

Surplus (Deficit) from Input land valuation at 1/7/2024**-£219**

HCA Development Appraisal Tool

INPUT SHEET 1 - SITE DETAILS

Basic Site Details

FULL VIABILITY ASSESSMENT

Site Address	Land Adjacent at 28 Coutts Avenue, Shorne, Gravesend, Kent DA12 3HJ
OS X coordinate	
OS Y coordinate	
Site Reference	Appendix 4
File Source	
Scheme Description	Demo of existing garage & erection of 4 no. semi-detached dwellings
Date of appraisal	01/07/2024
Gross Site Area (hectares)	0.13
Net Residential Site Area (hectares)	0.13
Author & Organisation	Mark Smith - affordable housing 106
Local Planning Authority	Gravesham
Land Purchase Price	96,000
Land Purchase date	01/07/2024
Most recent valuation of the site £	96,000
Basis of valuation	Residual
Date of valuation	01/03/2024
Any note on valuation	
Developer of sale units	
Developer of affordable units	
Manager of affordable units	
HCA Investment Partner (where applicable)	
Note on applicant (eg sub partner status)	

-£219

<i>Total Units input/transferred</i>	4
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SUMMARY SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

There is an option to input your full list of property types ('GLA toolkit style') and have the tool summarise and populate (sheet Input 0 -Setup) the unit numbers, sizes, values and rent. See the setup sheet, (note if persons and habitable room data required then must be entered here).

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Shared Ownership phase 1	
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Shared Ownership phase 2	
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Affordable Rent phase 1	
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Open Market Phase 1:	Build phase 1
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Open Market Phase 2:	Build phase 2
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Open Market Phase 3:	Build phase 3
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Open Market Phase 4:	Build phase 4
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[illegible]

for Parking spaces
see *Input 5 Res Costs* cell C73

RESIDENTIAL VALUE ASSUMPTIONS

Valuation Basis

Full term yield based on current rents

Social Rented

Percentage of target rent that the RP will charge tenants

100%

Default should be 100%

Type of Unit	Rent per Unit per Week (£)	Computed Target Rent per Unit per Week (£)	Gross £ rent per annum pu	Memo - Number of units
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House				
3 Bed House				
4 Bed House				
5 Bed House				
6 Bed+ House				

Management Costs (% of rent)

per annum

Void / bad debts (% of rent)

per annum

Repairs Fund (% of rent)

per annum

Total Annual Cost0%

Rent Yield Capitalisation (%)

per annum

Yield is conventionally based on the current rental value: prevailing rates takes acc

Shared Ownership phase 1

This computation takes the rent, deducts costs, and capitalises the net income stream. An estimated adjustme

Type of Unit	100% Share valuation	Total Capital Value (£ psm, NIA)	Total Net Rent after costs (£ per Unit)	Capital value of net rental stream (£ per Unit) on Full term yield based on current rents basis
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House				
3 Bed House				
4 Bed House				
5 Bed House				
6 Bed+ House				

Owner Occupier share (%)

Unsold Equity Rent pa (%)

per annum

Management Costs (% of rent)

per annum

Void / bad debts (% of rent)

per annum

Total Annual Cost0%

Rent Yield Capitalisation (%)

per annum

Est. staircasing % of full value (if any)

0%Forecast total % sold

Average year of staircase

			implied real value growth (above rate of interest)	
Estimated long term house inflation %		-10.0%		house price inflation is set to
Staircasing equivalent to initial tranche of	0%	This inflates the present value of staircasing by the amount of 'real' houseprice inflation		
Initial tranche plus staircasing estimate	0%	Adding future estimated capital staircasing gain (if any) to initial tranche		

Shared Ownership phase 2

This computation takes the rent, deducts costs, and capitalises the net income stream. An estimated adjustment

Type of Unit	100% Share valuation	Total Capital Value (£ psm, NIA)	Total Net Rent after costs (£ per Unit)	Capital value of net rental stream (£ per Unit) on Full term yield based on current rents basis
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House				
3 Bed House				
4 Bed House				
5 Bed House				
6 Bed+ House				

Owner Occupier share (%)				
Unsold Equity Rent pa (%)		per annum		
Management Costs (% of rent)		per annum		
Voids / bad debts (% of rent)		per annum	Total Annual Cost	0%
Rent Yield Capitalisation (%)		per annum		

