431,988 Year 1 Q2 0 0	-130,694 -562,682 Q3 0 0 0 0 0 30,377 2,531 5,563	-144,857 -707,540 Q4 0 0 0 0 0 0 0 0 0 0 0	-214,898 -922,437 0 0 0 0 0 0 0 0 0 0 0 0 0	-218,668 -1,141,096 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	181,669 -959,425 Q3 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0	252.354 -707.072 Q4 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	324,275 -382,797 	397,455 14,658 Year 3 Q2 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0	0 404,154 418,813 Q3	0 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 Q3 0 0 0 0 0	0 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 0 0 0 0 0 0 0 0 0 0 0 0	418,813	0 418,813 0 0 0 0 0	0 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 22 0 0 0 0 0 0 0	418,813 Q3 0	
Harmony Predit and Coss Predit and Coss Predit and Cos Cosses Bala Costing Bala Costing Bala Costing Bala Costing Bala Costing Bala Costing Cost Marcola Marco	-424,559 0 -424,559 2 1 208,000 6.240 3,120 3,360 3,360 3,360 3,360	-7,430 -431,988 Year 1 Q2 0 0	-130,694 -562,682 Q3 0 0 0 0 0 0 0 30,377 2,531	-144,857 -707,540 Q4 0 0 0 0 0 0 0 0	-214,898 -922,437	-218,658 -1,141,096 Year 2 Q2 0 0 0 0 0 0 0 0 0	181,669 -959,425 Q3 418,813 0 0 0 0 0 0 0 0	252,354 -707,072 Q4 418,813 0 0 0 0 0	324,275 -382,797 	397,455 14,658 Year 3 Q2 418,813 0 0 0	0 404,154 418,813 Q3	0 418,813 Q4 0 0 0 0 0	0 418.813 Q1 0 0 0 0 0 0 0 0 0	0 418,813 Vear 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 Q3 0 0 0 0 0	0 418,813 Q4 0 0 0 0 0 0 0 0 0	0 418.813 0 0 0 0	418,813	0 418,813 0 0 0 0 0	0 418,813 Q4 0 0 0 0 0 0 0 0 0	0 418,813 0 0 0 0 0 0 0 0 0 0	0 418,813 22 0 0 0 0 0 0 0	418,813 Q3 0	
Hammer Prefict a Core Prefict a Core Cash Tree Course Search Course Search Accore Acco	-424,559 0 -424,559 2 L PROFIT Q1 0 208,000 6.240 0 3,150 3,357 2,531 5,683	-7,430 -431,988 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-130,694 -562,652 	-144,857 -707,540 Q4 0 0 0 0 0 0 0 0 0 0 0	-214,898 -922,437 0 0 0 0 0 0 0 0 0 0 0 0 0	-218,668 -1,141,096 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	181,669 -959,425 Q3 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0	252.354 -707.072 Q4 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	324,275 -382,797 	397,455 14,658 Year 3 Q2 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0	0 404,154 418,813 Q3	0 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 Q3 0 0 0 0 0	0 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 0 0 0 0 0 0 0 0 0 0 0 0	418,813	0 418,813 0 0 0 0 0	0 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 0 0 0 0 0 0 0 0 0 0 0 0 0	0 418,813 22 0 0 0 0 0 0 0	418,813 Q3 0	
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ordable Rent 83.0	D 0%	0		1,245	i 0	0		PI ANNING													Over-extra 4 Infrastructure	0	10%	
cial Rent 83.0	o 0%	0		1,444	. 0	0		PLANNING	Planning Fee			1,005				Stamp duty o	alc - Residual			1	masoccure	1,113	10%	
ant and Subsidy Shared Owne				0					Architects QS / PM		6.00% 0.50%	18,235 1,520				Land payment 125,000	0%	1%	148,847					
Affordable Re Social Rent	ent			0					Planning Cons Other Professi		1.00%	3,039	31.397			250,000 500.000	1% 3%	0% 0%						
TE AREA - Net 0.30) ha	10	/ha		718,988	249		CONSTRUC	TION							1,000,000 above	1% 3% 4% 5%	0% 0% 1%						
TE AREA - Gross 0.30		10	/ha /ha		/ 16,956	249		CONSTRUC	Build Cost - BO	CIS Based	1,113	277,044				above	5%6	Total	1,488					
									s106 / CIL Contingency		2.50%	19,950 6,926				Stamp duty o	alc - Add Profi	t I		1				
les per Quarter 1 it Build Time 3	Quarters								Abromals			0	303,920			Land payment 125,000	0%	1%	138,000					
	Whole Site	Per ha NET	Per ha GROSS	5	RUN Residua	I MACRO ctrl+ ing balance =	er O	FINANCE	Fees			10,000				250,000 500.000	1% 3%	0% 0%						
esidual Land Value emative Use Value	148,847				RUN CIL MAG		0		Interest		7.00%	7,500	17,500			1,000,000	4%	0%						
att 20%	3,000		10,000			CRO ctrl+l sing balance =	0		Legal and Valu	ation		7,500	17,500			above	5%	1% Total	1,380					
Plus /ha 400,000 Viability Threshold	120,000		400,000 460,000	1	Check on phase	g degs nos	1	SALES	Agents		3.0%	21,570				Pre CIL s106	0	£/ Unit (all)		٦				
		5(m2)			col	rect	I		Legals		0.5%	3,595	30,165	535,550				Total	0					
Iditional Profit	11,844	£/m2 48	1						Misc.			5,000	30,165	535,550		Post CIL s106	2,500	£/ Unit (all)		٦				
								Developers I	Profit % of costs (bef % of GDV	fore interest)	0.00%			0		CIL	50	E/m2 Total	19,950					
SIDUAL CASH FLOW FOR INT	EREST	Year 1				Year 2			AUGU	Year 3	20.00 %			Year 4				Year 5				Year 6		
OME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
ITS Started Inket Housing			1	1	1	0	239.663	239.663	239.663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ared Ownership	1			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
fordable Rent Icial Rent	1			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ant and Subsidy INCOME	0	0	0	0	0	0	0 239,663	0 239,663	0 239,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE																								
mo Duty	1,488																				1			
sements etc. gals Acquisition	0 2,233																				1			
nning Fee	1,005																				1			
chitects	9,118		9,118																		1			
anning Consultants	1,520		760 1,520																		1			
her Professional	3,799		3,799																		1			
ild Cost - BCIS Base 06/CIL	1	0	30,783 2,217	61,565 4,433	92,348 6,650	61,565 4,433	30,783 2,217	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
intingency normals	1	0	770	1,539	2,309	1,539	770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
normals	10.000	0	3	U	Ŭ	9	U	0		5	5	U	5	2	9	0	3	5	9	U		3	3	
ance Fees gal and Valuation	10,000 7,500																							
jonts	0	0	0	0	0	0	7,190	7,190	7,190	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	
gals sc.	0	0	0 5,000	0	0	0	1,198	1,198	1,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
OSTS BEFORE LAND INT AND	37,422	0	53,965	67,538	101,307	67,538	42,157	8,388	8,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
r Residual Valuativ Land	148,847	1																			1			
Profit on Costs	t	3,260	3,317	4,319	5,577	7,447	8,759	5,456	1,505	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	
Profit on Costs Profit on GDV	7																				1			
Cash Flow	-186,270	-3,260	-57,282	-71,857	-106,883	-74,985	188,746	225,818	229,770	0	0	0	0	0	0	0	0	0	ō	0	0	0	0	
Opening Bala Closing Balar	a 0 -186,270	-189,529	-246,811	-318,668	-425,551	-500,536	-311,790	-85,972	143,798	143,798	143,798	143,798	143,798	143,798	143,798	143,798	143,798	143,798	143,798	143,798	143,798	143,798	143,798	
SH FLOW FOR CIL ADDITIONA	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
INCOME	0	0	0	0	0	0	239,663	239,663	239,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
PENDITURE	138,000																				1			
amp Duty	1.380	0	0	0		0	0	0	0	0		0			0	0		0	0	0			0	
sements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gals Acquisition	2,070	0			°	0	0			0	0		0	0	0		0	0			0	0	0	
inning Fee chitects	1,005 9,118	0	0 9,118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
mim Consultants	760 1.520	0	760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3,799	0	1,520 3,799	0	ō	0	0	0	ō	0	0	0	ō	0	0	ō	ō	0	0	0	ō	ō	0	
	0	0	30,783 11,844	61,565	92,348	61,565	30,783	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	
er Professional				1	6,650	6,650	6,650	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	
er Professional Id Cost - BCIS Base TENTIAL CIL It CIL s106		0	770 0	1,539 0	2,309 0	1,539 0	770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Id Cost - BCIS Base TENTIAL CIL st CIL st 06 ntingency	0	0		0	0	0	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	
Id Cost - BCIS Base TENTIAL CIL at CIL s106 ntingency normals	10.000	0	0			-	-	ō	0	ō	ō	0	0	0	0	0	ō	0	0	ō	ō	0	0	
her Protessional Id Cost - BCIS Base DTENTIAL CIL st CIL : 106 enigency normals ance Fees		0	0	0	0	0	0								0	0	0							
her Professional IId Cost - BCIS Base DTENTIAL CIL st CIL s 106 relingancy normals ance Fees and Valuation ents	10,000 7,500 0	0	0	0	0	0	7,190	7.190	7,190	0	0	0	0	0	-			0	0	0	0	0	0	
her Professional ild Cost - BCIS Base DTENTIAL CIL st CIL s 106 retrigoncy inormals ance Fees gal and Valuation pents gals 50.	10,000 7,500 0 0	0	0 0 5,000	0 0	0	0	1,198 0	7,190 1,198 0	1,198 0	0 0 0	0 0 0	0	0	0	0	0	0	0	0	0	0	0 0	0 0	
ter Professional IId Cost - BCIS Base VTENTIAL CIL at CIL s106 etitigency normals ance Fees gala and Valuation ents gals sc.	10,000 7,500 0	0	0		0 0 0 101,307	0 0 0 69,754	7,190 1,198 0 46,590	7,190 1,198	1,198	0 0 0	0 0 0	0 0 0	0 0 0	0	0	0 0 0	0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	
her Protessional di Cost- ECIS Base TSRITAL CL La CL 106 erritogency enormals unco Frees galar Valadion parts sc. SST 5 BEFORE LAND INT AND	10,000 7,500 0 0	0	0 0 5,000	0 0	0 0 0 101,307	0 0 0 69,754	1,198 0	7,190 1,198 0	1,198 0	0 0 0	0 0 0	0 0 0	0 0 0	0	0	0	0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	
eer Professional (I Cost - BGUS Base TEXTINL CIL (I CIL 106 Intropency momals ance Fees and Valuation outs and ST 5 BEFORE LAND INT AND (CIL calculation Interest	10,000 7,500 0 0	0	0 0 5,000	0 0	0 0 0 101,307 5,466	0 0 69,754 7,334	1,198 0	7,190 1,198 0	1,198 0	0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0	
her Pfofessional ki Cost. HCS Base FENTIAL CLL ki Class 106 ki Cost. HCS Base formormals arcoc Fees gala and Valvation ents gala to CL calculation CL calculation	10,000 7,500 0 0	0 0 0	0 0 5,000 63,593	0 0 63,104			1,198 0 46,590	7,190 1,198 0 8,388	1,198 0 8,388	0	0	0 0 0	0 0 0	0 0 0	0 0 0	0	0	0	0	0	0 0 0	0 0 0 0	0 0 0	
er Professional It Cost - BCIS Base EVENTAL CIL BCIS Base It ClL 106 Ittigency momals anor Fees pal and Valuation ents pais C. STS BEFORE LAND NT AND CL calculation Interess Profit on cost	10,000 7,500 0 0	0 0 0	0 0 5,000 63,593	0 0 63,104			1,198 0 46,590	7,190 1,198 0 8,388	1,198 0 8,388	0	0	0 0 0	0	0 0 0	0	0	0	0	0	0	0	0 0 0 0	0 0 0	

