

# Milton Keynes Whole Plan Viability Study

June 2024

## Quality information

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## 1. Introduction

## 1.1 Scope

- 1.1 Milton Keynes City Council (MKCC) is preparing the Milton Keynes City Plan 2050 (MKCP 2050). The MKCP 2050 is a Local Plan for the growth and development of Milton Keynes over the period 2022-2050.
- 1.2 This Whole Plan Viability Study (WPVS) has been commissioned to:
  - Examine whether the impact on development viability of the policy requirements and developer contributions sought by MKCC for infrastructure and facilities.
  - To assess the impact of the level of contributions towards strategic infrastructure and mitigation sought from potential new key strategic sites.
- 1.3 The project is being undertaken in two phases, the first to inform the development of policy, so being based on testing policy options, under consideration for inclusion in the Regulation 18 draft MKCP 2050 (consultation expected July 2024 to September 2024). The second to inform the proposed submission MKCP 2050 Regulation 19 stage (expected early 2025). This WPVS will form a key part of the MKCC's evidence base for the MKCP 2050 and should comply with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) insofar as the viability testing of local plans.
- 1.4 This viability assessment builds on the Council's existing viability work, specifically the MKCC Whole Plan Viability Study 2017 (AECOM & HDH, November 2017). Whilst this report builds on the Council's existing viability evidence, it takes a step back to build the evidence from first principles.
- 1.5 The 2017 WPVS was examined through the Plan:MK process. The Inspector concluded as follows in relation to viability:

188. The Plan is supported by an up-to-date plan-wide viability study prepared by AECOM & HDH Planning and Development [MK/INF/006]. The assumptions informing the appraisal were tested through stakeholder engagement in August 2017 involving a notable number of land promoters, developers, registered social landlords and public bodies with an interest in Plan:MK and the local development market more generally. This provides a degree of confidence to the appraisal outputs ....

189. The appraisal assesses the effect on the viability of development of the plan's cumulative policy requirements. A number of representative residential and non-residential typologies have been tested. In my view there are no significant omissions in the approach or coverage of the plan-wide viability study which clearly shows that development within CMK, the high value flanks around the urban area of Milton Keynes and the rural areas would be viable.

193. In conclusion there is a reasonable prospect that the growth will be achievable within the planned timescales. Some funding opportunities are available for the infrastructure identified and getting Plan:MK in place will

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<sup>&</sup>lt;sup>1</sup> Report to Milton Keynes Council by David Spencer BA(Hons) DipTP MRTPI, an Inspector appointed by the Secretary of State - Date 12 Feb 2019

provide valuable certainty to progress various funding submissions. Overall, the viability assessment of the Plan satisfactorily demonstrates that the cumulative impact of the Plan's policies and requirements would not put the viability of the Plan as a whole at serious risk. The viability evidence accords with NPPF paragraphs 173-177 and demonstrates that there would be a reasonable prospect that necessary infrastructure would be delivered in a timely fashion.

- 1.6 Clearly the 2017 WPVS is a sound and appropriate starting point for this 2024 WPVA. This document sets out the methodology used, and the key assumptions adopted. It contains an assessment of the effect of the policy options, in the context of national policies and requirements, in relation to the planned development. This will allow the Council to further engage with stakeholders, to ensure that the MKCP 2050 is effective.
- 1.7 A technical consultation was carried out in November 2023. Representatives of the main developers, development site landowners, their agents, planning agents and consultants working in the area and housing associations were invited to comment on an early draft of this report.
- 1.8 The methodology used in this report is consistent with the updated NPPF, the CIL Regulations (as amended) and the updated PPG as at February 2024. The Levelling-up and Regeneration Act became law in late October 2023. The Act will have a significant impact on the overall plan-making process, but does not alter the place of viability in the CIL setting process. The Act includes reference to a new national Infrastructure Levy that would be set, having regard to viability, and makes reference to the Infrastructure Levy Regulations. In March 2023, the Department for Levelling Up Housing & Communities published Open consultation, Technical consultation on the Infrastructure Levy (March 2023). Under the proposals, CIL and the delivery of affordable housing would be combined into a single Infrastructure Levy, alongside the reform of the s106 regime. The Council will need to keep this under review.
- 1.9 It is important to note, at the start of a study of this type, that not all sites will be viable, even without any policy requirements (or CIL). It is inevitable that the Council's requirements will render some sites unviable. The question for this report is not whether some development site or other would be rendered unviable, it is whether the delivery of the overall Plan is likely to be threatened.

## 1.2 Report Structure

- 1.10 This report follows the following format:
  - **Chapter 2** The reasons for, and approach to viability testing, including a review of the requirements of the NPPF, the CIL Regulations, and updated PPG.
  - **Chapter 3** The methodology used.
  - **Chapter 4** An assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different areas.
  - **Chapter 5** An assessment of the non-residential market.
  - **Chapter 6** An assessment of the costs of land to be used when assessing viability.
  - **Chapter 7** The cost and general development assumptions to be used in the development appraisals.

- **Chapter 8** A summary of the various policy requirements and constraints that impact on viability and influence the type of development that come forward.
- **Chapter 9** A summary of the range of modelled sites used for the financial development appraisals.
- **Chapter 10** The results of the appraisals and consideration of residential development.
- **Chapter 11** The results of the appraisals and consideration of non-residential development.
- **Chapter 12** Summary and recommendations in relation to the deliverability of development

#### 1.3 AECOM Infrastructure & Environment Ltd

1.11 AECOM is a fully integrated professional and technical services firm that designs, builds, finances and operates infrastructure assets around the world. It's Planning, Economics and Development team has considerable experience in developing evidence base documents for local planning authorities and the planning process.

## 1.4 HDH Planning & Development Ltd (HDH)

- 1.12 HDH is a specialist planning consultancy providing evidence to support planning and housing authorities. The firm's main areas of expertise are:
  - District wide and site-specific viability analysis.
  - Community Infrastructure Levy.
  - Housing Market Assessments.

## 1.5 Caveat and Material Uncertainty

- 1.13 No part of this report constitutes a valuation, and the report should not be relied on in that regard.
- 1.14 The findings contained in this report are based upon information from various sources including that provided by the Council and by others, upon the assumption that all relevant information has been provided. This information has not been independently verified by AECOM or HDH. The conclusions and recommendations contained in this report are concerned with policy requirements, guidance and regulations which may be subject to change. They reflect a Chartered Surveyor's perspective and do not reflect or constitute legal advice.
- 1.15 Whilst the RICS withdrew the formal advice in relation to the uncertainty last year ago (March 2022), due to the nature of this assessment it is important to note the uncertainty in the current market. The impact from COVID-19 pandemic continues to impact on the global economy which continues to be faced with an unprecedented set of circumstances caused by the pandemic, uncertainty around world trade and the ongoing wars in Ukraine and the Middle East, with the impact on energy costs and inflationary pressures in the economy. Consequently, in respect of this report, the assessment of viability is less certain so a higher degree of caution should be attached to our findings than would otherwise be the case.

1.16 For the avoidance of doubt this does not mean that the report cannot be relied upon. Rather, this note has been included to ensure transparency and to provide further insight as to the market context under which the report was prepared. In recognition of the market conditions, it is important to keep the findings under review as the planmaking process continues. It is recommended that the Council keeps the assessment under review.

## 1.6 Compliance

- 1.17 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). As a firm regulated by the RICS it is necessary to have regard to RICS Professional Standards and Guidance. There are two principal pieces of relevant guidance being the *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)* and Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE (RICS, 1st edition, March 2021).
- 1.18 Financial viability in planning: conduct and reporting. 1st edition, May 2019 was published in May 2019. This includes mandatory requirements for RICS members and RICS-regulated firms. HDH confirms that the May 2019 Guidance has been followed in full.
  - HDH confirms that in preparing this report, the firm has acted with objectivity, impartially and without interference and with reference to all appropriate available sources of information.
  - The preparation of this assessment is following a collaborative approach involving the LPA, developers, landowners and other interested parties.
  - The instructions under which this project is undertaken is included as **Appendix A** of this report.
  - HDH confirms it has no conflicts of interest in undertaking this project. HDH
    confirms that, in preparing this report, no performance-related or contingent
    fees have been agreed.
  - The presumption is that a viability assessment should be published in full.
     HDH has prepared this report on the assumption that it will be published in full.
  - HDH confirms that a non-technical summary is provided (in the form of Chapter 12). Viability in the plan-making process is a technical exercise that is undertaken specifically to demonstrate compliance (or otherwise) with the NPPF and PPG. It is recommended that this report is published and read in full.
  - HDH confirms that adequate time is being allowed to allow engagement with stakeholders through this project.
  - This assessment will include appropriate sensitivity testing in Chapters 10 and 11. This includes the effect of different tenures, different affordable housing requirements against different levels of developer contributions, and the impact of price and cost change.
- 1.19 The Guidance includes a requirement that, 'all contributions to reports relating to assessments of viability, on behalf of both the applicants and authorities, must comply with these mandatory requirements. Determining the competency of subcontractors

is the responsibility of the RICS member or RICS-regulated firm'. Much of the information that informed this viability assessment was provided by the Council or its consultants. This information was not provided in a subcontractor role and, in accordance with HDH's instructions, this information has not been challenged nor independently verified.