Est. staircasing % of full value (	0%	0%	Forecast total % sold	
Average year of staircase	0			
Estimated long term house inflation %	0%	-10.0%	implied real value growth (above rate of interest)	house price inflation is set to
Staircasing equivalent to initial tranche of	0%	This inflates the present value of staircasing by the amount of 'real' houseprice inflation		
Initial tranche plus staircasing estimate	0%	Adding future estimated capital staircasing gain (if any) to initial tranche		

Affordable Rent phase 1

Percentage of market rent	80.0%			
Type of Unit	100% MARKET Rent per Unit per Week (£)	Chargeable Rent per Unit per Week (£)	Total Annual Rent (£ per Unit)	Memo - Number of units
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House				
3 Bed House				
4 Bed House				
5 Bed House				

6 Bed+ House				
Notice that where affordable rents are higher than Social rentas then the cost percentages should be lower				
Man. Costs (% of AFFORDABLE rent)	per annum			
Voids / bad debts (% of AR)	per annum			
Repairs Fund (% of AR)	per annum			
Total Annual Cost 0%				
Rent Yield Capitalisation (%)				
Affordable Rent phase 2				
Percentage of market rent	80.0%			
Type of Unit	Chargeable Rent per Unit per Week (£)	Chargeable Rent per Unit per Week (£)	Total Annual Rent (£ per Unit)	Memo - Number of units
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House				
3 Bed House				
4 Bed House				
5 Bed House				
6 Bed+ House				
Notice that where affordable rents are higher than Social rentas then the cost percentages should be lower				
Man. Costs (% of AFFORDABLE rent)	per annum			
Voids / bad debts (% of AR)	per annum			
Repairs Fund (% of AR)	per annum			
Total Annual Cost 0%				
Rent Yield Capitalisation (%)				
Open Market Values				
Open Market Phase 1:	Build phase 1			
Type of Unit	Sales Value per unit £	Unit size	Capital (Sales) Value (£ psm)	No of units
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House	360,000	65.9	5,463	4
3 Bed House				
4 Bed House				
5 Bed House				
6 Bed+ House				
			5,462.8	4
Open Market Phase 2:		Build phase 2		
Type of Unit	Sales Value per unit £			
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				

2 Bed Flat High rise
3 Bed Flat High rise
4 Bed + Flat High rise
2 Bed House
3 Bed House
4 Bed House
5 Bed House
6 Bed+ House

Open Market Phase 3:

Build phase 3

Type of Unit	Sales Value per unit £
1 Bed Flat Low rise	
2 Bed Flat Low rise	
3 Bed Flat Low rise	
4 Bed + Flat Low rise	
1 Bed Flat High rise	
2 Bed Flat High rise	
3 Bed Flat High rise	
4 Bed + Flat High rise	
2 Bed House	
3 Bed House	
4 Bed House	
5 Bed House	
6 Bed+ House	

Open Market Phase 4:

Build phase 4

Type of Unit	Sales Value per unit £
1 Bed Flat Low rise	
2 Bed Flat Low rise	
3 Bed Flat Low rise	
4 Bed + Flat Low rise	
1 Bed Flat High rise	
2 Bed Flat High rise	
3 Bed Flat High rise	
4 Bed + Flat High rise	
2 Bed House	
3 Bed House	
4 Bed House	
5 Bed House	
6 Bed+ House	

Open Market Phase 5:

Build phase 5

Type of Unit	Sales Value per unit £
1 Bed Flat Low rise	
2 Bed Flat Low rise	
3 Bed Flat Low rise	
4 Bed + Flat Low rise	
1 Bed Flat High rise	
2 Bed Flat High rise	
3 Bed Flat High rise	
4 Bed + Flat High rise	
2 Bed House	
3 Bed House	
4 Bed House	
5 Bed House	
6 Bed+ House	

Private Rental 1 Build phase 1

Type of Unit	Rent per Unit per Week (£)	Gross £ rent per annum pu	Memo - Number of units
1 Bed Flat Low rise			
2 Bed Flat Low rise			
3 Bed Flat Low rise			
4 Bed + Flat Low rise			

- 1 Bed Flat High rise
- 2 Bed Flat High rise
- 3 Bed Flat High rise
- 4 Bed + Flat High rise
- 2 Bed House
- 3 Bed House
- 4 Bed House
- 5 Bed House
- 6 Bed+ House

Management Costs (% of rent)

Voids / bad debts (% of rent)

Repairs Fund (% of rent)