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SITE NAME Site 16]																
NCOME Av Size	. %	Number		Price £/m2	GDV £	GIA m2		DEVELOPN	IENT COSTS							Planning fee Planning app 1	calc dwgs	rate			Build Cost BCIS	/m2 1,149		
								LAND			/unit or m2	Total				No dwgs	uwgs 1				CfSH	1,145	1.50	1%
farket Housing 130.0		1		3,150		130			Land Stamp Duty		68,788	c	68.788			No dwas unde No dwgs over	1	335 100	335 0	35 0	Energy Over-extra 1	0		
hared Ownership 130.0	0%	0		1,465	. 0	0			Easements et Legals Acquisi	2. Bion	1.50%	0 1,032	1,032			ļ		Total	335	35	Over-extra 2 Over-extra 3	11		
fordable Rent 130.0	0%	0		1,245	. 0	0			Leges Picquis		1.50 %	1,004	1,008								Over-extra 4	0		
ocial Rent 130.0	0%	0		1,575	. 0	0		PLANNING	Planning Fee			335				Stamp duty o	alc - Residual				Infrastructure	115	101	1%
rant and Subsidy Shared Owne	orthio								Architects OS / PM		6.00%	10,871 906				Land payment 125,000	0%	0%	68,788	88				
Affordable Ro Social Rent	ent			0	0				Planning Cons Other Profess	ultants	1.00%	1,812	18.453			250,000	1% 3%	0%						
				u						ional	2.50%	4,523	18,453			1,000,000	3% 4% 5%	0%						
ITE AREA - Net 1.00 ITE AREA - Gross 1.00) ha) ha	1	/ha /ha		409,500	130		CONSTRUC	Build Cost - B	CIS Based	1,292	167,978				above	5%	0% Total		0				
									s106 / CIL		2.50%	9,000 4,199								-				
Sales per Quarter 1									Contingency Abnormals		2.50%	4,195	181,177			Land payment	alc - Add Profi		310,000	00				
Jnit Build Time 3	Quarters				RUN Residua	MACRO ctrl+	r	FINANCE								125,000 250,000	0% 1%	0% 0%						
Residual Land Value	Whole Site 68,788	Per ha NET 68,788	Per ha GROSS 68,788		Clos	ing balance =	0		Fees		7.00%	10,000				500,000 1,000,000	3% 4%	0% 0%						
Iternative Use Value	50,000		50,000		RUN CIL MAC				Legal and Valu	ation		7,500	17,500			above	5%	0%						
plift 20% Plus /ha 250,000	10,000 250,000		10,000 250,000			ing balance =	0	SALES										Total	0	0				
Viability Threshold	310,000		310,000		Check on phasin COF	g degs nos			Agents		3.0% 0.5%	12,285				Pre CIL s106	0	E/ Unit (all)						
dditional Profit		£/m2 -1,949			- CO	uc.			Misc.		0.5%	5,000	19,333	306,282		Post CIL s106		£/ Unit (all)	Ť					
dosional Protis	-253,322	-1,949					ĺ	Developers	Profit							CIL S10	2,500	£/m2						
									% of costs (be % of GDV	fore interest)	0.00% 20.00%			0 81,900		I		Total	9,000	00				
ESIDUAL CASH FLOW FOR INT	EREST	Year 1				Year 2				Year 3				Year 4			r	Year 5				Year 6		
COME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	Q3	
ITS Started Irket Housing			1	0	0	0	409,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ared Ownership fordable Rent	1			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ocial Rent	1			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ant and Subsidy INCOME	0	0	0	0	0	0	0 409,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE																								
amp Duty	0																							
sements etc. gals Acquisition	0 1,032																							
anning Fee	335								1															
chitects	5,435 453		5,435																					
Inning Consultants	906		453 906						1															
her Professional	2,265		2,265						1															
ild Cost - BCIS Base 06/CIL		0	55,993	55,993 3,000	55,993 3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
entingency		0	3,000 1,400 0	1,400 0	1,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
normais		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	0	U	U	U	U	U	U	
nance Fees Igal and Valuation	10,000 7,500								1															
xents	0	0	0	0	0	0	12,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gals sc.	0	0	0 5,000	0	0	0	2,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
OSTS BEFORE LAND INT AND	27,926	0	74,451	60,392	60,392	0	14,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
r Residual Valuatio Land	68,788																							
Interest	t	1,692	1,722	3,055	4,165	5,295	5,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
Profit on Costs Profit on GDV	,																							
Cash Flow	-96,713	-1,692	-76,173	-63,447	-64,558	-5,295	389,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Opening Bala Closing Balar	a 0 .95713	-98,406	174 579	-238.027	302 584	307 880	81 900	81 900	81 900	81 900	81 900	81 900	81 900	81 900	81 900	81 900	81 900	81 900	81 900	81 900	81 900	81 900	81.900	
lower of the second sec								011000				- 1000												
ASH FLOW FOR CIL ADDITIONA	AL PROFIT	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	_
INCOME As Above	0	0	0	0	0	0	409,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE										_														
nd .	310,000																							
imp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
sements etc. als Acquisition	4,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nning Fee	335	0	0	0	0	0	ō	0	0	0	0	0	0	ō	ō	0	0	0	0	0	0	0	0	
hitects	5,435 453	0	5,435 453	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nning Consultants Ier Professional	906 2,265	0	906 2,265	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0		55,993	55,993	0	0	0	0	0	0	0	0	-	-	0	-	0	0	0	0	-	-	
		Ň	55,993 -253,322	00,993		0			Ů		U		0	0	0						0	0	U	
TENTIAL CIL		0	1,400 0	1,400 0	9,000 1,400 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TENTIAL CIL st CIL s106		0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TENTIAL CIL at CIL s106 titingency cormals	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TENTIAL CIL st CIL s106 normals ance Fees	10.000	0		0		5	5	0		0	0	0	0		-	-	-	0	0	0	0	a	U	
NTENTIAL CIL st CIL s106 ntingency normals ance Fees gal and Valuation	10,000 7,500	0													0	0	0							
TENTIAL CIL st CIL a 106 ntingency normals ance Fees gal and Valuation	10.000	0 0 0	0	0	0	0	12,285 2,048	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	
VTENTIAL CIL st CIL s106 entingency normals ance Fees gal and Valuation ents gals sc.	10,000 7,500	0		0 0 0 57,392	0 0 0 66,392	0 0 0	12,285 2,048 0 14,333	0	0 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 0	
di Codi-BCIS Base TSENTAL CLL st CLL s106 ritligency normatis anno Fees gal and Vakation ents ents sc. SST S BEFORE LAND INT AND	10,000 7,500 0 0	0	0 0 5,000	0	0	0 0 0	2,048 0	0 0 0	0 0 0	0	0	0	0	0	0 0 0	0	0	0	0	0	0	0 0 0	0 0 0	
TENTIALCL at CIL s106 tringency normals ance Rees gala Md Valuation ants gala STS BEFORE LAND INT AND CL calculation	10,000 7,500 0 0	0 0 0	0 0 5.000 -181,870	0 0 57,392	0 0 66,392	0	2,048 0 14,333	0	0	0	0	0	0	0	0	0 0 0	0	0	0	0 0	0	0	0	
TENTAL CIL cit. 106 etrogenoy comais ance Fees al and Valuation rets as c c STS BEFORE LAND INT AND CL calculation interess Proto on cost	10,000 7,500 0 0	0	0 0 5,000	0	0	0 0 0 5,295	2,048 0	0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0	0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0	0 0 0 0	0 0 0 0	
TENTIAL CLL at CLL 106 rtflogency normals anno Frees paint cll STS BEFORE LAND NT AND For Lackutation Profile on Coor Profile on COOr Profile on COOr	10,000 7,500 0 0 1 341,544	0 0 0 5,977	0 5,000 - 181,870 6,082	0 0 57,392 3,005	0 0 66,392 4,062		2,048 0 14,333 5,388	0	0	0	0	0	0	0	0	0 0 0	0	0	0	0 0	0	0 0 0	0	
VTENTALCIL STENTACIL INTEGENCY Intergency annote Fees gal and Vakation perts gats scs SS BEFORE LAND NT AND r CL calculation Interess Frote on cost	10,000 7,500 0 0	0 0 0	0 0 5.000 -181,870	0 0 57,392	0 0 66,392	0 0 0 5,295 -5,295	2,048 0 14,333	0	0	0	0	0	0	0	0	0 0 0 0	0	0	0	0 0	0	0 0 0	0	

Site Area Units	Location Green/brown fi Use Gross ha Net ha O	ield 0	Site 1 Kendal Green Agricultural 7.5 5.25 168	Site 2 Kendal Green Agricultural 8.33 5.8 174	Site 3 Kendal Brown Offices 0.31 0.31 13	Site 4 Kendal Green Scrub 0.43 0.3 12	Site 5 Arnside Green Paddock 1.1 1 35	Site 6 Grange Green Paddock 2 1.5 45	Site 7 Ulverston Brown Industrial 0.25 0.25 12	Site 8 Milnthorpe Green Agricultural 3.8 2.5 76	Site 9 Allithwaite Green Paddock 1 0.75 24	Site 10 Endmoor Green Paddock 0.7 0.5 15	Site 11 Penny Bridge Green Paddock 0.93 0.7 21	Site 12 Lune Valley Green Paddock 0.2 0.15 4	Site 13 Central SLDC rtn Brown Garage 0.2 0.2 5	Site 14 nel Peninsula Green Paddock 0.8 0.4 10	Site 15 Eastern Area Green Paddock 0.3 0.3 3	Site 16 Rural west Green Paddock 1 1
Mix	Market Intermediate to	-	74.36% 12.82%	74.36% 12.82%	74.36% 12.82%	74.36% 12.82%	74.36% 12.82%	43 74.36% 12.82%	74.36% 12.82%	74.36% 12.82%	74.36% 12.82%	74.36%	74.36% 12.82%	4 100.00% 0.00%	74.36% 12.82%	74.36% 12.82%	100.00% 0.00%	1 100.00% 0.00%
	Affordable Ren Social Rent	t	12.82% 0.00%	12.82% 0.00%	12.82% 0.00%	12.82% 0.00%	12.82% 0.00%	12.82% 0.00%	12.82% 0.00%	12.82% 0.00%	12.82% 0.00%	12.82% 0.00%	12.82% 0.00%	0.00% 0.00%	12.82% 0.00%	12.82% 0.00%	0.00% 0.00%	0.00% 0.00%
Alternativ	e Land Valu(£/ha £ sit		25,000 187,500	25,000 208,250	400,000 124,000	50,000 21,500	50,000 55,000	50,000 100,000	300,000 75,000	25,000 95,000	50,000 50,000	50,000 35,000	50,000 46,500	50,000 10,000	400,000 80,000	50,000 40,000	50,000 15,000	50,000 50,000
Uplift	£/ha £ sit		405,000 2,137,500	405,000 2,361,650	80,000 24,800	410,000 124,300	410,000 411,000	410,000 620,000	60,000 15,000	405,000 1,019,000	410,000 310,000	410,000 207,000	410,000 289,300	410,000 62,000	80,000 16,000	410,000 168,000	410,000 123,000	260,000 260,000
Viability T	hreshold £/ha £ sit		430,000 2,325,000	430,000 2,569,900	480,000 148,800	460,000 145,800	460,000 466,000	460,000 720,000	360,000 90,000	430,000 1,114,000	460,000 360,000	460,000 242,000	460,000 335,800	460,000 72,000	480,000 96,000	460,000 208,000	460,000 138,000	310,000 310,000
Residual \	Gross £/ha Net £/ha £ sit	а	579,703 828,147 4,347,773	443,554 637,036 3,694,807	24,165 24,165 7,491	643,011 921,649 276,495	507,242 557,966 557,966	518,586 691,448 1,037,171	-732,419 -732,419 -183,105	466,278 708,743 1,771,858	798,294 1,064,392 798,294	524,224 733,913 366,957	729,975 969,824 678,876	1,370,052 1,826,737 274,010	-107,642 -107,642 -21,528	<mark>422,344</mark> 844,688 337,875	496,158 496,158 148,847	68,788 68,788 68,788
Additiona	l Profit £ sit £/m		2,244,033 221	1,254,502 114	-147,382 -217	142,484 204	103,453 52	353,634 137	-282,456 -386	732,346 143	481,082 288	136,555 150	376,691 272	218,997 656	-123,032 -390	141,512 197	11,844 48	-253,322 -1,949

Base Sites % adjusted GIA 35% Aff.xlsn Cover



V2 Post Consultation

28/07/2014 16:50

Base Sites % adjusted GIA 35% Aff.xlsm Site make up

0

885

885

885

1,173

1,173

1,173



Number		Units	NET Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate	Locali	ty een/ Brov	wn rnative Use
			ha	Units/ha	m2	m2	m2/ha			£/m2			
Castle Green Road		60	3.08	19.48	83	5,005	1,625		3,913,910	782.00	Kendal	Green	Paddock
	—	Deda	No		m2	Tatal		DCIC	COST				
	-	Beds	NO			Total		BCIS	COST				
	Det 1	3			83.50	0.00		782	0				
	Det 2	3			90.50	0.00		782	0				
	Det 3	4	3		92.00	276.00		782	215,832				
	Det 4	4	5		111.00	555.00		782	434,010				
	Det 5	5	3		130.00	390.00		782	304,980				
	Det 6 Small Sc	4			92.00	0.00		1,149	0				
	Det 7 Small Sc	4			111.00	0.00		1,149	0				
	Det 8 Single	5			130.00	0.00		1,149	0				
	Semi 1	2			69.00	0.00		782	0				
	Semi 2	2	6		75.00	450.00		782	351,900				
	Semi 3	3	16		76.00	1,216.00		782	950,912				
	Semi 4	3	20		83.50	1,670.00		782	1,305,940				
	Semi 5	4			110.00	0.00		782	0				
	Ter 1	2			59.00	0.00		782	0				
	Ter 2	2	7		64.00	448.00		782	350,336				
	Ter 3	3	-		72.00	0.00		782	0				
	Ter 4	3			86.00	0.00		782	0				
		5			00.00	0.00		702	0				

61.00

74.00

90.00

61.00

74.00

90.00

Flat 1

Flat 1 Flat 2 Flat 3 Flat 1 High Flat 2 High Flat 3 High

1

2

3

0.00

0.00

0.00

0.00

0.00

0.00

10%

10%

10%

10%

10%

10%

Base Sites % adjusted GIA 35% Aff.xlsm Site make up



Number		Units	Area ha	Density erage Uni Units/ha	m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality een/Brov	vn rnative Use
South Ulverston		747	22.18	33.68	84	62,759	2,830		49,077,538	782.00	Ulverston Green	Agricultural
		Beds	No		m2	Total		BCIS	COST			
	Det 1	3		1	33.50	0.00		782	0			
	Det 2	3			90.50	0.00		782	0			
	Det 3	4			92.00	0.00		782	0			
	Det 4	4	100		1.00	11,100.00		782	8,680,200			
	Det 5	5	50	13	30.00	6,500.00		782	5,083,000			
	Det 6 Small Sc	4			92.00	0.00		1.149	0			
	Det 7 Small Sc	4		1:	1.00	0.00		1,149	0			
	Det 8 Single	5		13	30.00	0.00		1,149	0			
	Semi 1	2			59.00	0.00		782	0			
	Semi 2	2	150		75.00	11,250.00		782	8,797,500			
	Semi 3	3	150		76.00	11,400.00		782	8,914,800			
	Semi 4	3	150	1	33.50	12,525.00		782	9,794,550			
	Semi 5	4		1:	0.00	0.00		782	0			
	Ter 1	2			59.00	0.00		782	0			
	Ter 2	2	75		64.00	4,800.00		782	3,753,600			
	Ter 3	3	72		72.00	5,184.00		782	4,053,888			
	Ter 4	3		1	36.00	0.00		782	0			
	Flat 1	1			51.00	0.00	10%	885	0			
	Flat 2	2		-	74.00	0.00	10%	885	0			
	Flat 3	3			90.00	0.00	10%	885	0			
	Flat 1 High	1			51.00	0.00	10%	1,173	0			
	Flat 2 High	2			4.00	0.00	10%	1,173	0			
	Flat 3 High	3			90.00	0.00	10%	1,173	0			
Number		Units	Area	Density erage Uni		Developed	Density		Total Cost	Rate	Locality een/Brow	vn rnative Use
			ha	Units/ha	m2	m2	m2/ha			£/m2		
NEW LSC Edge		50	1.65	30.30	83	4,130	2,503		3,229,269	782.00	Furness Per Green	Paddock
		Beds	No		m2	Total		BCIS	COST			
	Det 1	3		1	33.50	0.00		782	0			
	Det 2	3			90.50	0.00		782	0			
	Det 3	4	2		92.00	184.00		782	143,888			
	Det 4	4	4	1:	1.00	444.00		782	347,208			
	Det 5	5	2	13	30.00	260.00		782	203,320			
	Det 6 Small Sc	4			92.00	0.00		1,149	0			
	Det 7 Small Sc	4		1:	1.00	0.00		1,149	0			
	Det 8 Single	5		13	30.00	0.00		1,149	0			
	Semi 1	2			59.00	0.00			0			
						0.00		782	0			
	Semi 2	2	6		75.00	450.00		782	351,900			
	Semi 2 Semi 3	3	13		75.00 76.00	450.00 988.00		782 782	351,900 772,616			
	Semi 3 Semi 4	3			75.00 76.00 83.50	450.00 988.00 1,419.50		782 782 782	351,900			
	Semi 3 Semi 4 Semi 5	3 3 4	13	1	75.00 76.00 83.50	450.00 988.00 1,419.50 0.00		782 782 782 782 782	351,900 772,616 1,110,049 0			
	Semi 3 Semi 4 Semi 5 Ter 1	3 3 4 2	13 17	1	75.00 76.00 83.50 10.00 59.00	450.00 988.00 1,419.50 0.00 0.00		782 782 782 782 782 782	351,900 772,616 1,110,049 0 0			
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	3 3 4 2 2	13		75.00 76.00 83.50 10.00 59.00 54.00	450.00 988.00 1,419.50 0.00 0.00 384.00		782 782 782 782 782 782 782 782	351,900 772,616 1,110,049 0 0 300,288			
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	3 3 4 2 2 2 3	13 17		75.00 76.00 83.50 10.00 69.00 64.00 72.00	450.00 988.00 1,419.50 0.00 0.00 384.00 0.00		782 782 782 782 782 782 782 782 782	351,900 772,616 1,110,049 0 0 300,288 0			
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	3 3 4 2 2 3 3 3	13 17		75.00 76.00 83.50 10.00 59.00 54.00 72.00 86.00	450.00 988.00 1,419.50 0.00 0.00 384.00 0.00 0.00		782 782 782 782 782 782 782 782 782	351,900 772,616 1,110,049 0 0 300,288 0 0 0			
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	3 3 4 2 2 3 3 3	13 17		75.00 76.00 33.50 10.00 59.00 54.00 72.00 86.00 51.00	450.00 988.00 1,419.50 0.00 384.00 0.00 0.00 0.00	10%	782 782 782 782 782 782 782 782 782 885	351,900 772,616 1,110,049 0 300,288 0 0 0 0 0			
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	3 3 4 2 2 3 3 3 1 2	13 17		75.00 76.00 33.50 40.00 59.00 54.00 72.00 86.00 51.00 74.00	450.00 988.00 1,419.50 0.00 384.00 0.00 0.00 0.00 0.00	10%	782 782 782 782 782 782 782 782 782 885 885	351,900 772,616 1,110,049 0 300,288 0 0 0 0 0 0 0			
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 3	3 3 4 2 3 3 3 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3	13 17		75.00 76.00 33.50 10.00 59.00 54.00 72.00 36.00 51.00 74.00 90.00	450.00 988.00 1,419.50 0.00 384.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10%	782 782 782 782 782 782 782 782 782 885 885 885	351,900 772,616 1,110,049 0 0 300,288 0 0 0 0 0 0 0 0 0 0 0 0 0			
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	3 3 4 2 3 3 3 1 2 3 3 1 2 3 1	13 17		75.00 76.00 33.50 10.00 59.00 54.00 72.00 86.00 51.00 74.00 50.00 51.00	450.00 988.00 1,419.50 0.00 0.00 384.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% 10%	782 782 782 782 782 782 782 782 782 885 885 885 885 885	351,900 772,616 1,110,049 0 0 300,288 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 3	3 3 4 2 3 3 3 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3	13 17		75.00 76.00 33.50 10.00 59.00 54.00 72.00 36.00 51.00 74.00 90.00	450.00 988.00 1,419.50 0.00 384.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10%	782 782 782 782 782 782 782 782 782 885 885 885	351,900 772,616 1,110,049 0 0 300,288 0 0 0 0 0 0 0 0 0 0 0 0 0			