1.20 Financial viability in planning: conduct and reporting. 1st edition, May 2019 and Assessing viability in planning under the National Planning Policy Framework 2019 for England were reissued in April 2023 as a professional standard rather than a guidance note. Mandatory requirements are those which include the word 'must', while recommended best practices utilise the word 'should'. It is mandatory for RICS members carrying out FVAs for planning purposes to adhere to PS 1 and PS 2 of the 'RICS Valuation – Global Standards, November 2021'. This report has complied with PS 1 (Compliance with standards where a written valuation is provided) and PS 2 (Ethics, competency, objectivity and disclosures).

## 1.7 Metric or Imperial

1.21 The property industry uses both imperial and metric data – often working out costings in metric (£ per sqm) and values in imperial (£/acre and £ per sqft). This is confusing so metric measurements are used throughout this report. The following conversion rates may assist readers.

1m = 3.28ft (3' and 3.37") 1ft = 0.30m  $1m^2 = 10.76 sqft$   $1sqft = 0.0929m^2$ 1ha = 2.471 acres 1acre = 0.405 ha

1.22 A useful broad rule of thumb to convert m<sup>2</sup> to sqft is simply to add a final zero.

## 2. Viability Testing

2.1 Viability testing is a core part of the planning process. The requirement to assess viability forms part of the National Planning Policy Framework (NPPF) and the Community Infrastructure Levy (CIL) Regulations. In each case the requirement is slightly different, but they have much in common.

## 2.1 National Planning Policy Framework

- 2.2 The Government published the updated NPPF in December 2023. This updated NPPF makes some significant changes to the planning system, however, does not change the place of viability testing in the plan-making process. The changes are not material to this report.
- 2.3 Paragraph 34 of the NPPF says that Plans should set out what development is expected to provide, and that the requirement should not be so high as to undermine the delivery of the Plan.

Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

2.4 As in earlier editions of the NPPF, viability remains an important part of the planmaking process. The NPPF does not include detail on the viability process, rather stresses the importance of viability. The changes, made in July 2021, do touch on matters where viability will be a factor:

Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.

NPPF, Paragraph 22

To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

NPPF, Paragraph 100

- 2.5 The Council is currently planning to allocate several strategic sites. These are not tested individually but will be tested in due course. As the plan-making process continues, it will be necessary to engage further with the promoters of the potential strategic sites and service and infrastructure providers.
- 2.6 The NPPF does not include detail on the viability process, rather stresses the importance of viability. The main change is a shift of viability testing from the development management stage to the plan-making stage.

Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

#### NPPF Paragraph 58

- 2.7 Consideration has been made to the updated PPG (see below). This viability assessment will become the reference point for viability assessments submitted through the development management process in the future.
- 2.8 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the NPPF which includes an updated definition:

**Deliverable**: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

#### NPPF Glossary

2.9 Under the heading *Identifying land for homes*, the importance of viability is highlighted:

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period<sup>32</sup>; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

#### NPPF Paragraph 69

2.10 Under the heading *Making effective use of land*, viability forms part of ensuring land is suitable for development:

Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield

registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.

NPPF Paragraph 125

2.11 The NPPF does not include technical guidance on undertaking viability work. This is included within the Planning Practice Guidance (PPG).

## 2.2 Planning Practice Guidance

- 2.12 The viability sections of the PPG (Chapter 10) were rewritten in 2018, and then subsequently further updated. The changes provide clarity and confirm best practice, rather than prescribe an approach or methodology. Having said this, the underlying emphasis of viability testing has changed. The, now superseded, requirements for viability testing were set out in paragraphs 173 and 174 of the 2012 NPPF which said:
  - 173 ... 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 ... 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...
- 2.13 The test was whether or not the policy requirements were so high that development was threatened. Paragraphs 10-009-20190509 and 10-010-20180724 change this:
  - ... ensure policy compliance and optimal public benefits through economic cycles...

PPG 10-009-20190509

... and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

PPG 10-010-20180724

- 2.14 The purpose of viability testing is now to ensure that 'maximum benefits in the public interest' has been secured. This is a notable change in emphasis, albeit in the wider context of striking a balance between the aspirations of developers and landowners, in terms of returns against risk.
- 2.15 The core requirement to consider viability links to paragraph 58 of the NPPF (as quoted above):

Plans should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards including the cost implications of the Community Infrastructure Levy (CIL) and planning obligations. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and the total cumulative cost of all relevant policies will not undermine deliverability of the plan.

PPG 23b-005-20190315

- 2.16 This viability assessment takes a proportionate approach to considering the cumulative impact of policies and planning obligations.
- 2.17 The PPG includes 4 main sections:

#### 2.2.1 Section 1 - Viability and plan making

2.18 The overall requirement is that:

...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...

PPG 10-001-20190509

2.19 This assessment takes a proportionate approach, building on the Council's existing evidence, and considers all the local and national policies that will apply to new development.

Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan. ... Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.

PPG 10-002-20190509

2.20 The policies in the MKCP 2050 will be tested individually and cumulatively, to ensure that they are set at a realistic level.

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

PPG 10-002-20190509

2.21 Consultation has formed part of this assessment.

Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.

PPG 10-002-20190509

2.22 A range of levels of policy requirements are tested against a range of levels of developer contributions.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies.

PPG 10-002-20190509

2.23 A technical consultation has formed part of this study. The Council has identified several potential strategic sites which will be tested later in the plan-making process.

In due course, the Council will need to further engage with the promoters of the selected strategic sites to ensure that they are deliverable.

2.24 The modelling in this assessment is based on the long list of sites that are being considered for allocation or are likely to come forward over the plan-period. This may be subject to further change so, in due course, it may be necessary to revisit this when the actual preferred allocations have been selected. The purpose of this viability assessment is to ensure the deliverability of the overall Plan.

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.

PPG 10-003-20180724

2.25 This study is based on typologies<sup>2</sup> that have been developed by having regard to the potential development sites that are most likely to come forward under the MKCP 2050. The Council has identified several potential strategic sites which will be tested later in the plan-making process.

Average costs and values can then be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Plan makers may wish to consider different potential policy requirements and assess the viability impacts of these. Plan makers can then come to a view on what might be an appropriate benchmark land value and policy requirement for each typology.

PPG 10-004-20190509

2.26 This study draws on a wide range of data sources as set out through this report.

It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites.

PPG 10-005-20180724

2.27 For the purpose of this viability assessment, strategic sites are those being considered for allocation, that if they were allocated would be considered key sites on which the delivery of the Plan may rely.

Plan makers should engage with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.

A typology approach is a process plan makers can follow to ensure that they are creating realistic, <u>deliverable policies</u> based on the type of sites that are likely to come forward for development over the plan period. In following this process plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.

<sup>&</sup>lt;sup>2</sup> The PPG provides further detail at 10-004-20190509:

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

PPG 10-006-20190509

2.28 Consultation has formed part of the preparation of this assessment. This assessment specifically considers the total cumulative cost of all relevant policies (local and national).

#### 2.2.2 Section 2 - Viability and decision taking

2.29 It is beyond the scope of this assessment to consider viability in decision making. As set out in paragraph 10-008-20190509 of the PPG, this study will form the starting point for future development management consideration of viability.

#### 2.2.3 Section 3 - Standardised inputs to viability assessment

2.30 The general principles of viability testing are set out under paragraph 10-010-20180724 of the PPG.

Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return. ...

... Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available. Improving transparency of data associated with viability assessment will, over time, improve the data available for future assessment as well as provide more accountability regarding how viability informs decision making.

In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

PPG 10-010-20180724

2.31 This report sets out the approach, methodology and assumptions used. These have been subject to a technical consultation that took place in November 2023. These have drawn on a range of data sources. Ultimately, the Council will use this report to judge the appropriateness of the new policies in the new Local Plan and the deliverability of the allocations.

Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should

be considered. For commercial development broad assessment of value in line with industry practice may be necessary.

For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. For housing, historic information about delivery rates can be informative.

PPG 10-011-20180724

- 2.32 The residential values have been established using data from the Land Registry and other sources as suggested. Non-residential values have been derived though consideration of capitalised rents as well as sales.
- 2.33 PPG paragraph 10-012-20180724 lists a range of costs to be taken into account.
  - build costs based on appropriate data, for example that of the Building Cost Information Service
  - abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value
  - site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value
  - the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value
  - general finance costs including those incurred through loans
  - professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value
  - explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return
- 2.34 All these costs are taken into account.
- 2.35 The PPG then sets out how land values should be considered, confirming the use of the Existing Use Value Plus (EUV+) approach.

To define land value for any viability assessment, a benchmark land value should be established on the basis of the <u>existing use value (EUV)</u> of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).

PPG 10-013-20190509

2.36 The PPG goes on to set out the use of Benchmark Land Values (BLV) and how these should be derived:

Benchmark land value should:

- be based upon existing use value
- allow for a premium to landowners (including equity resulting from those building their own homes)
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

PPG 10-014-20190509

2.37 The approach adopted in this study is to start with the EUV. The 'plus' element is informed by the price paid for policy compliant schemes, feedback through the consultation process, and experience elsewhere.

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

PPG 10-015-20190509

- 2.38 This report applies this methodology to establish the EUV.
- 2.39 The PPG sets out an approach to derive the developers' return:

Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.

For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

PPG 10-018-20190509

2.40 As set out in Chapter 7 below, this approach is followed.

#### 2.2.4 Section 4 - Accountability

- 2.41 This section of the PPG sets out requirements on reporting. These are covered, by the Council, outside this report.
- 2.42 In line with paragraph 10-020-20180724 of the PPG that says that 'practitioners should ensure that the findings of a viability assessment are presented clearly. An executive summary should be used to set out key findings of a viability assessment in a clear way'. Chapter 12 of this report is written as a standalone non-technical summary that brings the evidence together.