Total Annual Cost 0%

Yield (%) (to capitalise the net rent) See user guidance

Private Rental 2 Build phase 2

Type of Unit	Rent per Unit per Week (£)
1 Bed Flat Low rise	
2 Bed Flat Low rise	
3 Bed Flat Low rise	
4 Bed + Flat Low rise	
1 Bed Flat High rise	
2 Bed Flat High rise	
3 Bed Flat High rise	
4 Bed + Flat High rise	
2 Bed House	
3 Bed House	
4 Bed House	
5 Bed House	
6 Bed+ House	

Gross £ rent per annum pu Memo - Number of units

Management Costs (% of rent)

Voids / bad debts (% of rent)

Repairs Fund (% of rent)

Total Annual Cost 0%

Rent Yield Capitalisation (%)

Ground rents

	Average ground rent per unit per annum (£)
Social Rented	
Shared Ownership	
Affordable Rent	
Open market (all phases)	

(where applicable)

Yield (%) (to capitalise the ground rents)

Value of each residential car parking space £0 (Only where sold separately -will be phased as for (see Input 5 Res Costs cell C73 for parking numbers & co

Date of scheme appraisal01-Jul-24

from Site Sheet

Month number

0

BUILDING PERIOD

Any valid Excel Date format (if entry is not recognised: use DD/MM/YY)

	Construction Start Date	Construction End Date	Construction Start Month no.	Construction End Month no.	No. of units in tenure	
Affordable Low rise flats					0	
Affordable High rise flats					0	
Affordable Houses					0	
Affordable Low rise flats ph 2					0	
Affordable High rise flats ph 2					0	
Affordable Houses ph 2					0	
OM 1:Build phase 1	01-Nov-24	31-Jan-26	4	19	4	
OM 2:Build phase 2					0	
OM 3:Build phase 3					0	
OM 4:Build phase 4					0	
OM 5:Build phase 5					0	
Private Rental 1Build phase 1					0	
Private Rental 2Build phase 2					0	
	RP Purchase (transfer) start date	Purchase end date	Start Month	End Month	No. of units in tenure	
Social Rented RP Purchase Payment					0	
	RP Purchase (transfer) start date	Purchase end date	Start Month	End Month	No. of units in tenure	
Shared Ownership phase 1 Purchase Payment					0	
Shared Ownership phase 2 Purchase Payment					0	
Affordable Rent phase 1 Purchase Payment					0	
Affordable Rent phase 2 Purchase Payment					0	
	Open Market Sale Start Date	Sale End Date	Start Month	End Month	No. of units in tenure	Monthly Sales rate
OM Sales1:Build phase 1	01-Feb-26	30-Jun-26	19	24	4	0.67
OM Sales2:Build phase 2						

OM Sales3:Build phase 3					
OM Sales4:Build phase 4					
OM Sales5:Build phase 5					
	First Rental Start Date	Final Rental Start Date	Start Month	End Month	units in
Private Rental 1Build phase 1					0
Private Rental 2Build phase 2					0
	Start Date	Month			
First Ground rent payment		0			0

		Building Cost £ per Sq m GROSS area	Net to Gross Adjustment	Maximum height in floors (flats only)	Memo- Number of units	Avg Cost pu
Social Rented	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Shared Ownership phase 1	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Shared Ownership phase 2	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Affordable Rent phase 1	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Affordable Rent phase 2	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Open Market Phase 1:	Low rise flats				0	0
	High rise flats				0	0
Open Market Phase 1:	Houses	3,002.46			4	197,862
Open Market Phase 2:	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Open Market Phase 3:	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Open Market Phase 4:	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Open Market Phase 5:	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Private Rental 1 Phase 1	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Private Rental 2 Phase 2	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
* In blocks of flats to reflect the difference between GIA & NIA (i.e. common parts such as lifts, stairs, corridors etc) : 0% in houses which have no common areas						

Fees & Contingencies as % of Building Costs		%					
Design and Professional Fees % (Architects, QS, Project Management)		10.00%					
Building Contingencies (% of Building Costs)		5.00%					
* This section excludes Affordable Housing section 106 payments		All dates must be between	01-Jul-24	02-Jul-34			
External Works & Infrastructure Costs (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Month of Payment Start	Month of Payment End	Cost per unit (all tenures)
	Site Preparation/Demolition						
	Roads and Sewers						
	Services (Power, Water, Gas, Telco and IT)						
	Strategic Landscaping						
	Off Site Works						
	Public Open Space						
	Site Specific Sustainability Initiatives						
	Plot specific external works						
	Other 2						
Other 3							
Site Abnormals (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Month of Payment Start	Month of Payment End	Cost per unit (all tenures)
	De-canting tenants						
	Decontamination						
	Other						
	Other 2						
		Building Costs (£ / car parking space)	Payment Date	Month of Payment			
Residential Car Parking Building Costs (average cost / car parking space)							
Total number of residential car parking spaces		0	(Open Market and Affordable)				
Sustainability							
		Additional information					
Enter the Code level to which the affordable rented units are to be built							
Enter the Code level to which the intermediate tenure units are to be built		4					
Enter the Code level to which the market sale units are to be built		4					
Certification Costs							
Statutory Payments (£)	Additional information	Cost (£)	Payment start date	Payment end date	Month of Payment Start	Month of Payment End	Per unit
	Education						