Base Sites % adjusted GIA 35% Aff.xlsm For Apps

	Location Green/bro Use		Site 1 Kendal Green Paddock	Green Agricultural	; Peninsula Green Paddock
Site Area	Gross	ha	4.11	44.35	2.30
Units	Net	ha	3.08 60	22.18 747	1.65 50
Average L	Init Size	m2	83.42	84.01	82.59
Міх	Intermedi Affordable Social Ren	e Rent	12.82% 12.82%	12.82% 12.82%	12.82% 12.82%
Price	Market	£/m2	2,678	2,074	2,150
	Intermedi	a£/m2	1,465	1,465	1,465
	Affordable	-	1,137	1,050	1,050
	Social Ren	1£/m2	1,339	1,037	1,075
Grant and	Intermedi Affordable Social Ren	e £/unit			
Sales per	Quarter		8	60	0
Unit Build	Time		3	0	0
Alternativ Up Lift % Additiona	e Use Value I Uplift	£/ha % £/ha	25,000 20% 400,000	25,000 0% 400,000	25,000 0% 400,000
Easement Legals Acc		£ % land	0 1.5%	0 0.0%	0 0.0%
Planning F	<50 >50	£/unit £/unit	335 100	0 0	0 0
Architects	;	%	7.00%	0.00%	0.00%
QS / PM		%	0.50%	0.00%	0.00%
Planning (Consultants	%	1.00%	0.00%	0.00%
Other Pro	fessional	%	2.50%	0.00%	0.00%
	- BCIS Base	-	782	782	782
CfSH Flood		% £/m2	1.50%	1.50% 0	1.50%
Design		£/m2 £/m2		0	0
Lifetime		£/m2	11	11	11
Over-extr	a 3	£/m2			
Over-extra		£/m2	150/	2004	150/
Infrastruc Pre CIL s1		% £/Unit	15%	20%	15% 0
Post CIL s		£/Unit	2,500	0	0
		£/m2	50	20	0
Contingen		%	2.50%	10.00%	2.50%
Abnormal	S	% £/site	400,000	1,000,000	
	Form	C	25.000	-	0
FINANCE	Fees Interest	£ %	25,000 7.00%	0 0.00%	0 0.00%
	Legal and		10,000	0.0070	0.0070
SALES	Agents	%	3.00%	0.00%	0.00%
~	Legals	%	0.50%	0.00%	
	Misc.	£	5,000	0	0
Develope	n % of costs % of GDV	(before inte	0% 20%	0% 0%	0% 0%