## 2.3 Community Infrastructure Levy Regulations and Guidance

2.43 The Council has not adopted CIL, and this WPVS does not extend to consideration of whether or not there is scope introduce CIL. The CIL Regulations are broad, so it is necessary to have regard to them and the CIL Guidance (which is contained within the PPG) when undertaking any plan-wide viability assessment and considering the deliverability of development. The CIL Regulations came into effect in April 2010 and have been subject to subsequent amendment<sup>3</sup>.

<sup>&</sup>lt;sup>3</sup> SI 2010 No. 948. The Community Infrastructure Levy Regulations 2010 Made 23rd March 2010, Coming into force 6th April 2010. SI 2011 No. 987. The Community Infrastructure Levy (Amendment) Regulations 2011 Made 28th March 2011, Coming into force 6th April 2011. SI 2011 No. 2918. The Local Authorities (Contracting Out of Community Infrastructure Levy Functions) Order 2011. Made 6th December 2011, Coming into force 7th December 2011. SI 2012 No. 2975. The Community Infrastructure Levy (Amendment) Regulations 2012. Made 28th November 2012. Coming into force 29th November 2012. SI 2013 No. 982. The Community Infrastructure Levy (Amendment) Regulations 2013. Made 24th April 2013, Coming into force 25th April 2013. SI 2014 No. 385. The Community Infrastructure Levy (Amendment) Regulations 2013. Made 24th February 2014, Coming into force 24th February 2014. S1 2015 No. 836. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2015. Made 20th March 2015. SI 2018 No. 172 COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES. The Community Infrastructure Levy (Amendment) Regulations 2018. Made 8th February 2018. Coming into force in accordance with regulation 1. SI 2019 No. 966 COMMUNITY INFRASTRUCTURE LEVY, ENGLAND The Community Infrastructure Levy (Amendment) (England) Regulations 2019. Made 22nd May 2019. SI 2019 No. 1103 COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES The Community Infrastructure Levy (Amendment) (No. 2) Regulations 2019 Made 9th July 2019. Coming into Force 1st September 2019. SI 2020 No. 781 The Community Infrastructure Levy (Coronavirus) (Amendment) (England) Regulations 2020. Made 21st July 2020, Coming into force 22nd July 2020, SI 2020 No. 1226 COMMUNITY INFRASTRUCTURE LEVY, ENGLAND, The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2020. Made 5th November 2020. Coming into force 16th November 2020.

- 2.44 Prior to September 2019, Councils were restricted in pooling s106 contributions from more than five developments<sup>4</sup>, however the CIL Regulations were amended, lifting these restrictions, however payments requested under the s106 regime must still be (as set out in CIL Regulation 122):
  - a. necessary to make the development acceptable in planning terms;
  - b. directly related to the development; and
  - c. fairly and reasonably related in scale and kind to the development.
- 2.45 As set out at the start of this report, the Levelling-up and Regeneration Act has become law. The Act includes reference to a new national Infrastructure Levy to replace CIL and reform the current developer contribution system. The information available suggests that the new Infrastructure Levy would be set, having regard to viability, and makes reference to the Infrastructure Levy Regulations. It may be necessary for the Council to review this report when the Regulations are published.

## **Wider Changes Impacting on Viability**

2.46 There have been a number of changes at a national level, since the 2017 WPVS was undertaken, that it is timely to highlight, as they need to be reflected in this update.

#### 2.4.1 Affordable Housing Thresholds

The Council currently applies a site size threshold of 11 units or more when seeking 2.47 affordable housing. Paragraph 65 of the NPPF now sets out national thresholds for the provision of affordable housing:

> Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

2.48 In this context, major development is as set out in the Glossary to the NPPF:

> Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2.49 The analysis in this study is based on a 10 unit threshold.

#### 2.4.2 Affordable Home Ownership

The NPPF (paragraph 66) sets out a requirement for a minimum of 10% affordable 2.50 home ownership units on larger sites.

> Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership<sup>5</sup>, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to

<sup>&</sup>lt;sup>4</sup> CIL Regulations 123(3)

<sup>&</sup>lt;sup>5</sup> Footnote 29 of the 2018 NPPF clarifies as 'As part of the overall affordable housing contribution from the site'.

meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
- c) is proposed to be developed by people who wish to build or commission their own homes; or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Paragraph 66, NPPF

2.51 The 10% relates to all the homes on a site. This is assumed to apply.

#### 2.4.3 First Homes

2.52 In May 2021 the Government introduced requirements for First Homes:

What is a First Home?

First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

- a. must be discounted by a minimum of 30% against the market value:
- b. are sold to a person or persons meeting the First Homes eligibility criteria (see below);
- c. on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- d. after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

PPG: 70-001-21210524

2.53 This is assumed to apply. The PPG then provides guidance as to the level of the discount:

Can the required minimum discount be changed?

In order to qualify as a First Home, a property must be sold at least 30% below the open market value. Therefore, the required minimum discount cannot be below 30%.

However, the First Homes Written Ministerial Statement does give local authorities and neighbourhood planning groups the discretion to require a higher minimum discount of either 40% or 50% if they can demonstrate a need for this. As part of their plan-making process, local planning authorities should undertake a housing need assessment to take into account the need for a range of housing types and tenures, including various affordable housing tenures (such as First Homes). Specific demographic data is available on open data communities which can be used to inform this process. The assessment will

enable an evidence-based planning judgement to be made about the need for a higher minimum discount level in the area, and how it can meet the needs of different demographic and social groups.

In such circumstances, the minimum discount level should be fixed at either 40% or 50% below market value and should not be set at any other value. In each case, these percentages represent the minimum discount required for a home to qualify as a First Home. Developers who are able to offer higher discounts within their contributions should be free to do so but the local authority cannot require this. In such cases, whatever discount (as a percentage of market value) is given at the first disposal should be the same at each subsequent sale. These minimum discounts should apply to the entire local plan area (except if Neighbourhood Plans are in place in certain areas) and should not be changed on a site-by-site basis.

If local authorities or neighbourhood planning groups choose to revise their required minimum discounts in any future alterations to their plans, this should not affect the minimum discounts required for previously sold First Homes when they come to be resold, as these will be bound by the section 106 agreements entered into at the time of their first sale.

PPG: 70-004-20210524

2.54 The assessment considers the impact of seeking a 40% or a 50% discount, as well as a 30% discount.

#### 2.4.4 Accessible and Adaptable Standards

- 2.55 In July 2022, the Government announced the outcome of the 2020 consultation on raising accessibility standards of new homes<sup>6</sup> saying:
  - 73. Government proposes that the most appropriate way forward is to mandate the current M4(2) (Category 2: Accessible and adaptable dwellings) requirement in Building Regulations as a minimum standard for all new homes option 2 in the consultation. M4(1) will apply by exception only, where M4(2) is impractical and unachievable (as detailed below). Subject to a further consultation on the draft technical details, we will implement this change in due course with a change to building regulations.
- 2.56 The Government will now consult further on the technical changes to the Building Regulations to mandate the higher M4(2) accessibility standard. No timescale has been announced, however bearing in mind the timetable for the MKCP 2050 this is assumed to apply. This is considered further in Chapter 8 below.

#### 2.4.5 Environmental Standards

2.57 The outcome of the Government consultation on 'The Future Homes Standard' was announced during January 2021<sup>8</sup>. This is linked to achieving the 'net zero' greenhouse gas emissions by 2050. The Department of Levelling up, Communities and Housing, published the latest revision to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon

<sup>&</sup>lt;sup>6</sup> Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK (www.gov.uk)

<sup>&</sup>lt;sup>7</sup> https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings?utm\_source=7711646e-e9bf-4b38-ab4f-

 $<sup>9</sup>ef9a8133f14\&utm\_medium=email\&utm\_campaign=govuk-notifications\&utm\_content=immediate$ 

<sup>&</sup>lt;sup>8</sup> The Future Buildings Standard - GOV.UK (www.gov.uk)

homes. It sets the target of an interim 31% reduction in CO<sub>2</sub> emissions over 2013 standards for dwellings. The changes now apply to new homes.

2.58 The revisions to Approved Document L, are a step towards the introduction of the Future Homes Standard in 2025. In December 2023, the Government published a further consultation on the details of the implementation of the Future Homes Standard. At the same time, the Housing Minister, Lee Rowley, made a Written Parliamentary Statement<sup>9</sup> which set out the Government's position in this regard as follows:

... Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:

- That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.
- The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).

Where plan policies go beyond current or planned building regulations, those polices should be applied flexibly to decisions on planning applications and appeals where the applicant can demonstrate that meeting the higher standards is not technically feasible ....

- 2.59 Whilst this direction does not preclude the introduction of policies that go beyond national standards, this does suggest that such policies will need to be well justified and subject to greater scrutiny.
- 2.60 The Council is exploring options in this regard, including going further than the minimum national standards sought under Building Regulations. This is considered in Chapter 8 below and a range of options are tested.
- 2.61 In November 2021 the Government announced that, from 2023, all new homes would be required to include an electric vehicle charging point. This is assumed to apply.

## 2.4.6 Biodiversity Net Gain

2.62 The Environment Act received Royal Assent in November 2021 and mandates that new developments must deliver an overall increase in biodiversity. This requirement is considered in Chapter 8 below.