Sport & Recreation						
Social Infrastructure						
Public Realm						
Affordable Housing						
Transport						
Highway						
Health						
Public Art						
Flood work						
Community Infrastructure Levy	per sq metre					
Other Tariff	per sq metre					
CIL		£0	01-Nov-24	01-Nov-24	4	4
CiIL 2						

OTHER COSTS

SITE PURCHASE COSTS

	%
Agents Fees (% of site cost)	1.00%
Legal Fees (% of site cost)	0.75%
Stamp Duty (% of site cost)	4.10%

	Comment on nature of issue	Cost (£)	Payment start date	Payment end date	Month of Payment Start	Month of Payment End
Other Acquisition Costs (£)						

FINANCE COSTS

Arrangement Fee (£)	
Interest Rate (%)	10.00%
Misc Fees - Surveyors etc (£)	
Credit balance reinvestment %	

MARKETING COSTS

Affordable Housing Marketing Costs						
	Cost (£)	Payment start date	Payment end date	Month of Payment Start	Month of Payment End	

Developer cost of sale to RP (£)		£0	
RP purchase costs (£)		£0	
Intermediate Housing Sales and Marketing (£)		£0	
Open Market Housing Marketing Costs			
Sales Fees (agents fees & marketing fees) - %		2.50%	
Legal Fees (per Open Market unit) - £		£2,000	
Agents Private Rental Intial Letting fees - %		0.00%	
<u>DEVELOPER'S OVERHEAD AND RETURN FOR RISK (before taxation)</u>			
Developer O/head (£)			
Open Market Housing (% GDV)	20.00%	20.0%	inc Overheads
		72,000	per open market home
Private Rental (% Cost)			
Affordable Housing (% Cost)	6.00%		

SCHEME

Site Address	Land Adjacent at 28 Coutts Avenue, Shorne, Gravesend, Kent DA12 3HJ
Site Reference	Appendix 4
File Source	
Scheme Description	Demo of existing garage & erection of 4 no. semi-detached dwellings
Date of appraisal	01/07/2024
Net Residential Site Area (hectares)	0.13
Author & Organisation	Mark Smith - affordable housing 106
HCA Investment Partner (where applicable)	0

Housing Mix (Affordable + Open Market)

Total Number of Units	4	units
Total Number of Open Market Units	4	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	264	sq m
Total Habitable Rooms	12	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	0.0%	
% Social Rented within the Affordable Hous	-	by number of units
% Social Rented within the Affordable Hous	-	by NIA of Units (sq m)
% Social Rented within the Affordable Hous	-	by habitable rooms
Density	31	units/ hectare
Total Number of A/H Persons	0	Persons
Number of Social and Affordable Rent	0	Persons
Number of Intermediate	0	Persons
Total Number of Open Market Persons	16	Persons
Total Number of Persons	16	Persons
Gross site Area	0.13	hectares
Net Site Area	0.13	hectares
Net Internal Housing Area / Hectare	2,028	sq m / hectare

AH Residential Values

Full term yield based

Type of Unit	Social Rented	Shared Ownership phase 1	Affordable Rent phase 1	Shared Ownership phase 2	Affordable Rent phase 2
1 Bed Flat Low rise	£0	£0	£0	£0	£0
2 Bed Flat Low rise	£0	£0	£0	£0	£0
3 Bed Flat Low rise	£0	£0	£0	£0	£0
4 Bed + Flat Low rise	£0	£0	£0	£0	£0
1 Bed Flat High rise	£0	£0	£0	£0	£0
2 Bed Flat High rise	£0	£0	£0	£0	£0
3 Bed Flat High rise	£0	£0	£0	£0	£0
4 Bed + Flat High rise	£0	£0	£0	£0	£0
2 Bed House	£0	£0	£0	£0	£0
3 Bed House	£0	£0	£0	£0	£0
4 Bed House	£0	£0	£0	£0	£0
5 Bed House	£0	£0	£0	£0	£0
6 Bed+ House	£0	£0	£0	£0	£0
	£0	£0	£0	£0	£0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)	£0
RP Cross Subsidy (use of own assets)	£0
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Other source of funding 2	£0
Land Remediation Tax Relief	£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING	£0
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TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)	£0
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Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Open Market Phase 1:	264	£5,463	£1,440,000
Open Market Phase 2:	-	-	£0
Open Market Phase 3:	-	-	£0
Open Market Phase 4:	-	-	£0
Open Market Phase 5:	-	-	£0
Total	264	-	£1,440,000