5.00%

5.00%

50.00%

m2	%	Number		Price £/m2	GDV	GIA m2		DEVELOPME	INT COSTS							Planning fee Planning app 1	calc			1	Build Cost	/m2		
		60		£/m2	£	m2		LAND			/unit or m2	Total				Planning app 1 No dwgs	60	rate			BCIS CISH	782 12	1.50%	%
arket Housing 83.4	74%	45		2,678	9,964,900	3,722			Land Stamp Duty		33,149	99,446	1,988,916			No dwas unde No dwgs over	10 10	335 100	3,350 1,000		Energy Over-extra 1	0		
hared Ownership 83.4	13%	8		1,465	940,004	642			Easements etc Legals Acquisi	tion	1.50%	0 29,834	129,280					Total	4.350	J	Over-extra 2 Over-extra 3	11 0		
fordable Rent 83.4	13%	8		1,137	729,546	642		PLANNING													Over-extra 4 Infrastructure	0	15%	%
ocial Rent 83.4	0%	0		1,339	0	0			Planning Fee Architects		7.00%	4,350 382,635				Stamp duty c Land payment	alc - Residual		1 000 016			922		
rant and Subsidy Shared Owners Affordable Ren Social Rent	ship t			0	0 0 0				QS / PM Planning Cons Other Professi	ultants onal	0.50%	27,331 54,662 136,655	605,634			125,000 250,000 500,000	0% 1% 3%	1% 3% 4%	1,200,210					
ITE AREA - Net 3.08 H ITE AREA - Gross 4.11 H		19 15	/ha /ha		11,634,450	5,005		CONSTRUC	Build Cost - Bo s106 / CIL	CIS Based	922	4,614,760 336,086				1,000,000 above	4% 5%	5% 5% Total	99,446					
iales per Quarter 8 Init Build Time 3 (Quarters				RUN Residua	IMACRO ctri+	r	FINANCE	Contingency Abnormals		2.50%	115,369 400,000	5,466,215			Stamp duty c Land payment 125,000 250,000	0%	1%	1,355,300					
esidual Land Value Iternative Use Value plift 20%	Whole Site P 1,988,916 102,750 20,550	Per ha NET Per 645,752	r ha GROSS 483,921 25,000 5,000		RUN CIL MAC	ing balance = RO ctrl+l ing balance =	0		Fees Interest Legal and Valu	ation	7.00%	25,000	35,000			500,000 1,000,000 above	1% 3% 4% 5%	3% 4% 5% 5% Total	67,765					
Plus /ha 400,000 Viability Threshold	20,550 1,232,000 1,355,300		400,000 430,000			- g dega noa	0	SALES	Agents Legals		3.0% 0.5%	349,033 58,172				Pre CIL s106	0	E/ Unit (all)	67,765]				
dditional Profit	£/r 703,985	m2 189							Misc. Frofit % of costs (bef	ore interest)	0.00%	5,000	412,206	8,637,250		Post CIL s106 CIL	2,500 50	£/ Unit (all) £/m2 Total	336,086					
ESIDUAL CASH FLOW FOR INTER	REST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	% of GDV	Year 3 Q2	20.00% Q3	Q4	Q1	2,326,890 Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
NTS Started			4	8	8	8	8	8	8	8														
larket Housing hared Ownership				0	0	0	664,327 62,667	1,328,653 125,334	1,328,653 125,334	1,328,653 125,334	1,328,653 125,334	1,328,653 125,334	1,328,653 125,334	1,328,653 125,334	0	0	0	0	0	0	0	0	0	
ffordable Rent ocial Rent				0	0	0	48,636 0	97,273 0	97,273 0	97,273 0	97,273 0	97,273 0	97,273 0	97,273 0	0	0	0	0	0	0	0	0	0	
rant and Subsidy INCOME	0	0	0	0	0	0	0 775,630	0 1,551,260	0 1,551,260	0 1,551,260	0 1,551,260	0 1,551,260	0 1,551,260	0 1,551,260	0	0	0	0	0	0	0	0	0	
XPENDITURE tamp Duty asements etc.	99,446 0																							
egals Acquisition	29,834																[
ianning Fee rchitects S ianning Consultants	4,350 191,318 13,666 27,331		191,318 13,666 27,331 68,328																					
Other Professional	27,331 68,328																[
uld Cost - BCIS Base 106/CIL ontingency bnormals		0	102,550 7,469 2,564 8,889	307,651 22,406 7,691 26,667	512,751 37,343 12,819 44,444	615,301 44,811 15,383 53,333	615,301 44,811 15,383 53,333	615,301 44,811 15,383 53,333	615,301 44,811 15,383 53,333	615,301 44,811 15,383 53,333	410,201 29,874 10,255 35,556	205,100 14,937 5,128 17,778	0	0 0 0	0 0 0	0 0 0	0	0 0 0	0 0 0	0	0	0 0 0	0	
inance Fees	25,000 10,000																							
gents	0 0	0 0	0 0 5 000	0	0	0	23,269 3,878	46,538 7,756	46,538 7,756	46,538 7,756	46,538 7,756	46,538 7,756	46,538 7,756	46,538 7,756	0	0	0	0	0	0	0	0	0	
			0 5,000 427,113	0 0 364,414	0 0 607,357	0 0 728,829	23,269 3,878 755,976	46,538 7,756 783,123	46,538 7,756 783,123	46,538 7,756 783,123	46,538 7,756 540,180	46,538 7,756 297,237	46,538 7,756 54,294	46,538 7,756 54,294	0 0 0	0 0 0	0 0	0 0 0	0	0 0 0	0 0	0 0	0 0 0	
or Residual Valuatis Land profiles. COSTS BEFORE LAND INT AND I or Residual Valuatis Land Interest Profile on Costs Profile on Costs	0	0	5,000	0	0		3,878	7,756	7,756	7,756	7,756	7,756	7,756	7,756	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	
or Residual Valuatik Land Internet or Residual Valuatik Land Interest Profit on Costs Profit on DV	0 469,271 1,988,916	0 43,018	5,000 427,113 43,771	0 364,414 52,012	0 607,357 59,299	728,829 70,966	3,878 755,976 84,962	7,756 783,123 86,105	7,756 783,123 74,169	7,756 783,123 62,025	7,756 540,180 49,668	7,756 297,237 32,843	7,756 54,294 11,472	7,756 54,294 0	0	0	0	0	0	0	0	0	0	
or Residual Valuatik Land Internet or Residual Valuatik Land Interest Profit on Costs Profit on DV	0 469,271 1,988,916	0 43,018	5,000 427,113	0 364,414	0 607,357	728,829	3,878 755,976	7,756	7,756	7,756	7,756	7,756 297,237	7,756 54,294	7,756 54,294	0	0	0 0 0 2,326,890	0 0 0 2,326,890	0 0 0 2,326,890	0	0	0 0 0 2,326,890	0 0 0 2,326,890	2,
orens gals DSTS BEFORE LAND INT AND O SSTS BEFORE LAND INT AND O Interest Pridt on COSts Pridt on COSts Pridt on COSts Cash Row Costing Balan Chosing Balan	0 469,271 1,988,916 -2,458,188 0 -2,458,188	0 43,018 -43,018 2,501,206 -4 Year 1	5,000 427,113 43,771 -470,884 2,972,090	0 364,414 52,012 -416,426 -3,388,516	0 607,357 59,299 -666,656 -4,065,172	728,829 70,966 -799,794 -4,854,967 Year 2	3,878 755,976 84,962 -65,308 -4,920,274	7,756 783,123 86,105 682,032 -4,238,242	7,756 783,123 74,169 693,968 -3,544,274	7,756 783,123 62,025 706,112 -2,838,161 Year 3	7,756 540,180 49,668 961,412 -1,876,749	7,756 297,237 32,843 1,221,180 -655,569	7,756 54,294 11,472 1,485,493 829,924	7,756 54,294 0 1,496,966 2,326,890 Year 4	0	0 0 0 2,326,890	0	0 0 2,326,890 Year 5	0	0 0 2,326,890	0	0 0 2,326,890 Year 6	0 0 2,326,890	
or gers sgals SS SEPCRE LAND INT AND SS SEPCRE LAND INT AND Interest Potto an COSY Potto an COSY Potto an COSY Cash Plow Coering Balar Cooring Cooring Cooring Cooring Cooring Cooring Cooring Cooring Coo	0 469,271 1,988,916 -2,458,188 0 -2,458,188	0 43,018	5,000 427,113 43,771	0 364,414 52,012 -416,426	0 607,357 59,299 -666,656	728,829 70,966 -799,794	3,878 755,976 84,962 -66,308 -4,920,274 Q3	7,756 783,123 86,105 682,032 4,238,242 Q4	7,756 783,123 74,169 693,968 -3,544,274 Q1	7,756 783,123 62,025 706,112 -2,838,161 Year 3 Q2	7,756 540,180 49,968 961,412 -1,876,749 Q3	7,756 297,237 32,843 1,221,180 -655,569 Q4	7,756 54,294 11,472 1,485,493 829,924 Q1	7,756 54,294 0 1,496,966 2,326,890 Year 4 Q2	0	0	0	0 0 2,326,890	0	0	0	0 0 2,326,890	0	
or gents tiges to be BEFORE LAND INT AND I DOTS BEFORE LAND INT AND I DOTS BEFORE LAND INT AND I Police Internet Police Internet Police Internet Police Internet Police Internet Comma Balant Comma Balant Comma Balant Comma Balant RCOME INCOME	0 469,271 1,988,916 -2,458,188 0 -2,458,188	0 43,018 -43,018 2,501,206 -4 Year 1	5,000 427,113 43,771 -470,884 2,972,090	0 364,414 52,012 -416,426 -3,388,516	0 607,357 59,299 -666,656 -4,065,172	728,829 70,966 -799,794 -4,854,967 Year 2	3,878 755,976 84,962 -65,308 -4,920,274	7,756 783,123 86,105 682,032 -4,238,242	7,756 783,123 74,169 693,968 -3,544,274	7,756 783,123 62,025 706,112 -2,838,161 Year 3	7,756 540,180 49,668 961,412 -1,876,749	7,756 297,237 32,843 1,221,180 -655,569	7,756 54,294 11,472 1,485,493 829,924	7,756 54,294 0 1,496,966 2,326,890 Year 4	0	0 0 0 2,326,890	0	0 0 2,326,890 Year 5	0	0 0 2,326,890	0	0 0 2,326,890 Year 6	0 0 2,326,890	
or an approximation of the second sec	0 469,271 1,988,916 2,458,188 0 -2,458,188 0 1,365,300	0 43,018 -43,018 2,501,206 -4 Year 1	5,000 427,113 43,771 -470,884 2,972,090 Q3 0	0 364,414 52,012 -416,426 -3,388,516 Q4 Q4 0	0 667,357 59,299 -666,656 -4,056,172 Q1 0	728,829 70,966 -799,794 -4,854,967 Year 2	3,878 755,976 84,962 -66,308 -4,920,274 Q3	7,756 783,123 86,105 682,032 4,238,242 Q4 1,551,260	7,756 783,123 74,169 693,968 -3,544,274 Q1	7,756 783,123 62,025 706,112 -2,838,161 Year 3 Q2 1,551,260	7,756 540,180 49,968 961,412 -1,876,749 Q3	7,756 297,237 32,843 1,221,180 -655,569 Q4 1,551,260	7,756 54,294 11,472 1,485,493 829,924 Q1	7,756 54,294 0 1,496,966 2,326,890 Year 4 Q2	0 0 2,326,890 Q3 0	0 0 0 2,326,890	0 0 2,326,890	0 0 2,326,890 Year 5	0 0 0 2,326,890 Q3 0	0 0 2,326,890 Q4 0	0	0 0 2,326,890 Year 6 02 0	0 0 2,326,890	
Protocology Control of the second sec	0 469,271 1,989,916 2,455,188 0 .2,459,188 0 .2,459,188 0 1,365,300 0 1,355,300 67,765	0	5,000 427,113 43,771 -470,884 2,972,090 Q3 0 0	0 364,414 52,012 -416,426 -3,388,516 Q4 0 0	0 607,357 59,299 -666,656 -4,055,172 Q1 0 0	728,829 70,966 -799,794 -4,854,967 Year 2 Q2 0 0	3,878 755,976 84,962 -65,308 -4,920,274 Q3 775,630 0 0	7,756 783,123 86,105 682,032 4,238,242 04 1,551,260 0	7,756 783,123 74,169 603,968 -3,544,274 Q1 1,551,260 0 0	7,756 783,123 62,025 706,112 -2,838,161 Year 3 Q2 1,551,260 0 0	7,756 540,180 49,668 961,412 -1,876,749 Q3 1,551,260 0 0	7,756 297,237 32,843 1,221,180 -655,569 Q4 1,551,260 0	7,756 54,294 11,472 1,485,493 829,924 Q1	7,756 54,294 0 1,496,966 2,326,890 Year 4 Q2 1,551,260 0 0	0 0 2,326,890 0 0 0	0 0 0 2.326,890 0 0	0 0 2,326,890 0 0 0	0 0 2,326,890 Year 5	0 0 0 2,326,890 0 0 0	0 0 2,326,890 Q4 0	0 0 2,326,890 0 0 0 0	0 0 2,326,890 Year 6 02 0	0 0 2,326,890	
An and a second	0 469,271 1,988,916 2,458,188 0,2,458,188 -2,458,	0 - 43,018 - 43,018 - 2,501,206 - 42 - 43,018 -	5,000 427,113 43,771 470,884 2,972,090 0 0	0 364,414 52,012 -416,426 -3,388,516 Q4 0 0 0 0 0	0 607,357 59,299 -666,656 -4,065,172 0 0 0	728,829 70,366 -799,794 -4,854,967 Year 2 Q2 0 0	3,878 755,976 84,962 -65,308 -4,920,274 Q3 775,630 0 0 0 0	7,756 783,123 86,105 682,032 4,238,242 04 1,551,260 0 0 0	7,756 783,123 74,169 693,968 -3,544,274 01 1,551,260 0 0	7.756 783,123 62,025 706,112 -2,838,161 Year 3 Q2 1,551,260 0 0 0	7,756 540,180 49,668 961,412 -1,876,749 Q3 1,551,280 0	7,756 297,237 32,843 1,221,180 -655,569 Q4 1,551,260 0 0 0	7,756 54,294 11,472 1,485,493 829,924 Q1	7,756 54,294 0 1,496,966 2,326,890 Year 4 Q2 1,551,260 0 0 0	0 0 2,326,890 0 0 0 0	0 0 0 0 2.326,690 0 0 0	0 0 2,326,890	0 0 2,326,890 Year 5	0 0 0 2,326,890 0 0 0 0 0 0 0 0	0 0 2,326,890 Q4 0 0 0	0 0 2.336,890 0 0	0 0 2,326,890 Year 6 Q2 0 0	0 0 2,326,890	
Ar Adda Ar Adda Adda Ar Adda A	0 469,271 1,988,916 2,458,188 0 2,458,188 -2,458,188 0 1,355,300 67,765 0 20,330 4,350 191,318	0	5,000 427,113 43,771 -470,884 2,972,090 0 0 0 191,318 19,075	0 364,414 52,012 -416,426 -3,388,516 Q4 0 0	0 607,357 59,299 -666,656 -4,055,172 Q1 0 0	728,829 70,966 -799,794 -4,854,967 Year 2 Q2 0 0	3,878 755,976 84,962 -65,308 -4,920,274 Q3 775,630 0 0	7,756 783,123 86,105 682,032 4,238,242 04 1,551,260 0	7,756 783,123 74,169 603,968 -3,544,274 Q1 1,551,260 0 0	7,756 783,123 62,025 706,112 -2,838,161 Year 3 Q2 1,551,260 0 0	7,756 540,180 49,668 961,412 -1,876,749 Q3 1,551,260 0 0	7,756 297,237 32,843 1,221,180 -655,569 Q4 1,551,260 0	7,756 54,294 11,472 1,485,493 829,924 Q1	7,756 54,294 0 1,496,966 2,326,890 Year 4 Q2 1,551,260 0 0	0 0 2,326,890 0 0 0	0 0 0 2.326,890 0 0	0 0 2,326,890 0 0 0	0 0 2,326,890 Year 5	0 0 0 2,326,890 0 0 0	0 0 2,326,890 Q4 0	0 0 2,326,890 0 0 0 0	0 0 2,326,890 7ear 6 02 0	0 0 2,326,890	
remain and the second sec	0 469.271 1,988.916 2,468,188 0 -2,468,188 0 -2,468,188 0 1,365,300 1,365,300 1,365,300 1,97,755 0 20,330 4,550 191,318 13,666 27,331 191,328 13,666 191,328 191,	0	5,000 427,113 43,771 -470,884 2,972,090 0 0 0 191,318 19,075	0 364,414 52,012 -416,426 -3,388,516 0 0 0 0 0 0	0 607,357 59,299 -666,656 -4.065,172 0 0 0 0 0 0 0 0 0 0	728,829 70,966 -799,794 -4,854,967 Q2 Q2 0 0 0 0	3,878 755,976 84,962 -65,308 -4,920,274 Q3 7775,630 0 0 0 0	7,756 783,123 86,105 682,032 4,238,242 0,4 1,551,260 0 0 0 0	7,756 783,123 74,169 693,968 -3,544,274 0 1,551,260 0 0 0 0	7,756 783,123 62,025 706,112 -2,838,161 Year 3 02 1,551,260 0 0 0 0 0 0 0	7,756 540,180 49,668 961,412 -1,876,749 Q3 1,551,260 0 0	7,756 297,237 32,843 1,221,180 -655,569 Q4 1,551,260 0 0 0	7,756 54,294 11,472 1,485,493 829,924 Q1	7,756 54,294 0 1,496,966 2,326,890 Year 4 Q2 1,551,260 0 0 0 0 0 0	0 0 2,326,890 0 0 0 0 0 0 0 0 0 0 0	0 0 2.326.890 0 4 0 0 0 0 0 0 0	0 0 2,326,890 0 0 0	0 0 2,326,890 Year 5	0 0 0 2,326,690 0 0 0 0 0 0 0 0 0	0 0 2,326,890 Q4 0 0 0 0	0 0 2.326,890 0 0 0 0 0 0 0 0	0 0 2,326,890 Year 6 Q2 0 0	0 0 2,326,890	
Arrow Contents Arrow Content Arrow Con	0 469,271 1,949,916 2,455,188 0 2,455,188 0 2,455,188 0 1,355,300 67,765 0 20,330 4,350 191,318 1,3668	0	5,000 427,113 43,771 -470,884 2,972,090 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 364,414 52,012 -416,426 -3,388,516 0 0 0 0 0 0	0 607,357 59,299 -0666,656 -4,065,172 0 0 0 0 0 0 0 0 0 0 0 0 0	728,829 70,966 -799,794 -4,854,967 Q2 Q2 0 0 0 0	3,878 755,976 -65,308 -4,920,274 Q3 775,630 0 0 0 0 0 0 0 0 0	7,756 783,123 86,105 682,032 4,238,242 0,4 1,551,260 0 0 0 0	7,756 783,123 74,169 693,968 -3,544,274 0 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0	7,755 783,123 62,025 706,112 -2,838,161 Year 3 Q2 1,551,260 0 0 0 0 0 0 0 0	7,756 540,180 49,668 961,412 -1,876,749 Q3 1,551,260 0 0	7,756 297,237 32,843 1,221,180 4555,569 Q4 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 54,294 11,472 1,485,493 829,924 Q1	7,756 54,294 0 1,496,966 2,326,890 Year 4 Q2 1,551,260 0 0 0 0 0 0	0 0 2,326,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 Year 5	0 0 0 2,326,890 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890	
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Print P	0 469.271 1.948,916 2.458,188 0 -2.459,188 0 -2.459,188 0 1.960,97 0 1.365 0 0 1.345 0 0 0 0 0 0 0 0 0 0 0 0 0	0 - 43,018 - 43,018 - 43,018 - 22,501,206 - 22 Year 1 Q2 - 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,000 427,113 43,771 470,884 2,972,090 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 364,414 52,012 -416,426 -3,388,546 0 0 0 0 0 0 0 0 0 0 0 0 0	0 607,357 59,299 -666,656 -4,655,172 0 0 0 0 0 0 0 0 0 0 0 0 0	728,829 70,966 -799,794 -4,854,967 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,878 755,976 84,962 -65,308 -4,920,274 0 0 775,630 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 783,123 86,105 662,032 4,238,242 0,4 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 783,123 74,169 693,968 -3,544,274 01 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 783,123 62,025 705,112 -2,838,161 Year 3 Q2 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 540,180 49,668 961,412 -1,876,749 Q3 1,551,269 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 297,237 32,843 1,221,180 -655,569 -04 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 54,294 11,472 1,485,493 829,924 Q1	7,756 54,294 0 1,496,965 2,306,800 Year 4 Q2 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.336,6800 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 2,326,890 Year 5	0 0 2,325,8900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,325,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890	
or Residual Value Lare To ST SETCRE LARD MT AND OTS SETCRE LARD MT AND OTS SETCRE LARD MT AND OTS SETCRE LARD MT AND Instruction Partial additional Cash Partial Cash Partial C	0 469,271 1,368,918 0 -2,468,188 0 2,2468,188 0 1,365,300 67,765 20,330 4,350 191,318 191,318 191,318 191,318 0 0 0 0 2,5,331 26,531 0 0 25,500 10,000		5.000 427,113 43,771 43,771 43,771 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 354,414 52,012 -416,426 -3,388,846 0 0 0 0 0 0 0 0 0 0 0 0 0	0 607,357 59,299 -666,656 -4,065,172 0 0 0 0 0 0 0 0 0 0 0 0 0	728,829 70,966 -799,794 -4,854,967 Q2 Q2 Q2 Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q	3,879 755,576 64,962 -65,308 -4,920,274 -3,200,274 -4,200,274 -4,200,274 -4,200,274 -4,200,274 -4,200,274 -4,200,274 -4,200,274 -4,200,274 -4,200,274 -4,200,274 -4,200,276 -4,2	7,756 783,123 86,105 682,002 4,238,242 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 783,123 74,169 693,968 -3,544,274 0 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 783,123 62,025 706,112 -2,238,161 Year 3 Q2 1,551,280 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 540,180 49,558 961,412 1,575,240 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 377,237 322,843 1,221,180 4055,569 04 1,551,280 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 54,294 11,472 1,485,493 829,924 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 54,294 0 1,496,996 2,326,890 Year 4 Q2 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,8890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.336,890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,326,800 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 Year 5	0 0 0 2,328,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.356.890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.326.890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,326,890 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890	
or Residual Values Laco Int Aeo Ort Residual Values Laco Internet Control Internet Performance Performance Performance Performance Performance Control Bala Control Bala Contr	0 469.271 1.948,916 2.458,188 0 -2.459,188 0 -2.459,188 0 1.960,97 0 1.365 0 0 1.345 0 0 0 0 0 0 0 0 0 0 0 0 0		5.000 427,113 43,771 43,771 43,771 43,771 43,771 43,771 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 364,414 52,012 -416,426 3,338,516 0 0 0 0 0 0 0 0 0 0 0 0 0	0 607,357 59,299 -666,656 -4,065,172 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0	728,829 70,966 -799,794 -4,854,967 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,878 755,976 84,962 -66,308 -4,920,274 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 763,123 86,105 682,032 4,238,242 0 4,238,242 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 783,123 74,169 693,968 -3,544,274 0 1,551,269 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 783,123 62,025 706,112 -2,838,161 Year 3 Q2 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 540,180 49,668 961,412 -1,876,749 Q3 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 297,237 32,843 1,221,180 4055,569 04 1,551,280 0 0 0 0 0 0 0 	7,756 54,294 11,472 1,485,493 823,924 Q1 1,551,280 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 54,294 0 1,496,966 2,326,890 Year 4 Q2 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.326,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2306,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,326,800 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 Year 5	0 0 2,328,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.326.890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.336,890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890	
Prediction P	0 469,271 1,389,916 2,465,188 0 2,465,188 0 1,365,300 1,365,300 1,365,300 1,365,300 0,2,330 4,330 0,2,330 0,2,330 0,2,330 0,2,330 0,2,330 0,0 0,0 0,0 0,0 0,0 0,0 0,0	0 - -43,018 - -43,018 - -43,018 - -2,012,02	5.000 427,113 43,771 43,771 43,771 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 354,414 52,012 -416,426 0 -3,388,846 0 0 0 0 0 0 0 0 0 0 0 0 0	0 467.357 59.299 468.656 4.055.172 0 0 0 0 0 0 0 0 0 0 0 0 0	728,829 70,966 -799,794 -4,854,967 Q2 Q2 Q2 Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q	3,379 755,576 84,962 -65,308 4,920,274 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 783,123 86,106 682,002 4,238,242 04 1,551,280 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 78,122 74,169 603,969 3,354,274 0 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7.756 783,122 62,025 705,112 2,838,161 Year 3 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 540,180 49,668 961,412 1,876,740 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 397,237 32,843 1,221,180 4,655,569 04 1,551,280 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 54,294 11,472 1,485,493 829,924 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 54,294 0 1,496,996 2,326,890 Year 4 Q2 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,8890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.336,890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,326,800 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 Year 5	0 0 0 2,328,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.356.890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.326.890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,326,890 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890	
Press	0 469,271 1,389,916 2,465,188 0 2,465,188 0 1,365,300 1,365,300 1,365,300 1,365,300 0,2,330 4,330 0,2,330 0,2,330 0,2,330 0,2,330 0,2,330 0,0 0,0 0,0 0,0 0,0 0,0 0,0		5.000 427,113 43,771 43,771 43,771 43,771 6 470,884 2,972,090 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 364,414 52,012 -416,426 -416,426 0 -3,388,566 0 0 0 0 0 0 0 0 0 0 0 0 0	0 467.357 59.299 468.656 4.055.172 0 0 0 0 0 0 0 0 0 0 0 0 0	788.829 70,366 -759,774 4.854.367 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,379 755,576 84,962 4520,274 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,7,56 783,123 865,105 682,032 4,238,242 4,238,242 4,238,242 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 78,122 74,169 603,969 3,354,274 0 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7756 778,122 62,025 708,112 2,288,161 0,2 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 540,180 49,668 961,412 1,878,740 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 297,237 22,243 1,221,180 465,560 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 54,234 11,472 11,472 11,475,493 293,924 0 0 0 0 0 0 0 0 0 0 0 0 0	1,496,599 1,496,599 2,2556,890 2,2556,890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,8890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.336.6900 0 0 0 0 0 0 0 0 0 0 0 0	0 2,326,800 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890 Year 5	0 0 0 2,328,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.356.890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.326.890 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,326,890 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890	
President of the second	0 469,271 1,389,916 2,465,188 0 2,465,188 0 1,365,300 1,365,300 1,365,300 1,365,300 0,2,330 4,330 0,2,330 0,2,330 0,2,330 0,2,330 0,2,330 0,0 0,0 0,0 0,0 0,0 0,0 0,0		5.000 427,113 427,711 43,771 43,771 43,771 43,771 6 43,771 6 6 7 7 7,884 6 7 7 7,884 6 7 7 7,884 6 7 7 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	0 364414 52.012 -416.426 0 0 0 0 0 0 0 0 0 0 0 0 0	0 407.357 59.299 4.665.676 4.665.772 0 0 0 0 0 0 0 0 0 0 0 0 0	788.823 70,966 -799,794 -4,855.867 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,379 755,376 46,308 4-9,20,274 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 783,123 86,105 4,238,242 4,238,242 04 1,551,260 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 78,123 74,169 003,966 3,544,274 0 1,591,260 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7.756 705.122 62.025 705.122 2.838.161 1.651.260 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 540,150 40,665 961,412 1,575,740 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 287,237 32,843 1,221,180 4,655,569 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 54,294 11,472 1,485,493 923,054 01 1,557,269 0 0 0 0 0 0 0 0 0 0 0 0 0	7,756 54,294 0 1,466,396 2,256,890 2,256,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.336.890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.356.000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 2336,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,336,890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.155.890 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2.356.860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 0 2.394.890 02 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,326,890	