## 2.4.7 White Paper: Planning for the Future (MHCLG, August 2020)

2.63 In 2020, the Government consulted on *White Paper: Planning for the Future* (MHCLG, August 2020) and various supporting documents. In terms of viability the two key paragraphs are:

Assessments of housing need, viability and environmental impacts are too complex and opaque: Land supply decisions are based on projections of household and business 'need' typically over 15- or 20-year periods. These figures are highly contested and do not provide a clear basis for the scale of

<sup>&</sup>lt;sup>9</sup> Written statements - Written questions, answers and statements - UK Parliament

development to be planned for. Assessments of environmental impacts and viability add complexity and bureaucracy but do not necessarily lead to environmental improvements nor ensure sites are brought forward and delivered:

**Local Plans should be subject to a single statutory "sustainable development" test**, and unnecessary assessments and requirements that cause delay and challenge in the current system should be abolished. This would mean replacing the existing tests of soundness, updating requirements for assessments (including on the environment and viability) and abolishing the Duty to Cooperate.

2.64 Pillar Three of the White Paper then goes on to set out options around the requirements for infrastructure and how these may be funded. The key proposals are:

<u>Proposal 19</u>: The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationally- set rate or rates and the current system of planning obligations abolished.

<u>Proposal 21</u>: The reformed Infrastructure Levy should deliver affordable housing provision

2.65 The above suggests a downgrading of viability in the planning system, however, as it stands, the proposals in the White Paper are options which may or may not come to be adopted. At the time of this report (February 2024) a viability assessment is a requirement.

#### 2.4.8 Fire Safety Standards

- 2.66 A number of further national consultations have been announced recently. These include proposed changes to Approved Document B, Sprinklers in care homes, and staircases in residential buildings. These changes follow the 2017 Grenfell Tower fire and will be reflected in the net saleable area assumptions in the modelling (see Chapter 9). The proposed changes to the regulations around second staircases<sup>10</sup> would apply to buildings of over 18m<sup>11</sup> (about 6 storeys).
- 2.67 The costs of sprinklers are considered in Chapter 8 below.

## 2.4.9 National Model Design Code

2.68 The Levelling-up and Regeneration Act requires LPAs to introduce a design code covering their entire area. The time frame for this is to be confirmed. The Government published the National Model Design Code as part of the PPG in 2021, when the NPPF was updated:

128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be

<sup>&</sup>lt;sup>10</sup> Government proposes second staircases to make buildings safer - GOV.UK (www.gov.uk)

<sup>&</sup>lt;sup>11</sup> The initial December 2022 consultation was based on 30m (about 10 stories), however in July 2023, Housing Secretary, Michael Gove set out that the Government will require two staircases in all new residential high-rises taller than 18m, rather than the 30m threshold previously proposed.

tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

2.69 The National Design Code does not add to the cost of development in itself. Rather it sets out good practice in a consistent format. It will provide a checklist of design principles to consider for new schemes, including street character, building type and requirements addressing wellbeing and environmental impact. Local authorities can use the code to form their own local design codes. Local design requirements are considered further in Chapter 8 below.

#### 2.4.10Levelling-up and Regeneration Act 2023

- 2.70 As mentioned earlier, *The Levelling-up and Regeneration Act* has received Royal assent. Whilst these changes will have a significant impact on the overall plan-making process, they do not alter the place of viability in the current Local Plan process. It will be necessary for the Council to monitor future statutory instruments that bring all elements of the Act into force, and in due course review this report if changes that impact on viability are announced.
- 2.71 The Levelling-up and Regeneration Act includes provisions for a new national Infrastructure Levy. The Act states that the Infrastructure Levy would be set, having regard to viability and makes reference to the Infrastructure Levy Regulations. Infrastructure Levy Regulations have yet to be published.

#### 2.4.11 Technical consultation on the Infrastructure Levy

- 2.72 In March 2023, the Department for Levelling Up Housing & Communities published *Open* consultation, *Technical consultation on the Infrastructure Levy* (March 2023)<sup>12</sup> to seek views on technical aspects of the design of the Infrastructure Levy. The responses will inform the preparation and content of regulations.
- 2.73 The consultation suggests (paragraph 7.11) that the Levy would be fully rolled out from 2029, but that there would be a 'test and learn' roll out starting in 2025.
- 2.74 Under the proposals set out in the consultation, CIL and the delivery of affordable housing would be combined into a single levy, that would be calculated as a proportion of a scheme's value. Affordable housing could be provided on-site as an in-kind payment. Under the proposals some aspects of the current s106 regime would remain:

1.34 The Levy aims to create a simpler and more consistent system than the current system of CIL and s106. However, paying the Levy may not always be enough to fully mitigate the impact of a development and make it acceptable in

<sup>&</sup>lt;sup>12</sup> Technical consultation on the Infrastructure Levy - GOV.UK (www.gov.uk)

planning terms. Indeed, there are some situations where sites have very complex infrastructure needs, which necessitates retaining a negotiated approach to developer contributions. That is why we do not propose to remove s106 agreements altogether.

1.35 New Section 204Z1 of the Bill sets out that regulations can provide for how s106 of the Town and Country Planning Act may or may not be used. This power enables s106 planning obligations to be crafted in the new system, to support how infrastructure will be delivered under the Levy. To create a clear distinction over how s106 agreements should be used in different circumstances, we propose creating three distinct routeways for securing developer contributions. How infrastructure is secured and how s106 agreements operate in each routeway will vary, and this will reflect the size and type of site being brought forward.

- 1.36 The 3 routeways are as follows:
- 1. The core Levy routeway
- 2. Infrastructure in-kind routeway
- 3. S106-only routeway
- 1.37 An overarching framework for these 'routeways' will be set out in regulations, following further consultation. Based on this framework, the routeway which will apply to a particular kind of site will be set out in the Local Plan.

Technical consultation on the Infrastructure Levy (Published 17 March 2023)

2.75 At this stage the relationship with s106 is not known. As set out earlier, it will be necessary for the Council to monitor the progress of the Regulations when they are published.

## 2.5 Viability Guidance

- 2.76 There is no specific technical guidance on how to test viability in the NPPF or the updated PPG, although the updated PPG includes guidance in a number of specific areas. There are several sources of guidance and appeal decisions<sup>13</sup> that support the methodology HDH has developed. This study follows the *Viability Testing in Local Plans Advice for planning practitioners* (LGA/HBF Sir John Harman) June 2012<sup>14</sup> (known as the **Harman Guidance**).
- 2.77 The planning appeal decisions and the HCA good practice publication<sup>15</sup> suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of schemes compared with the Existing Use Value (EUV), plus a premium. The premium over and above the EUV being set at a level to provide the landowner with an inducement to sell. This approach is now specified in the PPG. Additionally, the Planning Advisory Service (PAS) provides viability guidance and manuals for local authorities that supports this approach.

<sup>&</sup>lt;sup>13</sup> Barnet: APP/Q5300/ A/07/2043798/NWF, Bristol: APP/P0119/ A/08/2069226, Beckenham: APP/G5180/ A/08/2084559, Bishops Cleeve; APP/G1630/A/11/2146206 Burgess Farm: APP/U4230/A/11/2157433, CLAY FARM: APP/Q0505/A/09/2103599/NWF, Woodstock: APP/D3125/ A/09/2104658, Shinfield APP/X0360/ A/12/2179141, Oxenholme Road, APP/M0933/A/13/2193338, Former Territorial Army Centre, Parkhurst Road, Islington APP/V5570/W/16/3151698, Vannes: Court of Appeal 22 April 2010, [2010] EWHC 1092 (Admin) 2010 WL 1608437.

<sup>&</sup>lt;sup>14</sup> Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, CLG funded, Planning Advisory Service (PAS).

<sup>&</sup>lt;sup>15</sup> Good Practice Guide. Homes and Communities Agency (July 2009).



- 2.78 As set out at the start of this report, there are two principal pieces of relevant RICS guidance being the *Financial viability in planning: conduct and reporting RICS professional statement, England* (1<sup>st</sup> Edition, May 2019) and Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE (RICS, 1st edition, March 2021).
- 2.79 Neither of these specify a step-by-step approach, rather they make reference to the NPPF and provide interpretation on implementation.
- 2.80 In line with the updated PPG, this assessment follows the EUV Plus (EUV+) methodology. The methodology is to compare the Residual Value generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the value of the land both with and without the benefit of planning consent. This approach is in line with that recommended in the Harman Guidance.
- In September 2019, the House Builders Federation (HBF) produced further guidance in the form of *HBF Local Plan Viability Guide* (Version 1.2: Sept 2019). This guidance draws on the Harman Guidance and the 2012 RICS Guidance, (which the RICS is updating as it is out of date), but not the more recent May 2019 RICS Guidance. This HBF guidance stresses the importance of following the guidance in the PPG and of consultation, both of which this report has done. We do have some concerns around this guidance as it does not reflect 'the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission' as set out in paragraph 10-009-20190509 of the PPG. The HBF Guidance raises several 'common concerns'. Regard has been had to these under the appropriate headings through this report.