Monthly Sales rate
0.67

	Average value (£ per unit)
Open Market Phase 1:	£360,000
Open Market Phase 2:	£0
Open Market Phase 3:	£0
Open Market Phase 4:	£0
Open Market Phase 5:	£0

Capital Value of Private Rental	£0
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TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	£1,440,000
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Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING£0

Ground rent

	Capitalised annual ground rent
Social Rented	£0
Shared Ownership	£0
Affordable Rent	£0
Open market (all phases)	£0
TOTAL CAPITALISED ANNUAL GROUND RENT	£0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£1,440,000
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Non-Residential Values

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community Use	£0	£0
TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0	

TOTAL VALUE OF SCHEME	£1,440,000
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0		Per sq meter
Open Market Housing Build Costs	£791,448	-	3,002
	£791,448		

Residential Car Parking Build Costs£0

External Works & Infrastructure Costs (£)		Per unit
Site Preparation/Demolition	£0	
Roads and Sewers	£0	
Services (Power, Water, Gas, Telco and IT)	£0	
Strategic Landscaping	£0	
Off Site Works	£0	
Public Open Space	£0	
Site Specific Sustainability Initiatives	£0	
Plot specific external works	£0	
Other 2	£0	
Other 3	£0	

Other site costs

Building Contingencies	5.0%	£39,572	9,893
Fees and certification		£83,102	20,776
Other Acquisition Costs (£)		£0	

Site Abnormals (£)

De-canting tenants	£0
Decontamination	£0
Other	£0
Other 2	£0

Total Building Costs inc Fees£914,122228,531

Statutory 106 Costs (£)

Education	£0
Sport & Recreation	£0
Social Infrastructure	£0
Public Realm	£0
Affordable Housing	£0
Transport	£0
Highway	£0
Health	£0
Public Art	£0
Flood work	£0
Community Infrastructure Levy	£0
Other Tariff	£0
CIL	£0
CiIL 2	£0

Statutory 106 costs		£0	
Marketing (Open Market Housing ONLY)			per OM unit
Sales/letting Fees	2.5%	£36,000	9,000
Legal Fees (per Open Market unit):	£2,000	£8,000	2,000
Marketing (Affordable Housing)			per affordable unit
Developer cost of sale to RP (£)		£0	
RP purchase costs (£)		£0	
Intermediate Housing Sales and Marketing (£)		£0	
Total Marketing Costs		£44,000	

Non-Residential Building & Marketing Costs

Building Costs		
Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0
Professional Fees (Building, Letting & Sales)		
Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0
Total Non-Residential Costs		£0

TOTAL DIRECT COSTS: £958,122

Finance and acquisition costs

Land Value	£96,000	738,462	per Gross ha	738,462
Arrangement Fee	£0	24,000	per OM home	24,000
Misc Fees (Surveyors etc)	£0		0.0% of interest	
Agents Fees	£960		0.00% of scheme value	
Legal Fees	£720			
Stamp Duty	£3,936			
Total Interest Paid	£92,527			
Total Finance and Acquisition Costs		£194,143		

Developer's return for risk and profit

Residential				
Market Housing Return (inc OH) on Value	20.0%	£288,000	72,000	per OM unit
Affordable Housing Return on Cost	6.0%	£0		per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0!	per PR unit
Non-residential				
Office	£0			
Retail	£0			
Industrial	£0			
Leisure	£0			
Community-use	£0	£0		

Total Operating Profit £288,000
(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

Surplus/(Deficit) at completion 30/6/2026 (£265)

Present Value of Surplus (Deficit) at 1/7/2024 (£219) (£55) per unit

Scheme Investment IRR 38.0% (before Developer's returns and interest to avoid double counting)

Measures

Site Value as a Percentage of Total Scheme Value	6.7%
Site Value per hectare	-£2,042