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1.50%

20%

NCOME	Av Size m2	%	Number 747		Price £/m2	GDV £	GIA m2		DEVELOP	IENT COSTS					Planning fee calc Planning app 1	dwas	rate		Build Cost BCIS
			741		20002	-			LAND		/unit or m2	Total			No dwas	747	1816		CISH
Aarket Housing	84.0	74%	555		2 074	96,776,920	46.668			Land	7.968		5.952.166		No dwas unde	697	0	0	Energy
										Stamp Duty		297.608			No dwas over	697	0	0	Over-extra 1
hared Ownership	84.0	13%	96		1,465	11,786,956	8.046			Easements etc.		0					Total	0	Over-extra 2
										Legals Acquisition	0.00%	0	297,608						Over-extra 3
fordable Rent	84.0	13%	96		1,050	8,447,989	8,046												Over-extra 4
									PLANNING										Infrastructure
ocial Rent	84.0	0%	0		1,037	0	0			Planning Fee		0			Stamp duty calc	Residual			
										Architects	0.00%	0			Land payment			5,952,166	
rant and Subsidy	Shared Ownership				0	0				QS / PM	0.00%	0			125,000	0%	1%		
	Affordable Rent				0	0				Planning Consultants	0.00%	0			250,000	1%	3%		
	Social Rent				0	0				Other Professional	0.00%	0	0		500,000	3%	4%		
															1,000,000	4%	5%		
TE AREA - Net	22.18 ha		34	/ha	1	117,011,865	62,759		CONSTRUC						above	5%	5%		
TE AREA - Gross	44.35 ha		17	/ha						Build Cost - BCIS Based	961	60,319,558					Total	297,608	
										s106 / CIL		933,352 6.031,956							
										Contingency	10.00%				Stamp duty calc	- Add Profit		9.980.750	
ales per Year nit Build Time	60 1 Quarte	rs Years								Abnormals		1,000,000	68,284,865		Land payment 125.000	0%	1%	9,980,750	
nit Build Time	1 Quarte	is years				RUN Residual N			FINANCE						125,000	1%	1%		
	Wh	le Site	Perha NET Peri	to GROSS			belance = 42	477 226	PINANCE	Fees		0			500.000	3%	4%		
esidual Land Valu		.952.166	268.357	134,209		Croang	100101100 = 42			Interest	0.00%	0			1.000.000	4%	5%		
ternative Use Valu		.108.750	200,001	25.000		RUN CIL MACR	O citrial			Legal and Valuation	0.00%	0	0		above	5%	5%		
sinarre cae rais		.100,750		10,000			z balance = 43	000.074		cegnino monori		0			abore	3.76	Total	499.038	
		872 000		400.000		Croang	paramore 40	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	SALES						·		(Solid	400.000	
		.980.750		425.000	6	Check on phasing du	V2E 0.0E		UNLLU	Agents	0.0%	0			Pre CIL s106	0 £/	Unit (all)		
	,					corre				Legals	0.0%	0				То	tal		
		£	/m2							Misc.		0	0	74,534,639				-	
dditional Profit		.116.162	-110												Post CIL s10	0	E/ Unit (all)		
									Developers	Profit					CIL	20	£/m2		
										% of costs (before interest)	0.00%			0			Total	933,352	
										% of GDV	0.00%								

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
COME																								
NITS Started	24	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	3							
Aarket Housing		3,109,299	6,218,597	6,218,597	6,218,597	6,218,597	6,218,597	6,218,597	6,218,597	6,218,597	6,218,597	6,218,597	6,218,597	6,218,597	6,218,597	6,218,597	6,218,597	388,662	0	0	0	0	0	0
shared Ownership		378,697	757,395	757,395	757,395	757,395	757,395	757,395	757,395	757,395	757,395	757,395	757,395	757,395	757,395	757,395	757,395	47,337	0	0	0	0	0	0
Wordable Rent		271,421	542,843	542,843	542,843	542,843	542,843	542,843	542,843	542,843	542,843	542,843	542,843	542,843	542,843	542,843	542,843 0	33,928	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
irant and Subsidy	0	3,759,417	7.518.835	7.518.835	7.518.835	7.518.835	7.518.835	7.518.835	7.518.835	7.518.835	7.518.835	7.518.835	7.518.835	7.518.835	7.518.835	7.518.835	7.518.835	469.927	0	0	0	0	0	0
INCOME	0	3,759,417	7,516,635	7,516,635	7,516,635	7,516,635	7,510,035	7,516,635	7,516,635	7,516,635	7,516,635	7,516,635	7,516,635	7,516,635	7,516,635	7,516,635	7,516,635	463,327		U	U	0	0	U
XPENDITURE																								
tamp Duty	297,608																							
asements etc.	0																							
egals Acquisition	0																							
lanning Fee	0																1				1			
rchitects	0																1				1			
IS	0																							
Planning Consultants	0																							
ther Professional	0																							
uild Cost - BCIS Base		1,937,978	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	242,247	0	0	0	0	0	0
106/CIL		29,987	59,974	59,974	59,974	59,974	59,974	59,974	59,974	59,974	59,974	59,974	59,974	59,974	59,974	59,974	59,974	3,748	0	0	0	0		
Contingency		193,798	387,596	387,596	387,596	387,596	387,596	387,596	387,596	387,596	387,596	387,596	387,596	387,596	387,596	387,596	387,596	24,225	0	0	0	0	0	0
bnormals		32,129	64,257	64,257	64,257	64,257	64,257	64,257	64,257	64,257	64,257	64,257	64,257	64,257	64,257	64,257	64,257	4,016	0	0	0	0	0	0
inance Fees	0																							
	0																							
egal and Valuation	-																							
gents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Asc.			0																					
OSTS BEFORE LAND INT AND P	297,608	2,193,891	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	274,236	0	0	0	0	0	0
		1																						
or Residual Valuati Land Interest	5,952,166	0	0		0	0	0	0	0	0		0	0	0	0	0	0	0		0	0	0	0	0
Profit on Costs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																	1				1			0
Protit on GDV																	1				1			0
Cash Flow	-6.249.774	1.565.526	3.131.052	3.131.052	3.131.052	3.131.052	3.131.052	3.131.052	3.131.052	3.131.052	3.131.052	3.131.052	3.131.052	3.131.052	3.131.052	3.131.052	3.131.052	195.691	0	0	0	0	0	0
Opening Balar	0	1,303,320	3,131,034	3,131,032	3,131,032	3,131,032	3,131,032	3,131,034	3,131,032	3,131,034	3,131,032	3,131,032	3,131,032	3,131,034	3,131,032	3,131,032	3,131,032	120,001		0	Ū	0	0	
Closing Balan	-6.249.774	4 684 248	-1.553.196	1 577 856	4,708,909	7 839 961	10.971.013	14 102 065	17 233 117	20 364 170	23.495.222	28 626 274	29 757 326	32 888 378	36 019 430	39 150 483	42 281 535	42 477 226	42 477 228	42 477 226	42.477.226	42 477 226	42 477 228	42 477 22
Croany Datas		-,	1,000,120	1,017,000		1,000,001	10,010										 repeating to do d 			10,111,000		100,007,0000	044,111,44	

CASH FLOW FOR CIL ADDITIONA	L PROFIT																							
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
COME As Above																								
INCOME	0	3,759,417	7,518,835	7,518,835	7,518,835	7,518,835	7,518,835	7,518,835	7,518,835	7,518,835	7,518,835	7,518,835	7,518,835	7,518,835	7,518,835	7,518,835	7,518,835	469,927	0	0	0	0	0	0
XPENDITURE																								
and	9,980,750																							
tamp Duty	499.038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
amp buty asements etc.	0			-		-		0	0	-		0	-	0		0	-	-	-	-	-	-	-	0
	0	0	0	0	ő	ě			0		0	0		0		0			ě					
egals Acquisition	0	U	0	0	0	0	0	0	0	0	0	U	U	U	0	0	0	0	0	0	U	0	0	0
fanning Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rchitects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0S	0	0	0	0	0		0	0	0	0	0	0		0	0	0	0			0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ther Professional	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0
		0	0	0				0	0		0	0		0		0	0			0	Ŭ		0	0
uild Cost - BCIS Base	0	1,937,978	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	3,875,956	242,247	0	0	0	0	0	0
OTENTIAL CIL			-5,116,162																					
ost CIL s106			29.987	59.974	59.974	59.974	59.974	59.974	59.974	59.974	59.974	59.974	59.974	59.974	59.974	59.974	59.974	59.974	3.748	0		0	0	0
Contingency	0	193,798	387.596	387.596	387.596	387,596	387.596	387,596	387,596	387,596	387.596	387,596	387.596	387,596	387.596	387.596	387.596	24,225	0	ō	ō	ō	ō	ō
brormals	0	32,129	64.257	64.257	64.257	64.257	64.257	64.257	64.257	64,257	64,257	64.257	64,257	64,257	64.257	64.257	64,257	4.016	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lisc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND P	10,479,788	2,163,904	-758,367	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	4,387,783	330,462	3,748	0	0	0	0	0
or CIL calculation																								
Interest		0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	. 0	0	0	0
Profit on cost																								0
Profit on GDV																					1			0
Cash Flow	-10,479,788	1,595,513	8,277,202	3,131,052	3,131,052	3,131,052	3,131,052	3,131,052	3,131,052	3,131,052	3,131,052	3,131,052	3,131,052	3,131,052	3,131,052	3,131,052	3,131,052	139,465	-3,748	0	0	0	0	0
Opening Bala	0																				1			
Closing Balar	-10,479,788	-8,884,274	-607,073	2,523,980	5,655,032	8,786,084	11,917,138	15,048,188	18,179,241	21,310,293	24,441,345	27,572,397	30,703,449	33,834,501	36,965,554	40,096,606	43,227,658	43,367,123	43,363,374	43,363,374	43,363,374	43,363,374	43,363,374	43,363,37