## 3. Methodology

## 3.1 Viability Testing – Outline Methodology

- 3.1 This report follows the Harman Guidance and RICS Guidance and was put to the development industry for a technical consultation in November 2023. The specific comments made are addressed through this report.
- 3.2 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

#### **Gross Development Value**

(The combined value of the complete development)

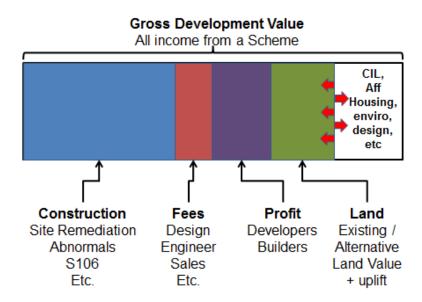
**LESS** 

Cost of creating the asset, including a profit margin

(Construction + fees + finance charges)

#### **RESIDUAL VALUE**

- 3.3 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).
- 3.4 In the following graphic, the bar illustrates all the income from a scheme. This is set by the market (rather than by the developer or local authority). Beyond the economies of scale that larger developers can often enjoy, the developer has relatively little control over the costs of development, and whilst there is scope to build to different standards the costs are largely out of the developer's direct control they are what they are.



3.5 The essential balance in viability testing is around the land value and whether or not land will come forward for development. The more policy requirements and developer contributions a planning authority asks for, the less the developer can afford to pay for the land. The purpose of this assessment is to quantify the costs of the Council's

policies, to assess the effect of these, and then make a judgement as to whether or not land prices are reduced to such an extent that the Plan is not deliverable. It is necessary to take a cautious approach and ensure that policies are not set at the limits of viability.

- 3.6 The land value is a difficult topic since a landowner is unlikely to be entirely frank about the price that would be acceptable, always seeking a higher one. This is one of the areas where an informed assumption has to be made about the 'uplift' above the EUV which would make the landowner sell.
- 3.7 This study is not trying to mirror any particular developer's business model rather it is making a broad assessment of viability in the context of plan-making and the requirements of the NPPF (and CIL Regulations). The approach taken in this report is different from the approach taken by developers when making an assessment to inform commercial decision making, particularly on the largest sites to be delivered over many years.

## 3.2 Limitations of viability testing in the context of the NPPF

- 3.8 High level viability testing does have limitations. The assessment of viability is a largely quantitative process based on financial appraisals there are however types of development where viability is not at the forefront of the developer's mind, and they will proceed even if a 'loss' is shown in a conventional appraisal. By way of example, an individual may want to fulfil a dream of building a house and may spend more than the finished home is worth, a community may extend a village hall even though the value of the facility, in financial terms, is not significantly enhanced, or the end user of an industrial or logistics building may build a new factory or depot that will improve its operational efficiency even if, as a property development, the resulting building may not seem to be viable.
- 3.9 This is a challenge when considering policy proposals. It is necessary to determine whether or not the impact of a policy requirement on a development type that may appear only to be marginally viable will have any material impact on the rates of development or whether the developments will proceed anyway. Some development comes forward for operational reasons rather than for property development purposes.

## 3.3 The meaning of Landowner Premium

3.10 The phrase *landowner premium* is new in the updated PPG.

Benchmark land value should:

- be based upon existing use value
- allow for a premium to landowners (including equity resulting from those building their own homes)
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a

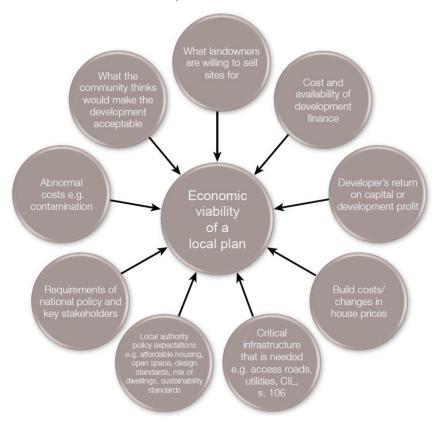
divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

#### PPG 10-014-20190509

- 3.11 The term *landowner's premium* has not been specifically defined through the appeal, Local Plan examination or legal processes although various approaches have been accepted by planning inspectors. The level of return to the landowner is discussed and the approach taken in this study is set out in the later parts of Chapter 6 below.
- 3.12 This report is about the economics of development however, viability brings in a wider range than just financial factors. The following graphic is taken from the Harman Guidance and illustrates some of the non-financial as well as financial factors that contribute to the assessment process. Viability is an important factor in the planmaking process, but it is one of many factors.



## 3.4 Existing Available Evidence

- 3.13 The NPPF, the PPG, the CIL Regulations and CIL Guidance (within the PPG) are clear that the assessment of viability should, wherever possible, be based on existing available evidence rather than new evidence. The evidence that is available from the Council has been reviewed:
  - Review of Assumptions to inform Planning Obligations SPD (Dixon Searle, July 2016).
  - Milton Keynes Planning Obligations SPD Viability Analysis, (Boyer, June 2017). Whilst this is of a similar date to the 2017 WPVS, it was carried out in the context of the now superseded Local Plan, so the viability was tested against different criteria.
  - MKCC Whole Plan Viability Study 2017 (AECOM & HDH, November 2017).
     This is the most recently examined evidence.
- 3.14 The Council also holds development appraisals that have been submitted by developers in connection with specific developments to support negotiations around the provision of affordable housing or s106 contributions. MKCC has received very few such appraisals so in this case there is insufficient data to draw on. In itself this could be an indication that the overall policy cost is generally appropriate.
- 3.15 The Council also holds evidence of what is being collected from developers under the s106 regime. This is being collected by the Council outside this study<sup>16</sup>.

## 3.5 Stakeholder Engagement

- 3.16 The PPG and the CIL Guidance require stakeholder engagement. The preparation of this viability assessment includes specific consultation and engagement with the industry. A consultation process was held in November 2023 when a presentation will be given, and an early draft of this report and a questionnaire circulated. Residential and non-residential developers (including housing associations), landowners and planning professionals were invited to comment, **Appendix B** includes a list of the consultees. **Appendix C** includes the questionnaire circulated with the draft report. **Appendix D** includes the consultation event notes and slides.
- 3.17 The comments of the consultees are reflected through this report and the assumptions adjusted where appropriate. The presentation attended by 20 interested parties, and 10 written responses were received. The main points from the consultation were:
  - 3.17.1 Benchmark land values were potentially too low to incentivise landowners to sell and release land for development.
  - 3.17.2 Perhaps a finer grained approach should be taken although the lack data to support this was recognised.
  - 3.17.3 Assumptions for CMK values and build costs were queried in relation to tall buildings and build to rent products.

<sup>&</sup>lt;sup>16</sup> Paragraphs 10-020-20180724 to 10-028-20180724 of the PPG introduce reporting requirements in this regard. In particular 10-027-20180724 says:

How should monitoring and reporting inform plan reviews?

The information in the infrastructure funding statement should feed back into reviews of plans to ensure that policy requirements for developer contributions remain realistic and do not undermine deliverability of the plan.

- 3.17.4 Consultees queried whether Biodiversity Net Gain assumptions were appropriate based on varying site circumstances and conditions.
- 3.17.5 Non-residential yields were deemed to be too low and values too high.
- 3.18 The consultation process was carried out in accordance with the requirements of the updated PPG, the Harman Guidance and the RICS Guidance.

## 3.6 Viability Process

- 3.19 The assessment of viability as required under the NPPF and the CIL Regulations is a quantitative and qualitative process. The updated PPG requires that (at PPG 10-001-20190509) '...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106'.
- 3.20 The basic viability methodology is summarised in the figure below. It involves preparing financial development appraisals for a representative range of typologies and the strategic sites, and using these to assess whether development, generally, is viable. The typologies were modelled based on discussions with Council officers, the existing available evidence supplied by the Council, and on HDH's experience of development. Details of the modelling are set out in Chapter 9 below. This process ensures that the appraisals are representative of typical development in the Council area over the plan-period.

LOCAL MARKET SURVEY & ASSUMPTIONS FOR SHORT LIST DATA AFFORDABLE & S106 AND WIDER POLICIES REVIEW LOCAL DEVELOPMENT STRATEGIC SITES PATTERNS SELECT AND MODEL SITES BUILT FORM FOR EACH LAND VALUES AFFORDABLE PRICES MARKET PRICES & VALUES OTHER DEVELOPMENT TECHNICAL ASSUMPTIONS EXISTING USE VALUES PREPARE MODELLED APPRAISALS FOR EACH TYPOLOGY ITERATE FOR OTHER AFFORDABLE OPTIONS, DEVELOPER CONTRIBUTIONS AND POLICY REQUIREMENTS IS THE SCHEME VIABLE?

Figure 3.1 Viability Methodology

Source: HDH (2023)

3.21 The local property (housing and non-residential) markets were surveyed to obtain a picture of sales values. Land values were assessed to calibrate the appraisals and to assess EUVs. Local development patterns were considered, to arrive at appropriate

built form assumptions. These in turn informed the appropriate build cost figures. Several other technical assumptions were required before appraisals could be produced. The appraisal results were in the form of £ per ha 'residual' land values, showing the maximum value a developer could pay for the site and still make an appropriate return. The Residual Value was compared to the EUV for each site. Only if the Residual Value exceeded the EUV, and by a satisfactory margin (the Landowners' Premium), could the scheme be judged to be viable.

- 3.22 The appraisals are based on existing and emerging policy options as summarised in Chapter 8 below. The preparation of draft policies within the Local Plan is ongoing, so the policy topics used in this assessment may be subject to change. For appropriate sensitivity testing, a range of options are tested. If the Council allocates different types of site or develops significantly different policies to those tested in this study, it may be necessary to revisit viability and consider the impact of any further or different requirements.
- 3.23 The modelling in this WPVS is based on typologies as set out in Chapter 9.
- 3.24 A bespoke viability testing model designed and developed by HDH specifically for area wide viability testing is used, as required by the NPPF (and CIL Regulations)<sup>17</sup>. The purpose of the viability model and testing is not to exactly mirror any particular business model used by those companies, organisations or people involved in property development. The purpose is to capture the generality, and to provide high level advice to assist the Council in assessing the deliverability of the Local Plan.