INCOME																									
	Av Size m2	%	Number 50		Price £/m2	GDV £	GIA m2		DEVELOPME	INT COSTS							Planning fee o Planning app I	alo dwgs	rate			Build Cost BCIS	/m2 782		
									LAND			/unit or m2	Total				No dwgs	50				CfSH	12	1.50%	
Market Housing	82.6	74%	37		2,150	6,601,997	3,071			Land Stamp Duty		18,088	36 175	904.385			No dwas unde No dwas over	50	0	0		Energy Over-extra 1	0		
Shared Ownership	82.6	13%	6		1,465	775,574	529			Easements et	2.		0				NO DWSS OVER	U	Total	0		Over-extra 2	11		
Alle edeble De et	82.6	13%			1,050	555,872	529			Legals Acquis	tion	0.00%	0	36,175								Over-extra 3 Over-extra 4	0		
Attordable Rent		13%	6				529		PLANNING													Over-extra 4 Infrastructure	117	15%	
Social Rent	82.6	0%	0		1,075	0	0			Planning Fee Architects		0.00%	0				Stamp duty ca	alc - Residual		904 295		L	922		
Grant and Subsidy S	Shared Owners	ihip			0	0				Architects QS / PM		0.00%	0				Land payment 125,000	0%	1%	904,385					
	Affordable Ren	e .			0	0				Planning Cons		0.00%	0				250.000	1% 3%	3%						
5	Social Rent				0	0				Other Profess	onal	0.00%	0	0			500,000	3%	4% 0%						
SITE AREA - Net	1.65		30	/ha		7,933,443	4,130		CONSTRUCT								above	4% 5%	4%						
SITE AREA - Gross	2.30	ha	22	/ha						Build Cost - B s106 / CIL	JIS Based	922	3,807,523						Total	36,175					
										Contingency		2.50%	95,188				Stamp duty ca	alc - Add Profit							
Sales per Quarter	0									Abnormals			0	3,902,711			Land payment 125,000	0%	1%	717,500					
Unit Build Time	0 1	Quarters				RUN Residual			FINANCE								250.000	1%	3%						
		Whole Site 904.385	Per ha NET 548.112	Per ha GROSS		Closin	g balance = #	DIV/01		Fees Interest		0.00%	0				500,000	3% 4%	4% 0%						
Residual Land Value Alternative Use Value	-	57,500	548,112	393,211 25,000		RUN CIL MACE	O ctrl+l			Legal and Valu	ation	0.00%	0	0			above	4% 5%	4%						
Uplift	0%	0		0		Closin	g balance = #	DIV/0											Total	28,700					
Pius /ha Viabilit	400,000	660,000 717,500		400,000		Check on phasing	degs nos		SALES	Agents		0.0%	0				Pre CIL s106	0 1	£/ Unit (all)	1					
	,					corre	ict			Legals		0.0%	0						Total	0					
Additional Profit		195 904	2/m2 64							Misc.			0	0	4,843,271		Post CIL s106	0	£/ Unit (all)						
								1	Developers P								CIL	0	£/m2						
										% of costs (be % of GDV	ore interest)	0.00%			0				Total	0					
										201001		0.00 %			,										
RESIDUAL CASH FLO	OW FOR INTE		Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4		Year 3 Q2	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME		Q1	u2	u3						Q1					Q2	43	44	u1	u2	43	u4	ut	Q2	43	Q4
UNITS Started				2	5	5	5	5	5	5	5	5	5	3				205	,	,					
Market Housing Shared Ownership					0	0	0	264,080 31,023	660,200 77,557	660,200 77,557	660,200 77,557	660,200 77,557	660,200 77,557	660,200 77,557	660,200 77,557	660,200 77,557	660,200 77,557	396,120 46,534	0	0	0	0	0	0	0
Affordable Rent					0	0	0	22,235	55,587	55,587	55,587	55,587	55,587	55,587	55,587	55,587	55,587	33,352	0	0	0	0	0	0	0
Social Rent Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	317,338	793,344	793,344	793,344	793,344	793,344	793,344	793,344	793,344	793,344	476,007	0	0	0	0	0	0	0
EXPENDITURE	T								_	_			_									1 -			
Stamp Duty		36,175																				L			
Easements etc.		0								1												l I			
Legals Acquisition		0																				1			
Planning Fee		0																				1			
Architects QS		0		0																		1			
Planning Consultants		0		0																		L			
Other Professional		0		0																		L			
Build Cost - BCIS Base			#DIV/0!	#DIV/0!	#DIV/0!	#D(V/0!	#DIV/0	#D(V/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0	#DIV/0!	#DIV/0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0/
s106/CIL Contingency			#DIV/01 #DIV/01	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/08 #DIV/01	#D(V/0! #D(V/0!	#DIV/0/ #DIV/0/	#DIV/0! #DIV/0!	#DIV/01 #DIV/01	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0/ #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0!	#DIV/0!
Abnormals			#DIV/0!	#D(V/0!	#DIV/0	#D(V/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/01	#DIV/0!	#DIV/0!	#D(V/0!	#DIV/0/	#D(V/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0	#D(V/0!	#DIV/0
Finance Fees		0																				1			
Legal and Valuation		0																				1			
Agents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	ND INT AND I	36,175	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/01	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#D(V/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#D(V/0!	#DIV/0!	#DIV/0!	#DIV/0!
																						1			
For Residual Valuatio	Land	904,385																				1			
D-	Interest				#DIV/0/	#D(V/0!																1			#DIV/0!
P			0	#D(V/0!			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0	#D(V/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/01	#DIV/0!	#DIV/0	#D(V/0!	ADIV/01
	rofit on Costs Profit on GDV		0	#D(V/0!			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/01	#DIV/0!	#DIV/0	#DIV/0!	#DIV/0!	#DIV/01	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/01	#DIV/0!	#DIV/0	#DIV/0!	0
E.	Profit on GDV	-940 550	0			*D(Vio)						BOING								1011/0					0
	rofit on Costs Profit on GDV Cash Flow Opening Balar	-940,560 0	0 #DIV/01	#D(V/0!	#DIV/0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/01	#DIV/0!	#DIV/0/	#DIV/D!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0! #DIV/0!	#DIV/0!	#DIV/0!	#DIV/0/ #DIV/0/	#DIV/0!	0 0 #DIV/0
	Profit on GDV Cash Flow	-940,560 0 -940,560	0 #DIV/01 #DIV/01			#DIV/0! #DIV/0!						BOING								1011/0					0
0	Profit on GDV Cash Flow Opening Balar Closing Balan	0 -940,560	#DIV/0	#D(V/0!	#DIV/0		#DIV/0! #DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		BOING	#DIV/0!	#DIV/0/	#DIV/D!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/01 #DIV/01	1011/0	#DIV/0!	#DIV/0!	#DIV/0/	#DIV/0!	0 0 #DIV/0
0	Profit on GDV Cash Flow Opening Balar Closing Balan	0 -940,560 . PROFIT	#DIV/0/ Year 1	#DIV/0! #DIV/0!	#DIV/0	#DIV/0!	#DIV/0! #DIV/0! Year 2	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0! Year 3	#DIV/01 #DIV/01	#DIV/0! #DIV/0!	#DIV/01 #DIV/01	#DIV/01 #DIV/01 Year 4	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/01 #DIV/01 Year 5	#DIV/01 #DIV/01	#DIV/0!	#DIV/0! #DIV/0!	#DIV/0/ #DIV/0/ Year 6	#DIW0! #DIW0!	0 0 #DIV/0/ #DIV/0/
CASH FLOW FOR CIL	Profit on GDV Cash Flow Opening Balar Closing Balan	0 -940,560	#DIV/0	#D(V/0!	#DIV/0		#DIV/0! #DIV/0!	#DIV/0! #DIV/01	#DIV/0! #DIV/0! Q4	#DIV/01 #DIV/01	#DIV/0! #DIV/0! Year 3 Q2	#DIV/01 #DIV/01 Q3	#DIV/0! #DIV/0! Q4	#DIV/0/ #DIV/0/ Q1	#DIV/0! #DIV/0! Year 4 Q2	#DIV/0! #DIV/0! Q3	#DIV/0! #DIV/0! Q4	#DIV/0! #DIV/0! Q1	#DIV/01 #DIV/01	1011/0	#DIV/0!	#DIV/0!	#DIV/0/	#DIV/0!	0 0 #DIV/0
CASH FLOW FOR CIL INCOME	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 -940,560 . PROFIT	#DIV/0/ Year 1	#DIV/0! #DIV/0!	#DIV/0	#DIV/0!	#DIV/0! #DIV/0! Year 2	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0! Year 3	#DIV/01 #DIV/01	#DIV/0! #DIV/0!	#DIV/01 #DIV/01	#DIV/01 #DIV/01 Year 4	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/0! #DIV/0!	#DIV/01 #DIV/01 Year 5	#DIV/01 #DIV/01	#DIV/0!	#DIV/0! #DIV/0!	#DIV/0/ #DIV/0/ Year 6	#DIW0! #DIW0!	0 0 #DIV/0/ #DIV/0/
CASH FLOW FOR CIL	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 -940,560 PROFIT Q1 0	#DIV/0/ Year 1	#DIV/0! #DIV/0!	#DIV/0	#DIV/0!	#DIV/0! #DIV/0! Year 2	#DIV/0! #DIV/01	#DIV/0! #DIV/0! Q4	#DIV/01 #DIV/01	#DIV/0! #DIV/0! Year 3 Q2	#DIV/01 #DIV/01 Q3	#DIV/0! #DIV/0! Q4	#DIV/0/ #DIV/0/ Q1	#DIV/0! #DIV/0! Year 4 Q2	#DIV/0! #DIV/0! Q3	#DIV/0! #DIV/0! Q4	#DIV/0! #DIV/0! Q1	#DIV/01 #DIV/01 Year 5	#DIV/01 #DIV/01	#DIV/0!	#DIV/0! #DIV/0!	#DIV/0/ #DIV/0/ Year 6	#DIW0! #DIW0!	0 0 #DIV/0/ #DIV/0/
CASH FLOW FOR CIL INCOME INCOME EXPENDITURE Land	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 -940,560 .PROFIT Q1 0 717,500	#DIV/0/ Year 1	#DIV/0! #DIV/0! Q3 0	#DIV/0/ #DIV/0/ Q4 0	#DIV/0!	#DIV/0! #DIV/0! Year 2	#DIV/0! #DIV/01	#DIV/0! #DIV/0! Q4	#DIV/01 #DIV/01	#DIV/0! #DIV/0! Year 3 Q2 793,344	#DIV/01 #DIV/01 Q3	#DIV/0! #DIV/0! Q4 793,344	#DIV/0/ #DIV/0/ Q1	#DIV/0! #DIV/0! Year 4 Q2	#DIV/0! #DIV/0! Q3 793,344	#DIV/0! #DIV/0! Q4 793,344	#DIV/0! #DIV/0! Q1	#DIV/01 #DIV/01 Year 5	#DIV/01 #DIV/01	#DIV/0!	#DIV/0! #DIV/0!	#DIV/0/ #DIV/0/ Year 6	#DIW0! #DIW0!	0 0 #DIV/0/ #DIV/0/
CASH FLOW FOR CIL INCOME // INCOME EXPENDITURE Land Stame Duty	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 -940,560 PROFIT Q1 0	#DIV/0/ Year 1	#DIV/0! #DIV/0!	#DIV/0/ #DIV/0/ Q4 0	#DIV/0!	#DIV/0! #DIV/0! Year 2	#DIV/0! #DIV/01	#DIV/0! #DIV/0! Q4	#DIV/01 #DIV/01	#DIV/0! #DIV/0! Year 3 Q2 793,344	#DIV/01 #DIV/01 Q3	#DIV/D! #DIV/D! Q4 793,344	#DIV/0/ #DIV/0/ Q1	#DIV/0! #DIV/0! Year 4 Q2	#DIV/0! #DIV/0! Q3	#DIW0! #DIW0! Q4 793,344	#DIV/0! #DIV/0! Q1	#DIV/01 #DIV/01 Year 5	#DIV/01 #DIV/01	#DIV/0!	#DIV/0! #DIV/0!	#DIV/0/ #DIV/0/ Year 6	#DIW0! #DIW0!	0 0 #DIV/02 #DIV/02 Q4 0
CASH FLOW FOR CIL INCOME INCOME EXPENDITURE Land Stamp Duty Easements etc.	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 -940,560 .PROFIT Q1 0 717,500	#DIV/0/ Year 1 Q2 0	#DIV/0! #DIV/0! Q3 0	#DIV/0/ #DIV/0/ Q4 0 0	#DIW0! Q1 0	#DIV/01 #DIV/01 Year 2 Q2 0	#DIV/0! #DIV/0! Q3 317,338	#DIV/0! #DIV/0! Q4 793,344	#DIV/01 #DIV/01 Q1 793,344 0 0	#DIV/0! #DIV/0! Year 3 Q2 793,344	#DIV/01 #DIV/01 Q3 793,344	#DIV/0! #DIV/0! Q4 793,344	#DIV/0/ #DIV/0/ Q1	#DIV/0! #DIV/0! Year 4 Q2	#DIV/0! #DIV/0! Q3 793,344	#DIV/0! #DIV/0! Q4 793,344	#DIV/0! #DIV/0! Q1	#DIV/0! #DIV/0! Year 5 Q2 0	#DIV/0! #DIV/0! Q3 0	#DIV/01 #DIV/01 Q4 0	aDIV/0! aDIV/0! Q1 0 0	#DIV/0 #DIV/0 Year 6 Q2 0	#DIW0! #DIW0!	0 0 #DIV/02 #DIV/02 Q4 0
CASH FLOW FOR CIL INCOME INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 -940,550 Q1 0 717,500 28,700 0 0	#DIV/0/ Year 1 Q2 0	#D(V/0) #D(V/0) Q3 0 0	#DIV/01 #DIV/01 Q4 0 0 0	#DIW0! Q1 0	#DIV/01 #DIV/01 Year 2 Q2 0 0	#DIV/0! #DIV/0! Q3 317,338 0 0 0	#DIV/01 #DIV/01 Q4 793,344 0 0	aDIV/0! #DIV/0! Q1 793,344 0 0 0	#DIV/01 #DIV/01 Year 3 Q2 793,344 0 0 0	#DIV/0/ #DIV/0/ Q3 793,344	#DIV/0! #DIV/0! Q4 793,344 0 0 0	#DIV/0/ #DIV/0/ Q1	#DIV/0! #DIV/0! Year 4 Q2	#DIV/0! #DIV/0! Q3 793,344 0 0	#DIV/01 #DIV/01 Q4 799,344 0 0 0	#DIV/0! #DIV/0! Q1	#DIV/01 #DIV/01 Year 5 C/2 0 0	aDiv/0/ aDiv/0/ aDiv/0/ Q3 0 0 0 0	#DIV/01 #DIV/01 Q4 0 0	#DIV/01 #DIV/01 Q1 0 0 0 0	#DIV/01 #DIV/01 Year 6 Q2 0 0	#DIV/0! #DIV/0! Q3 0 0 0	0 0 #DIV/0/ Q4 0 0 0
CASH FLOW FOR CIL INCOME INCOME EXPENDITURE Land Stamp Duty Easements etc.	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 -940,560 Q1 0 717,500 28,700 0	#DIV/0/ Year 1 Q2 0	*D(V/0) #D(V/0) Q3 0	#DIV/01 #DIV/01 Q4 0 0 0 0 0	#DIW0! Q1 0	#DIV/01 #DIV/01 Year 2 Q2 0	#DIV/0! #DIV/0! Q3 317,338 0 0	#DIV/01 #DIV/01 Q4 793,344 0 0	#DIV/0! #DIV/0! 01 0 0 0 0 0	#DIV/0! #DIV/0! Year 3 Q2 793,344 0 0 0 0 0	#DIV/0/ #DIV/0/ Q3 793,344	#DIV/0! #DIV/0! Q4 793,344 0 0 0 0	#DIV/0/ #DIV/0/ Q1	#DIV/0! #DIV/0! Year 4 Q2	#DIV/0! #DIV/0! Q3 793,344 0 0 0 0	#DIV/01 #DIV/01 Q4 793,344 0 0	#DIV/0! #DIV/0! Q1	#DIV/0! #DIV/0! Year 5 Q2 0	#DIV/0! #DIV/0! Q3 0	#DIV/01 #DIV/01 Q4 0 0	#DIV/01 #DIV/01 0 0 0 0 0 0 0	#DIV/0/ #DIV/0/ Year 6 Q2 0	#DIW0! #DIW0!	0 0 #DIV/0! 2Q4 0 0 0 0 0 0 0 0
CASH FLOW FOR CIL NCOME CASH FLOW FOR CIL INCOME EXPENDITURE Land Stamp Duty Easements etc. Legata Acquisiton Planning Fee Architects QS	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 -940,550 Q1 0 717,500 28,700 0 0	#DIV/0/ Year 1 Q2 0	#D(V/0) #D(V/0) Q3 0 0 0 0 0	#DIV/0(#DIV/0/ Q4 0 0 0 0	#DIW0! Q1 0	#DIV/01 #DIV/01 Year 2 Q2 0 0	#DIV/0! #DIV/0! Q3 317,338 0 0 0	#DIV/01 #DIV/01 Q4 793,344 0 0	aDIV/01 #DIV/01 01 793,344 0 0 0 0	aDIV/0/ aDIV/0/ Year 3 Q2 793,344	#DIV/0/ #DIV/0/ Q3 793,344	#DIV/0! #DIV/0! Q4 793,344 0 0 0	#DIV/0/ #DIV/0/ Q1	#DIV/0! #DIV/0! Year 4 Q2	#DIV/0! #DIV/0! Q3 793,344 0 0 0	aDIV/0/ aDIV/0/ Q4 793,344 0 0 0 0	#DIV/0! #DIV/0! Q1	#DIV/01 #DIV/01 Year 5 C/2 0 0	aDiv/0/ aDiv/0/ aDiv/0/ Q3 0 0 0 0	#DIV/01 #DIV/01 Q4 0 0	aDIV/01 aDIV/01 0 0 0 0 0	#DIV/01 #DIV/01 Year 6 Q2 0 0	#DIV/0! #DIV/0! Q3 0 0 0	0 0 #DIV/01 #DIV/01 Q4 0 0 0 0 0 0
CASH FLOW FOR CIL NCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects SS SS Planning Consultants SS SS SS SS SS SS SS	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 -940,550 Q1 0 717,500 28,700 0 0	#DIV/0/ Year 1 Q2 0	#DIV/0! #DIV/0! Q3 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q4 0 0 0 0 0	#DIV/01 Q1 0 0 0 0 0 0 0	#DIV/0/ #DIV/0/ Q2 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! Q3 317,338 0 0 0	#DIV/0! #DIV/0! Q4 793,344 0 0 0 0 0	#DIV/0! #DIV/0! 01 0 0 0 0 0	#DIV/0! #DIV/0! Year 3 Q2 793,344 0 0 0 0 0	#DIV/0/ #DIV/0/ Q3 793,344	#DIV/0! #DIV/0! Q4 793,344 0 0 0 0	#DIV/0/ #DIV/0/ Q1	#DIV/0! #DIV/0! Year 4 Q2	#DIV/0! #DIV/0! Q3 793,344 0 0 0 0	#DIV/01 #DIV/01 C4 733,344 0 0 0 0 0 0	#DIV/01 #DIV/01 Q1 476,007	#DIV/01 #DIV/01 Year 5 Q2 0 0 0 0 0 0 0 0 0	aDiv/0/ aDiv/0/ aDiv/0/ Q3 0 0 0 0	#DIV/01 #DIV/01 Q4 0 0	#DIV/01 #DIV/01 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! Q3 0 0 0	0 0 #DIV/0! 2Q4 0 0 0 0 0 0 0 0
CASH FLOW FOR CIL NCOME // INCOME EXPENDITURE Land Starpe Duty Eassmerts atc. Legats Acquisition Planning Fee Architects QS Planning Consultants Other Professional	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 -940,560 Q1 Q1 717,500 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00/VIC# #D/V/C# 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIVIOI	#DIV/01 #DIV/01 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0 Q3 317,338 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! Q4 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Year 3 Q2 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! Q3 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! Q4 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0/ #DIV/0/ Q1 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! Q2 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! 03 7933,244 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! Q4 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q1 476,007 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDiv/ol aDiv/ol Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	C1 C	#DIV/01 #DIV/01 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 xDIV/0/ xDIV/0/ 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CUL NCOME II NCOME II NCOME II EXPENDIUR Easements etc. Logals Acquisition Planning Fee Architects Other Professional Build Cost BCIS Base Porternita. CIS Base	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 -940,550 Q1 0 717,500 28,700 0 0	#DIV/0/ Year 1 Q2 0	#DIV/0! #DIV/0! Q3 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q4 0 0 0 0 0	#DIV/01 Q1 0 0 0 0 0 0 0	#DIV/0/ #DIV/0/ Q2 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! Q3 317,338 0 0 0	#DIV/0! #DIV/0! Q4 793,344 0 0 0 0 0	#DIV/0! #DIV/0! 01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Year 3 Q2 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0/ #DIV/0/ Q3 793,344	#DIV/0! #DIV/0! Q4 793,344 0 0 0 0	#DIV/0/ #DIV/0/ Q1	#DIV/0! #DIV/0! Year 4 Q2	#DIV/0! #DIV/0! 03 793,544 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 C4 733,344 0 0 0 0 0 0	#DIV/01 #DIV/01 Q1 476,007	#DIV/01 #DIV/01 Year 5 Q2 0 0 0 0 0 0 0 0 0	aDiv/0/ aDiv/0/ aDiv/0/ Q3 0 0 0 0	#DIV/01 #DIV/01 Q4 0 0	#DIV/01 #DIV/01 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! Q3 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CIL CASH FLOW FOR CIL INCOME EXPENDITURE Land Samp Duly Essements etc. Legals Acquisition Plunning Fee Architects OS Plunning Consultants OS Plunning Consultants Consultant	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 .940,560 21 0 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 Year 1 Q2 0	#D(V/0) #D(V/0) Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00/VICR 00/VICR 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/0! aDIV/0! CG3 317,338 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q4 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/0! #DIV/0! 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0(#DIV/0) Year 3 Q2 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2011/01 #DIV/01 203 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIW/01 aDIW/01 Q4 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIW01 #DIW01 Q1 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Year 4 Q2 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! Q3 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 C4 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q1 476,007 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	atDividi atDividi Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDiv/0(aDiv/0) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0(#DIV/0) Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 xDIV/01 xDIV 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CUL NCOME // NCOME // NCOME // EXPENDIUE Land Samp Duly Easements etc. Logals Acquisition Planning Fee Architects Data // Planning Fee Architects Build Coat - BCIS Base PortEntIAL CU PortEntIAL CU PortEntIAL CU PortEntIAL CU PortEntIAL CU	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 -940,560 Q1 Q1 717,500 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	*DIV/01 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aD(V,0) aD(V,0) Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2DIVV0I Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0/ #DIV/0/ Q2 Q	#DIW/0! #DIW/0! 