<sup>17</sup> This Viability Model is used as the basis for the Planning Advisory Service (PAS) Viability Workshops. It is made available to Local Authorities, free of charge, by PAS and has been widely used by Councils across England. The model includes a cashflow so that sales rates can be reflected.

# 4. Residential Market

4.1 This chapter sets out an assessment of the housing market, providing the basis for the assumptions on house prices. The study is concerned not just with the prices but the differences across different areas. Market conditions will broadly reflect a combination of national economic circumstances, and local supply and demand factors, however, even within a town there will be particular localities, and ultimately, site-specific factors, that generate different values.

## 4.1 The Residential Market

- 4.2 The Borough of Milton Keynes is one of the fastest growing and most dynamic local authority areas in the UK. This is reflected in the recent build out rates, the Council's most recent Assessment of Five-Year Housing Land Supply: 2022/23 2026/27<sup>18</sup> shows (Table 1) an average completion rate of 1,776 new homes per year.
- 4.3 Milton Keynes is situated in the north of Buckinghamshire, at the far north-western edge of what is generally regarded as the South East housing market. The Borough borders Buckinghamshire to the south and west, West Northamptonshire to the northwest of the Borough and North Northamptonshire to the north, and Bedford and Central Bedfordshire in Bedfordshire to the east. The Council sits between Cambridge and Oxford, on the Oxford-Cambridge region.
- In part, the initiative was focused on the new Oxford-Cambridge (Ox-Cam) Expressway, however this was dropped in 2021. Since January 2023 an Oxford to Cambridge pan-regional partnership has been established to champion the region as a world leader of innovation and business and to achieve environmentally sustainable and inclusive growth. East-West links will improve in the future with rail services from Oxford to Bletchley and CMK commencing early in 2025. Passenger services between Oxford and Cambridge are expected to run in the mid-2030s. Having said this, the area between Oxford and Cambridge, that takes in cities such as Buckingham, Bedford and Milton Keynes, continues to be an area attracting significant investment and to be an area to which employers want to locate.
- 4.5 The MKCC area is focused on the city of Milton Keynes. Milton Keynes is a new town that was designated in 1967. The built-up area includes the older (although much expanded) settlements of Newport Pagnell, Bletchley and Woburn Sands. The north of the Borough is largely rural, with a number of small settlement, the largest of which is Olney.
- 4.6 The Borough has excellent road connections to the north-west (Midlands) and south-east (London) along the M1 and to a lesser extend along the A5. There are also good links to the east via the A421, much of which has been dualled, linking Bedford, the A1 and Cambridge. Connections to the west are less good, however much of the road system linking towards the M40 and Oxford have also been dualled, although there remain significant elements that have not yet been upgraded.

<sup>&</sup>lt;sup>18</sup> Copy of Housing Trajectory 2022-2027 .xlsx (milton-keynes.gov.uk)

- 4.7 The city sits on the West Coast Mainline with fast and regular trains to London, to Birmingham and to the North. There are secondary stations in both Wolverton and Bletchley. Milton Keynes has excellent connectivity.
- 4.8 Employment levels within the Borough are high with relatively good local incomes and a very active labour market. Unemployment levels are extremely low. Private sector employment is significantly higher than average and public sector employment lower than average.
- 4.9 The existing housing stock is somewhat mixed, with some of the older new town development not being aspirational.

## 4.1.1 National Trends and the relationship with the wider area

4.10 The November 2017 WPWS was based on data collected in August 2017. Since then, average house prices have increased by about 24% in Milton Keynes. This is a little more than across Buckinghamshire as a whole (23%), but a little less than the change across England and Wales (25%) over the same period. These increases are substantial. Over the same period this data shows that average newbuild values have increased by about 42% in the MKCC area.

Figure 4.1 Average House Prices (£)

Source: Land Registry (February 2024). Contains public sector information licensed under the Open Government Licence v3.0.

- 4.11 Based on data published by the Office for National Statistics (ONS), when ranked across England and Wales, the average house price for MKCC is 133<sup>rd</sup> (out of 331) at £367,147<sup>19</sup>. To set this in context, the council at the middle of the rank (166<sup>th</sup> West Suffolk), has an average price of £337,186. The MKCC median price is lower than the average at 335,000<sup>20</sup>.
- 4.12 The average prices in neighbouring and nearby authority areas vary considerably.

<sup>&</sup>lt;sup>19</sup> Mean house prices for administrative geographies: HPSSA dataset 12. Year Ending March 2023 (Release 20<sup>th</sup> September 2023).

<sup>&</sup>lt;sup>20</sup> Median house prices for administrative geographies: HPSSA dataset 9. Year Ending March 2023 (Release 20<sup>th</sup> September 2023).

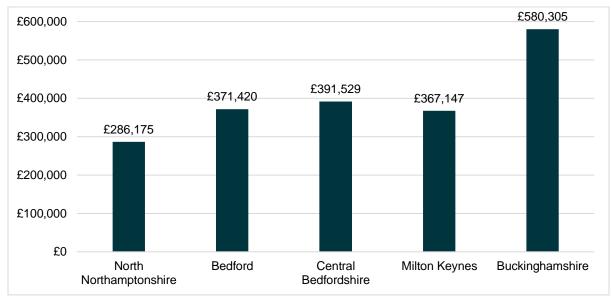


Figure 4.2 Average House Prices (£)

Source: Mean house prices for administrative geographies: HPSSA dataset 12. Year Ending March 2023 (Release 20<sup>th</sup> September 2023). Contains public sector information licensed under the Open Government Licence v3.0

4.13 This study concerns new homes. Since the data was collected for the 2017 Viability Study, newbuild homes have increased more quickly than existing homes, and whilst the price of existing homes as fallen a little in the first half of 2023, newbuild homes have not.

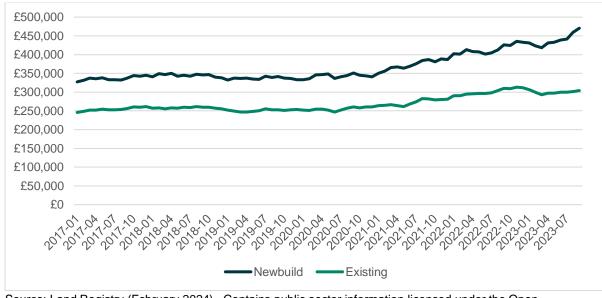


Figure 4.3 Change in House Prices. Existing v Newbuild

Source: Land Registry (February 2024). Contains public sector information licensed under the Open Government Licence v3.0.

- 4.14 The Land Registry shows that the average price paid for newbuild homes in the Council area (£470,470) is £166,031 (or 55%) more than the average price paid for existing homes (£304,439).
- 4.15 The rate of sales (i.e. sales per month) in the area fell during the COVID-19 pandemic, but then rose sharply in line with the wider market and as a result of Government stimuli.

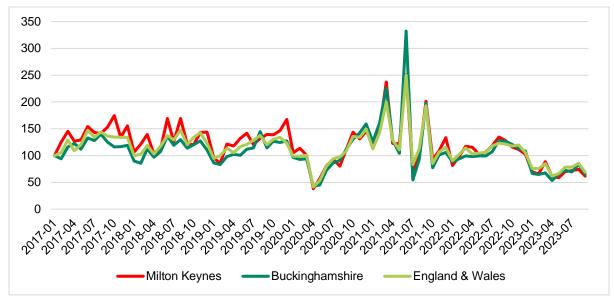


Figure 4.4 Sales per Month – Indexed to January 2017

Source: Land Registry (February 2024). Contains public sector information licensed under the Open Government Licence v3.0.

- 4.16 The rise in house prices over the last few years has, at least in part, been enabled by the historically low mortgage rates offered to home buyers. In addition, the housing market has been supported by the Government through products and initiatives such as Help-to-Buy, (Help-to-Buy ended in March 2023). A Stamp Duty 'holiday' was introduced to support prices during the COVID-19 pandemic, although this was phased out between July and October 2021. Stamp duty rates were again reduced for properties at the lower end of the market and for first time buyers in September 2022.
- 4.17 There is a degree of uncertainty in the housing market as reported by the RICS. The January 2024 RICS UK Residential Market Survey<sup>21</sup> said:

### Sales volumes expected to recover further over the coming months

- Metrics on buyer demand, agreed sales and new instructions all move out of negative territory
- Sales expectations improve further at the three and twelve-month time horizons
- House price declines continue to ease, with London seeing a largely stable trend emerge

The January 2024 RICS UK Residential Survey results show another slight improvement across all sales market activity indicators. Moreover, sentiment regarding the outlook for sales volumes over the coming twelve months has turned increasingly positive, supported by expectation that interest rates will ease back to a certain degree as the year progresses.

At the national level, the new buyer enquiries series posted a net balance reading of +7% in January, up from a figure of -3% previously. As such, this is now consistent with a gradual recovery coming through for buyer demand. Although still relatively modest in a longer term context, the latest reading is in fact the most positive since February 2022.

<sup>&</sup>lt;sup>21</sup> Accessed at: https://www.rics.org/uk/news-insight/research/market-surveys/uk-residential-market-survey/

In conjunction with this, the agreed sales indicator also edged higher, returning a net balance reading of +5% compared to a value of -5% previously. What's more, respondents foresee activity gaining further momentum over the coming three months, with the three-month sales expectations net balance rising to +14% compared to readings of +11% and +6% in December and November respectively. At the twelve-month time horizon, a net balance of +44% of survey participants now envisage an improvement in sales volumes (up from an already solid reading of +34% last month).

Looking at supply, this month saw a small pick-up in the flow of new instructions being listed on the sales market, evidenced by a net balance reading of +11%. In fact, having been stuck in negative territory over much of the past few year, January's reading marks the most positive return for this measure since March 2021. At the same time, a net balance of +9% of respondents noted that the number of market appraisals undertaken during the month was above that of the previous year (marking the first occasion this series has been out of negative territory since early 2022).

With respect to house prices, the survey's headline gauge of price growth returned a net balance of -18% during January. While this remains below zero and is therefore still symptomatic of some downward pressure being visible, the readings for this metric have now turned less negative in five successive reports. Consequently, this suggests any falls in house prices are decelerating noticeably at the headline level. In terms of the regional data, London stands out as exhibiting a more stable trend for prices this month. Likewise, respondents based in Scotland and the North West of England have cited a generally flat picture in recent months. Meanwhile, Northern Ireland continues to see prices drift higher according to a net balance of +59% of contributors.

Going forward, near-term price expectations have now turned more or less flat at the national level (with the net balance moving to -2% from -12% previously). On a twelve-month view, a net balance of +18% of respondents now anticipate a mild increase in house prices (the strongest reading since July 2022). When disaggregated, with the exception of East Anglia and the West Midlands (where net balances stand at -12% and -13%), all other parts of the UK are now expected to see some uplift in house prices over the year to come.

In the lettings market, a net balance of +28% of contributors reported seeing an increase in tenant demand in the three months to January (part of the quarterly seasonally adjusted lettings dataset). That said, this rise was the most modest (in net balance terms) since January 2021. In parallel with this, respondents once again noted a decline in the volume of new landlord instructions coming onto the rental market, with the net balance remaining at -18% for a second consecutive quarter. The imbalance between supply and demand is still expected to drive rental prices higher over the coming months, albeit the latest net balance has eased a touch to +41% (from readings of +52% and +61% in the two previous quarters).

A range of views as to the impact on house prices of the COVID-19 pandemic and Brexit were expressed which covered nearly the whole spectrum of possibilities, but the general consensus was that there would be a fall in house prices. As can be seen from the above, prices actually increased substantially. The pandemic, Brexit and more recently Russia's invasion of Ukraine and the unrest in the Middle East, all bring uncertainty. It is not possible to predict the impact of these, however HM Treasury brings together some of the forecasts in its regular Forecasts for the UK economy: a comparison of independent forecasts report.

**Table 4.1 Consolidated House Price Forecasts** 

Accepted processes and a series of the control of t	Forecasters and dates of forecasts			CPI (Q4 on Q4 year ago, %)	RPI (Q4 on Q4 year ago, %)	Average earnings (Q4 on Q4 year ago, %)	Sterling index (Jan 2005=100)	Official Bank rate (level in Q4, %)	Oil price (Brent, \$/bbl)	Nominal GDP	House price inflation	(Q4 on Q4 year ago, %)
	City forecasters											
	Danalas a Caraital	la.		4.1				F 25	02.0			
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Pears   Pear	·						-					
Second	• .	_					-					
SSEC							-		02.0			
Morgan   Jan   * 4.5   -   -   -   5.25   -   8.2   -   PMG   Jan   * 4.1   -   -   -   5.25   8.2   -   PMG   Jan   * 4.1   -   -   -   5.25   8.2   -   PMG   Jan   * 4.1   -   -   -   5.25   8.2   -   PMG   Jan   * 4.1   5.5   5.7   -   PMG   Jan   * 4.1   5.5   5.7   -   PMG   Jan   * 4.1   -   7.1   -   PMG   Jan   * 4.0   -   -   PMG   Jan   *   PMG			*				-		92.0			
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antheon							-					
Chroders Investment Management   Mar   3.7   4.0   -   -   4.00   -   5.8   -3.3							-					
Sep   5.1   7.0   6.6   -   5.50   84.0   6.4   -   185   185   187.0   5.4   7.2   -   5.25   -   7.9   -   -   185							-					
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See	CBI	Jan	*								-2.4	
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Source: Forecasts for the UK economy: a comparison of independent forecasts No 438 (HM Treasury, January 2024).

Property agents Savills are forecasting the following changes in house prices. 4.19

**Table 4.2 Savills Residential Price Forecasts** 

	2024	2025	2026	2027	2028	5 Year
Mainstream UK	-3.0%	3.5%	5.0%	6.5%	5.0%	17.9%
South East	-3.5%	3.0%	4.5%	6.5%	5.5%	16.7%
Prime Regional House Prices	-1.5%	3.0%	4.5%	6.5%	5.0%	18.6%
Mainstream Rents	6.0%	3.5%	3.0%	2.5%	2.0%	18.1%

Source: Savills Mainstream House Price Forecasts (November 2023)<sup>22</sup>

4.20 In this context is relevant to note that the Nationwide Building Society reported in September 2023:

House prices begin 2024 on a more upbeat note

- UK house prices rose 0.7% month on month in January
- Further recovery in annual rate of change, with prices down just 0.2% compared with a year ago

Headlines	Jan-24	Dec-23
Monthly Index*	521.5	517.8
Monthly Change*	0.7%	0.0%
Annual Change	-0.2%	-1.8%
Average Price	£257,656	£257,443
(not seasonally adjusted)		

<sup>\*</sup> Seasonally adjusted figure (note that monthly % changes are revised when seasonal adjustment factors are re-estimated)

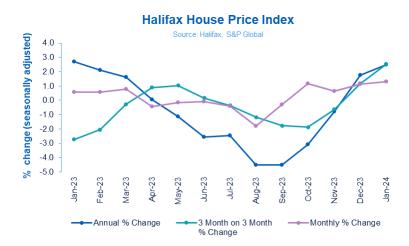
### 4.21 The Halifax Building Society reported in January 2024:

ഹ	<u>~</u>	<b>≈</b> ♥	<b>=</b>
Average house price £291,029	Monthly change +1.3%	Quarterly change +2.5%	Annual change +2.5%

Positive start to 2024 for UK house prices

- Average house prices rose by +1.3% in January, the fourth monthly rise in a row
- Property prices grew +2.5% annually, the highest annual growth since January2023
- Typical UK home now costs £291,029, over £3,700 more than last month
- South East England continues to see most downward pressure on house prices

<sup>&</sup>lt;sup>22</sup> Savills UK | Prime Residential Forecasts 2024-28



4.22 There is clearly uncertainty in the market, and the substantial growth reported over the last few years seems unlikely to continue, having said that, there has been a degree of a return of confidence, activity and house price growth.

## 4.2 The Local Market

4.23 A survey of asking prices across the Council area was carried out in September 2023. Through using online tools such as rightmove.co.uk and zoopla.co.uk, median asking prices were estimated. Initially, this research is based on the Council's Residential Character Areas.

£600,000 £500,000 £400,000 £300,000 £200,000 £100,000 £0 Central MK City Core High Value Older West East Rural MK MKCC Area Centres **Flanks** Blue ■1 Bed ■2 Bed ■3 Bed ■4 Bed

Figure 4.5 Median Asking Prices (£)

Source: Rightmove.co.uk (October 2023)

- 4.24 The above data are asking prices which reflect the seller's aspiration of value, rather than the actual value, they are however a useful indication of how prices vary across areas.
- 4.25 As part of the research, data from Landmark was used. This brings together data from the following sources and allows the transactions recorded by the Land Registry to be analysed by floor area and number of bedrooms:

**Table 4.3 Landmark Data Sources** 

Attribute	Source
Newbuild	HMLR Price Paid
Property Type	HMLR Price Paid
Sale Date	HMLR Price Paid
Sale Value	HMLR Price Paid
Floor Area Size(m)	Metropix
	EPC
Bedroom Count	Metropix
	LMA Listings (Property Heads)
Price per square meter (Sale Value / Floor Area)	HMLR Price Paid
	Metropix
	EPC

Source: Landmark

- 4.26 The dataset appears to include a number of outliers that seem to be out of alignment with the wider MKCC housing market. The following have been removed from the data:
  - 4.26.1 All 1 bed detached houses, as these are unlikely to form part of future planned development.
  - 4.26.2 The 2 bed detached houses with a recorded sale price of less than £120,000. The least expensive 2 bed detached home, excluding chalets and park homes, currently for sale, has an asking price of £270,000. The most expensive 2 bedroom detached home has an asking price over £480,000. 2 bed detached with a recorded sale price of more than £800,000 are also removed. Detached houses for which there is no bedroom data are also removed where the sale price is below this threshold.
  - 4.26.3 The 3 bed detached houses with a recorded sale price of less than £240,000. The least expensive 3 bed detached home, excluding park homes, currently for sale, has an asking price of £260,000. The most expensive 3 bedroom detached home has an asking price over £1,275,000 which is a little more than the most expensive recorded sale (£1,080,000).
  - 4.26.4 The 4 bed and larger detached houses with a recorded sale price of less than £350,000. The least expensive 4 bed detached home, excluding park homes, currently for sale, has an asking price of £355,000, although the homes being advertised for less than £380,000 all need significant works. The most expensive 4 bedroom detached home has an asking price over £1,275,000 which is a more than the most expensive recorded sale (£940,000).
  - 4.26.5 The 1 bed flats with a recorded sale price of less than £80,000. The least expensive 1 bed flat, not subject to occupancy restrictions or similar constraints, currently for sale, has an asking price of £95,000. The most expensive 1 bed flat has an asking price of £260,000. Flats for which there is no bedroom data are also removed where the sale price is below this threshold.