203 317,338 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0(#DIV/0) 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDRV/01 aDRV/01 Year 3 02 799,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2011/02 2011/02 2013 2011/02 2013 2011/02 2011/02 2011/02	2DIV/01 2DIV/01 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/001 #DIV/001 #DIV/001 Year 4 Q2 793,344 0	#DIV/0! #DIV/0! 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Q4 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	sDIV/00 sDIV/01 Q1 476,607 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDN/01 aDN/01 aDN/01 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 Q1 Q1 0	#DIV/01 #DIV/02 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 #DIV/01 #DIV/01 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CEL NCOME NCOME EXPENDITURE Land Stamp Duby Easements atc. Legals Acquisition Planning Fee Architects Other Professional Other Professional Dear Class Ling Build Cost-BICIS Base POTENTIAL CIL Post CILs 106 Continguoy Anonemals	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 .940,560 PROFIT Q1 0 717,500 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 Year 1 Q2 0	aD(V/0) aD(V/0) Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2DIVV0I Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0/ #DIV/0/ 0 317,338 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0(#DIV/0) 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 733,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDRV/01 aDRV/01 Year 3 02 7993344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 93.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2DIV/01 2DIV/01 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIW01 #DIW01 Q1 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Year 4 Q2 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! 03 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 Q4 733,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q1 476,007 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#Driv/or #Driv/or Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 Q1 Q1 Q	#DIV/07 #DIV/07 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 300000000000000000000000000000000000
CASH FLOW FOR CL NCOME // NCOME INCOME // NCOME Exements of Commonstration Stamp Day Exements of Commonstration Stamp Day Exemption Constants Other Protection Other Protection Build Cost - BCS Base Other Protection Build Cost - BCS Base Other Protection States of Cost - Base Other Protectio	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 .940,560 PROFIT Q1 0 717,500 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	*DIV/01 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aD(V,0) aD(V,0) Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2DIVV0I Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0/ #DIV/0/ Q2 Q	#DIW/0! #DIW/0! 203 317,338 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0(#DIV/0) 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDRV/01 aDRV/01 Year 3 02 799,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2011/02 2011/02 2013 2011/02 2013 2011/02 2011/02 2011/02	2DIV/01 2DIV/01 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/001 #DIV/001 Year 4 Q2 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0! #DIV/0! 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Q4 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	sDIV/00 sDIV/01 Q1 476,607 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDN/01 aDN/01 aDN/01 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 300000000000000000000000000000000000
CASH FLOW FOOR CLI NCOME EXPENDITURE Land Stamp Day Estemators are Lapais Acquisition Parking Face Architects Stamp Day Parking Face Architects Ball Cost LCS Base Parking CostLand Parking CostL	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 940,550 PROFIT 0 0 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	*DIV/01 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Q3 317,338 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2014/01 204 733,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2011/001 2011/001 2011/001 2010 2010 201	8DIV/01 8DIV/01 202 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2011/01 2011/01 203 203,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2DIV/01 2DIV/01 04 733,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#Drv/ot #Drv/ot 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/001 #DIV/001 #DIV/001 Year 4 Q2 793,344 0	#DIV/0! #DIV/0! 0 3 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 04 733,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q1 476.007 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	atDiviot atDiviot atDiviot atDiviot atDiviot atDiviot atDiviot atDiviot atDiviot atDiviot atDiviot	#DIV/00 #DIV/00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 xDI//07 xDI//07 CQ4 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CL. RCOME // / NCOME // NCOME // NCOME // Stamp Day Samp	Profit on GDV Cash Flow Opening Balar Closing Balar L ADDITIONAL	0 .940,560 201 0 717,500 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	*DIV/01 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DrV/01 #DrV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2DIVV0I Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 #DIV/01 Q2 Q	#DIV/07 #DIV/07 03 317,338 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2DIV/0! 2DIV/0! 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Vear 3 O2 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2011/0 #DIV/01 203 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/001 #DIV/001 #DIV/001 Year 4 Q2 793,344 0	#DNV/01 #DIV/01 03 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 04 7993,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	sDIV/00 sDIV/01 Q1 476,607 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	addividi addivi	#DIV/01 #DIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0	0 xDI/V07 xDI/V07 0 0 0 xDI/V07 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CL. RCOME / NCOME / NCOME / NCOME / Samp Day Estimates / Samp Day	Profit on GDV Cash Flow Opening Balar Labort TonAL As Above	0 940,5500 PROFIT Q1 0 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	*DIV/01 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/V1Gts 10/V1Gts 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DI/V/01 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	жDIV/07 	#DIV/01 #DIV/01 04 793.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDRV/01 aDRV/01 Year 3 02 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0	2011/0 #DIV/01 203 793.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 04 793.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DRV/01 #DRV/01 01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DfV/01 #DfV/02 Q2 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	жDIV/0/ 	#DIV/01 #DIV/02 Q4 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 476.007 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		#DIV/01 #DIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	aD(V)01 aD(V)01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 xDI/V07 xDI/V07 C44 0 C44 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CL. RCOME / NCOME / NCOME / NCOME / Samp Day Estimates / Samp Day	Profit on GDV Cash Flow Opening Balar Labort TonAL As Above	0 940,550 PROFIT 0 0 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	*DIV/01 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DrV/01 #DrV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Q3 317,338 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2DIV/01 2DIV/01 04 733,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Vear 3 O2 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2011/01 2011/01 203 203,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 Q4 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0	#Drv/ot #Drv/ot 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/001 #DIV/001 #DIV/001 Year 4 Q2 793,344 0	#DNV/01 #DIV/01 03 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 04 7993,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q1 476.007 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	atDiviot atDiviot atDiviot atDiviot atDiviot atDiviot atDiviot atDiviot atDiviot atDiviot atDiviot	#DIV/00 #DIV/00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 xDI/V07 xDI/V07 0 0 0 xDI/V07 0 0 0 0 0 0 0 0 0 0 0 0 0
CAAH FLOW TOR CEL	Profit on GDV Cash Flow Opening Balar Labort TonAL As Above	0 940,5500 PROFIT Q1 0 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	*DIV/01 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/V1Gts 10/V1Gts 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DI/V/01 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	жDIV/07 	#DIV/01 #DIV/01 04 793.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDRV/01 aDRV/01 Year 3 02 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0	2011/0 #DIV/01 203 793.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 04 793.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DRV/01 #DRV/01 01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DfV/01 #DfV/02 Q2 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	жDIV/0/ 	#DIV/01 #DIV/02 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 476.007 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		#DIV/01 #DIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	aD(V)01 aD(V)01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 xDI/V07 xDI/V07 C44 0 C44 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW YOR CLE RECOME REC	Profit on GDV Cash Flow Opening Balax Looing Balax L ADDITIONAL As Above	0 940,5500 PROFIT Q1 0 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#Drivid Vear 1 G2 0 0 0 0 0 0 0 0 0 0 0 0 0	4DWAI 4DWAI 0 0 0 0 0 0 0 0 0 0 0 0 0	00000000000000000000000000000000000000	#DRV/Q0 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	#DRV/01 #DV/02 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 23 317,338 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DN/01 #DN/02 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV.01 #DIV.02 01 795.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Year 3 Q2 799,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	арлика аррик	#DIV/01 #DIV/03 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q1 799,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 783.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 03 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DR/V(0) #DR/V(0) Q1 476,007 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 201V/01 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	EDINIO EDINIO	00000000000000000000000000000000000000	2014/01 2014/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0] 4DIV/0] 0 0 0 0 0 0 0 0 0 0 0 0 0	0 xDIV/01 xDIV/02 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH PLOW YORK CE. RECOME COME EXPENSION OF COME EXPENSION OF COME EXPENSION OF COME EXPENSION OF COME Participa Acquatation Participa Acquatation Participa Constants	e ND BYT AND 1	0 940,5500 PROFIT Q1 0 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	*DIV/01 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/V1Gts 10/V1Gts 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DI/V/01 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	жDIV/07 	#DIV/01 #DIV/01 04 793.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDRV/01 aDRV/01 Year 3 02 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0	2011/0 #DIV/01 203 793.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 04 793.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DRV/01 #DRV/01 01 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DfV/01 #DfV/02 Q2 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	жDIV/0/ 	#DIV/01 #DIV/02 Q4 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 476.007 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		#DIV/01 #DIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	aDIV/01 aDIV/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	aD(V)01 aD(V)01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2DI/V/01 2DI
CASH FLOW TOR CEL NOOME COME EXPENDIVE EXPENDIVE EXPENDIVE Example Application Experimentary Expendition Experimentary	Profit on GDV Cash Flow Coering Balax Closing Balax L ADOIT FONAL As Above I R ADOIT FONAL As Above	0 940,5500 PROFIT Q1 0 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#Drivid Vear 1 G2 0 0 0 0 0 0 0 0 0 0 0 0 0	4DWAI 4DWAI 0 0 0 0 0 0 0 0 0 0 0 0 0	00000000000000000000000000000000000000	#DRV/Q0 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	#DRV/01 #DV/02 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 23 317,338 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DN/01 #DN/02 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV.01 #DIV.02 01 795.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Year 3 Q2 799,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	арния а	#DIV/01 #DIV/03 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q1 799,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 783.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 03 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DR/V(0) #DR/V(0) Q1 476,007 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 201V/01 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	EDINIO EDINIO EDINIO	00000000000000000000000000000000000000	2014/01 2014/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0] 4DIV/0] 0 0 0 0 0 0 0 0 0 0 0 0 0	0 xDIV/01 xDIV/02 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CLE CASH FLOW FOR CLE NCOME EXPENDING Sump Day Sump Day	e ND BYT AND 1	0 940,5500 PROFIT Q1 0 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#Drivid Vear 1 G2 0 0 0 0 0 0 0 0 0 0 0 0 0	4DWAI 4DWAI 0 0 0 0 0 0 0 0 0 0 0 0 0	00000000000000000000000000000000000000	#DRV/Q0 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	#DRV/01 #DV/02 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 23 317,338 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DN/01 #DN/02 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV.01 #DIV.02 01 795.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Year 3 Q2 799,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	арния а	#DIV/01 #DIV/03 04 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Q1 799,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 783.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 03 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DR/V(0) #DR/V(0) Q1 476,007 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 201V/01 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	EDINIO EDINIO EDINIO	00000000000000000000000000000000000000	2014/01 2014/01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0] 4DIV/0] 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2DI/V/01 2DI
CASH FLOW FOR CLE ROOME // NOCME /	e e ND INT AND	0 940,500 Q1 0 28,700 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2011/01 Year 1 0 0 0 0 0 0 0 0 0 0 0 0 0	401/001 402/001 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0 #DIV/0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/02 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	201/00/ 201/00/ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/0/ #DIV/0/ Q3 317,338 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DN/01 #DN/02 Q4 793.344 0 0 0 0 0 0 0 0 0 0 0 0 0	400V/01 400V/01 795,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/00 10/01 20/01 2783.344 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 03 793.344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#DV/01 #DV/02 Q4 793.344 0 0 0 0 0 0 0 0 0 0 0 0 0	10/00 10/00 1733.344 0 0 0 0 0 0 0 0 0 0 0 0 0	2014/01 2014/02 723/24 02 723/244 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00000000000000000000000000000000000000	#DVV0 #DVV0 Q4 793,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4201/01 4201/02 475.007 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/02 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	000000 000000 000000 000000 000000 000000	#DIV/01 #DIV/02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0/v/01 10/v/02 0 0 0 0 0 0 0 0 0 0 0 0 0	#DIV/01 #DIV/01 Year 6 0	#DIVIOI #DIVIOI 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 xDIV/07 xDIV/07 0 0 0 0 0 0 0 0 0 0 0 0 0

SITE NAME Site 4

				Site 1	Site 2	Site 3	Site 4
	Location	l		Kendal		Ulverston	ess Peninsula
	Green/b	rown field		Green		Green	Green
	U	se		Paddock		Agricultural	Paddock
Site Area	Gross	ha		4.11		44.35	2.3
	Net	ha		3.08		22.18	1.65
Units		0	0	60		747	50
Mix	Market			74.36%		74.36%	74.36%
	Interme	diate to Buy	,	12.82%		12.82%	12.82%
	Affordat			12.82%		12.82%	12.82%
	Social Re			0.00%		0.00%	0.00%
Alternativ	e Land Va	-		25,000		25,000	25,000
		£ site		102,750		1,108,750	57,500
Uplift		£/ha		405,000		400,000	400,000
		£ site		1,252,550		8,872,000	660,000
Viability T	hrashold	£/ha		430,000		425,000	425,000
VICIDITIE	mesholu	£ site		1,355,300		9,980,750	717,500
		L SILE		1,333,300		5,580,750	717,500
Residual V	Gross	£/ha		483,921		134,209	393,211
	Net	£/ha		645,752		268,357	548,112
		£ site		1,988,916		5,952,166	904,385
					_		
Additional	Profit	£ site		703,985		-5,116,162	195,904
		£/m2		189		-110	64

	EXTRA-CARE	%0	24	16	2,400	720	3,120	2,500	2,400	6,000,000	1,050	0	6,000,000		0.5U	000/067	50,000	150,000	10,000	25,000	1,047	0 3,266,640		326,664	326,664	163,332	35 000	240.000	10,000	4,719,964	165.199	1,233,040	6, 268, 202	-268,202	-418,202	-134	250,000	300,000
		40%	20	25	2,875	719	3,594	3,000	1,725	5,175,000	1,050	1,150	1,207,500 6,382,500	C L	0.50	0000000	50,000	150,000	10,000	25,000	939	3,374,531	337,453	337,453	337,453	0 168,727	26.000	255.300	10,000	4,880,917	170.832	1,310,666	6,512,416	-129,916	-279,916	-78	250,000	300,000
		35%	20	25	2,875	719	3,594	3,000	1,869	5,606,250	1,050	1,006	1,056,563 6,662,813	C	0.50	0	50,000	150,000	10,000	25,000	939	3,374,531	337,453	337,453	337,453	0 168,727	36.000	266.513	10,000	4,892,130	171.225	1,366,807	6,580,162	82,651	-67,349	-19	250,000	300.000
		30%	20	25	2,875	719	3,594	3,000	2,013	6,037,500	1,050	863	905,625 6,943,125	C	0.5U	0	50,000	150,000	10,000	25,000	939	3,374,531	337,453	337,453	337,453	0 168,727	36.000	277.725	10,000	4,903,342	171.617	1,422,948	6,647,908	295,217	145,217	40	250,000	300.000
		20%	20	25	2,875	719	3,594	3,000	2,300	6,900,000	1,050	575	603,750 7,503,750	C	0.50	0	50,000	150,000	10,000	25,000	939	3,374,531	337,453	337,453	337,453	0 168,727	25,000	300,150	10,000	4,925,767	172.402	1,535,230	6, 783, 399	720,351	570,351	159	250,000	300,000
DIOWIIIEIG	SHELTERED	%0	20	25	2,875	719	3,594	3,000	2,875	8,625,000	1,050	0	0 8,625,000	Ċ	0.50 7E0.000	000'067	50,000	150,000	10,000	25,000	939	3,374,531		10% 337,453	337,453	168,727	25 000	345.000	10,000	4,970,617	173.972	1,759,794	7,054,383	1,570,617	1,420,617	395	250,000	300.000
	EXTRA-CARE	%0	65 24	80 16	2,400	720	3,120	2,500	2,400	6,000,000	1,050	0	6,000,000	010	0.50 7E 000	400.000	5,000	215,000	10,000	25,000	1,047	3,266,640	326,664		326,664	81,666	35 000	240.000	10,000	4,311,634	150.907	1,230,181	5,907,723	92,277	-122,723	-39	25,000	430.000
		40%	20	25	2,875	719 30%	3,594	3,000	1,725	5,175,000	1,050	1,150	1,207,500 6,382,500	C L	0.50	400.000	5,000	215,000	10,000	25,000	939	3,374,531	337,453	0	33/,453	0 84,363	25 000	255,300	10,000	4,459,101	156.069	1,307,714	6,137,883	244,617	29,617	00	25,000	430.000
		35%	20	25	2,875	719	3,594	3,000	1,869	5,606,250	1,050	1,006	1,056,563 6,662,813	C L	0.50	400.000	5,000	215,000	10,000	25,000	939	3,374,531	337,453	0	33/,453	0 84,363	000 JC	266.513	10,000	4,470,313	156.461	1,363,855	6,205,629	457,184	242,184	67	25,000	430,000
		30%	20	25	2,875	719	3,594	3,000	2,013	6,037,500	1,050	863	905,625 6,943,125	C L	0.50	400.000	5,000	215,000	10,000	25,000	639	3,374,531	337,453	0	337,453	0 84,363	0UU 3C	277.725	10,000	4,481,526	156,853	1,419,996	6,273,375	669, 750	454,750	127	25,000	430,000
		20%	20	25	2,875	719	3,594	3,000	2,300	6,900,000	1,050	575	603,750 7,503,750	C L	0.50	400.000	5,000	215,000	10,000	25,000	939	3,374,531	337,453	0	337,453	0 84,363	25,000	300.150	10,000	4,503,951	157.638	1,532,278	6,408,867	1,094,883	879,883	245	25,000	430,000
OIGEIIIIEIO	SHELTERED	%0	20	25	2,875	719	3,594	3,000	2,875	8,625,000	1,050	0	0 8,625,000	C	0.50 7E 000	400.000	5,000	215,000	10,000	25,000	626	3,374,531	337,453	0	337,453	0 5% 84,363	35 000	345.000	10,000	4,548,801	159,208	1,756,842	6,679,850	1,945,150	1,730,150	481	25,000	430,000
			50 m2	75 m2		25%		Market £/m2	Market m2	Market £	Affordable £/m2	Affordable m2	Affordable £			±/118 Uplift £/ha	20%						10.00%	0.00%	10.00%	2.50%		4.00%			7.00%	20.00%						

Appendix 2 – Older Peoples Housing.

Appraisal Results

			Greenfield CHELTEDED	P			-	EVTD A-CADE	5						EVTDA-CAPE
-	AFFORDABLE %			0% 20%	30%	35%	40%	%0		%0	20%	30%	35%	40%	
Linits	1 hed	50 m3				00	20			20	02	02	00	00	
	2 bed	75 m2		25 25	25	1 12	25	80 16		25	3	3 23	3	1 2	
	Saleble Area		2,8	2,8	2	2,875	2,875	2,400		2,875	2,875	2,875	2,875	2,875	
	Non-saleable	25%	5			719	719 30%	720		719	719	719	719	719	
	GIA		3,594	94 3,594	3,594	3,594	3,594	3,120		3,594	3,594	3,594	3,594	3,594	
£/m2	2	Market £/m2	3,000	3,000	3,000	3,000	3,000	2,500		3,000	3,000	3,000	3,000	3.000	
	2	Market m2	2,875			1,869	1,725	2,400		2,875	2,300	2,013	1,869	1,725	
	2	Market £	8,625,000	6,90	6,037,500	5,606,250	5,175,000	6,000,000		8,625,000	6,900,000	6,037,500	5,606,250	5,175,000	6,000,000
	4	Affordable £/m2	2,100			2,100	2,100	2,100		2,100	2,100	2,100	2,100	2,100	
	٩	Affordable m2		0 575	863	1,006	1,150	0		0	575	863	1,006	1,150	
		Vffordable £				2,113,125	2,415,000	0		0	1,207,500	1,811,250	2,113,125	2,415,000	
Capital Value	alue		8,625,000	00 8,107,500	7,848,750	7,719,375	7,590,000	6,000,000		8,625,000	8,107,500	7,848,750	7,719,375	7,590,000	6,000,000
Costs Land Used		eq	0	0.50 0.50	0.50	0.50	0.50	0.50		0.50	0.50	0.50	0.50	0.50	
		£/ha	25,000	25	25	25,000	25,000	25,000		250,000	250,000	250,000	250,000	250,000	250,000
		÷	400,000	4	4	400,000	400,000	400,000			0	0	0	0	
		20%	5,0			5,000	5,000	5,000		50,000	50,000	50,000	50,000	50,000	
	0	Cost	215,000	00 215,000	215,000	215,000	215,000	215,000		150,000	150,000	150,000	150,000	150,000	
Strategic I	Strategic Promotion		10,000	10,000		10,000	10,000	10,000		10,000	10,000	10,000	10,000	10,000	
Planning			25,000			25,000	25,000	25,000		25,000	25,000	25,000	25,000	25,000	
						000	000	10.1		040	0.0	000	000	000	
CONSTINCT		7111/	555 163 MFC C	100 VC C VC	2006 1001 10 10 10	200 201 AFC C	200	2 766 640		103 110 0	705 101 101 0	1000 1011	100 VEC C	200 2014 EC C	/10/T
Infer of error			150,470,0 61 160			100,470,0	100,470,0	04000210		100,470,0	C34,700	100,470,0	100,470,0	100,470,0	0 276 60
Abnormals	ls	0.00%	±/200			0	0	0	10%	337,453	337,453	337,453	337,453	337,453	
Fees		10.00%	337,453	337,4	337,453	337,453	337,453	326,664		337,453	337,453	337,453	337,453	337,453	326,664
s106				0	0	0	0	0		•	0	0	0	0	
Contingency	ncy	2.50%	5% 84,363	63 84,363	84,363	84,363	84,363	81,666		168,727	168,727	168,727	168,727	168,727	163,332
Finance Costs	osts		25.0	25.000	25.000	25.000	25.000	25.000		25.000	25,000	25.000	25.000	25.000	
Sales		4.00%	345,000	,	(,)	308,775	303,600	240,000		345,000	324,300	313,950	308,775	303,600	240,000
Misc. Financial	ancial		10,000			10,000	10,000	10,000		10,000	10,000	10,000	10,000	10,000	
Subtotal			4,548,801	01 4,528,101	4,517,751	4,512,576	4,507,401	4,311,634		4,970,617	4,949,917	4,939,567	4,934,392	4,929,217	4,719,964
Interest		7 00%	159.208	158.484	158.121	157.940	157.759	150.907		173.972	173,247	172,885	172.704	172.523	165.199
Profit % GDV	DV	20.00%	1,756,842	£	-	1,575,463	1,549,552	1,230,181		1,759,794	1,656,149	1,604,327	1,578,416	1,552,505	1,233,040
COSTS			6,679,850	50 6,554,781	6,492,246	6,460,979	6,429,712	5,907,723		7,054,383	6,929,314	6,866,779	6,835,512	6,804,244	6,268,202
Residual Land Worth			1,945,150	50 1,552,719	1,356,504	1,258,396	1,160,288	92,277		1,570,617	1,178,186	981,971	883,863	785,756	-268,202
Additional Profit			1,730,150	1,337	1,141,504	1,043,396	945,288	-122,723		1,420,617	1,028,186	831,971	733,863	635,756	-418,202
£/m2			4	481 372	318	290	263	-39		395	286	232	204	177	
Existing Use Value			25.000	00 25.000	25.000	25.000	25.000	25.000		250.000	250.000	250.000	250.000	250.000	250.000
Viability Threshold			430,000	1		430.000	430.000	430,000		300.000	300.000	300,000	000000	000000	300.000
												son'nnn	000000	200000	

HDH Planning & Development (HDH) Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers.

The firm is led by Simon Drummond-Hay who is a Chartered Surveyor, Associate of Chartered Institute of Housing and senior development professional with a wide experience of both development and professional practice. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments
- Future Housing Numbers Analysis (post RSS target setting)

HDH Planning & Development have clients throughout England and Wales.

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