- 4.26.6 The 2 bed flats with a recorded sale price of less than £100,000. The least expensive 2 bed flat, not subject to occupancy restrictions or similar constraints, currently for sale, has an asking price of £110,000. The most expensive 2 bed flat has an asking price of £595,000.
- 4.26.7 The 3 bed flats with a recorded sale price of less than £190,000. The least expensive 3 bed flat, currently for sale, has an asking price of £200,000. The most expensive 3 bed flat has an asking price of £415,000.
- 4.26.8 The 1 bed terraced and semi-detached houses with a recorded sale price of less than £160,000. The least expensive 1 bed terraced and semi-detached houses, currently for sale, has an asking price of £174,000. The most expensive 1 bedroom terraced and semi-detached houses has an asking price of £330,000. Terraced and semi-detached houses for which there is no bedroom data are also removed where the sale price is below this threshold.
- 4.26.9 The 2 bed terraced and semi-detached houses with a recorded sale price of less than £160,000. The least expensive 2 bed terraced and semi-detached houses, currently for sale, has an asking price of £185,000. The most expensive 2 bedroom terraced and semi-detached houses has an asking price of £450,000.
- 4.26.10 The 3 bed terraced and semi-detached houses with a recorded sale price of less than £180,000. The least expensive 3 bed terraced and semi-detached houses, currently for sale, has an asking price of £150,000, although this is in very poor condition and the next least expensive has an asking price of £200,000. The most expensive 3 bedroom terraced and semi-detached houses has an asking price of £725,000.
- 4.26.11 The 4 bed and larger terraced and semi-detached houses with a recorded sale price of less than £210,000. The least expensive 4 bed and larger terraced and semi-detached houses, that does not need complete renovation, currently for sale, has an asking price of £230,000. The most expensive 4 bed and larger bedroom terraced and semi-detached houses has an asking price over £900,000.
- 4.27 In addition, those properties with a sale price of less than £2,400 per sqm or over £9,000 per sqm, are removed as these are considered to be unrepresentative of the general market (where the average is over £3,500 per sqm). None of the properties removed from the data are newbuild homes.
- 4.28 This data includes the records 11,016 sales since the start of 2020. Of these, floor areas are available for 9,911 sales and the number of bedrooms is available for 4,786 sales. The data is available for newbuild and existing homes and by ward and can be summarised as follows:

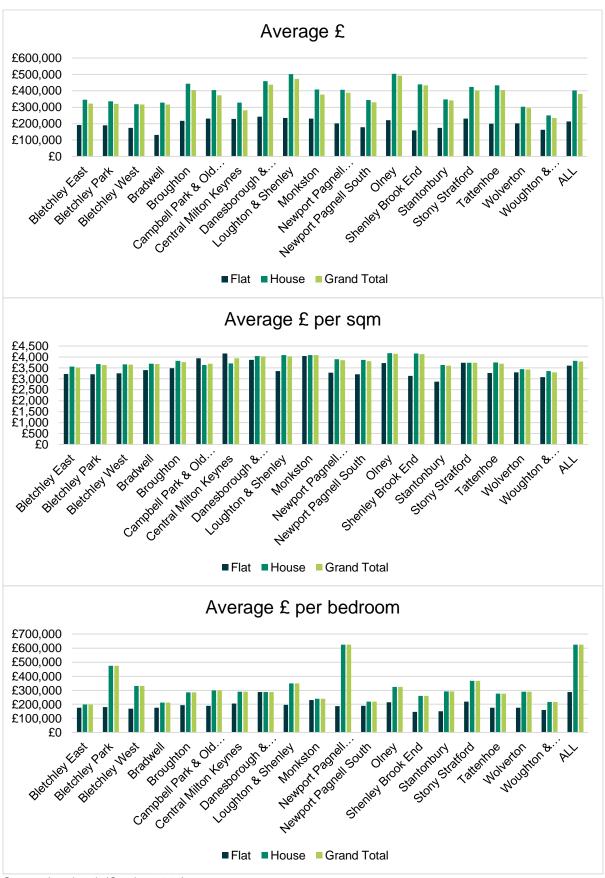
Table 4.4 Landmark Data – Sample Sizes

	Count of Sale Value	Count of GIA	Count of Bedrooms
New Build			
2020	800	798	16
2021	1,073	1,072	20
2022	514	514	1
2023	9	9	
	2,396	2,393	37
Non New Build			
2020	2,103	1,741	1,361
2021	3,317	2,874	1,777
2022	2,337	2,121	1,124
2023	863	782	487
	8,620	7,518	4,749
All	11,016	9,911	4,786

Source: Landmark (2023)

4.29 The newbuild sample size for 2022 is 514, but just 9 newbuild sales are recorded in 2023. This data can be disaggregated by year and between newbuild and existing homes.

Figure 4.6 Average Prices - All Properties



Source: Landmark (October 2023).

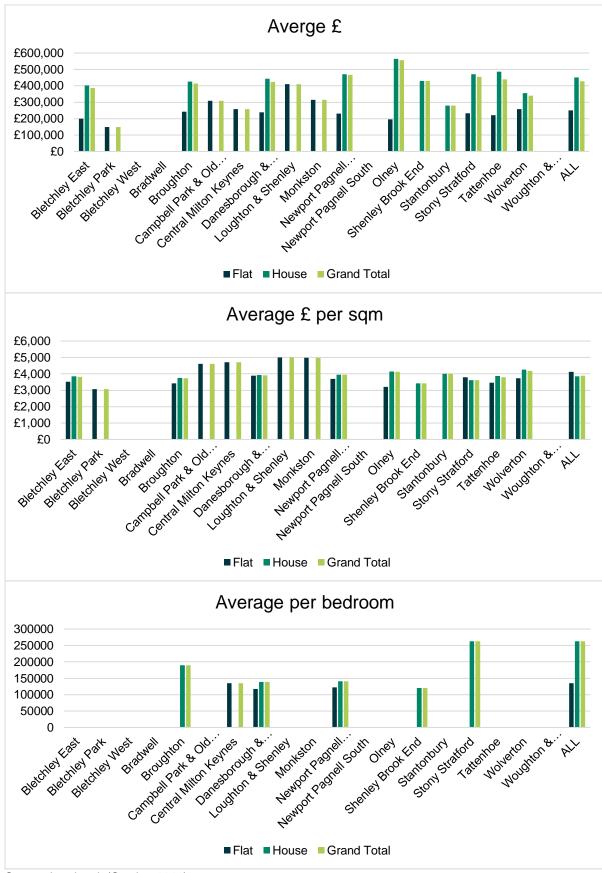


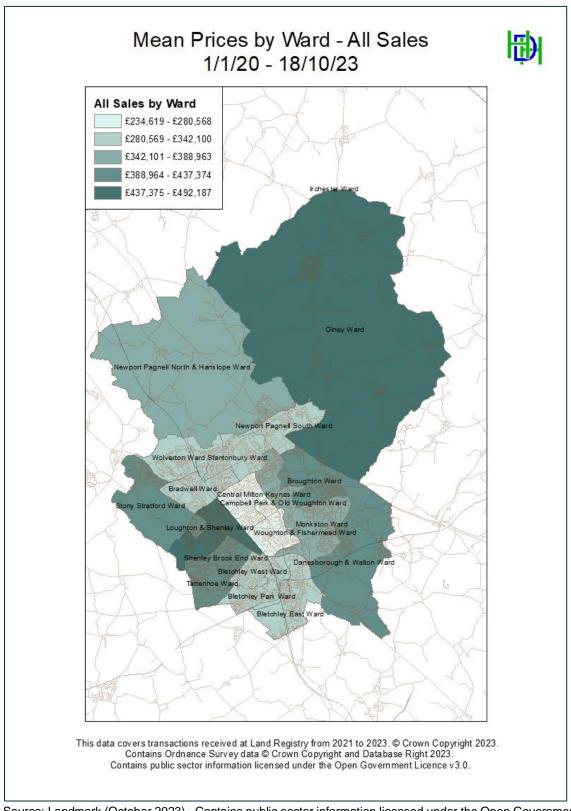
Figure 4.7 Average Prices - Newbuild Properties

Source: Landmark (October 2023).

4.30 The full data tables are set out in **Appendix E**, disaggregated by year and between newbuild and existing homes.

- 4.31 This data shows that, on average, in MKCC:
  - 4.31.1 Newbuild flats are 24% more expensive than existing flats, however when considered on a floor area basis (GIA), newbuild flats are 20% more expensive than existing flats.
  - 4.31.2 Newbuild houses are 16% more expensive than existing houses, however when considered of a floor area basis (GIA), newbuild houses are only about 1% more expensive than existing houses.
- 4.32 The Land Registry data presented earlier in this chapter suggested that the average price paid for newbuild homes in MKCC is 56% more than the average price paid for existing homes, however this more granular data shows less of a difference.
- 4.33 In deriving the assumptions in this report, weight has been put on the more recent data to ensure the more recent changes in values is reflected in the assumptions.
- 4.34 The average price paid varies across the area as illustrated in the following maps. The second map below shows that the distribution of newbuild development is concentrated in relatively few places. It is important to note that some of the sample sizes are small so care should be taken when considering a very fine grained approach.

Figure 4.8 Average Prices - All Sales £



Source: Landmark (October 2023). Contains public sector information licensed under the Open Government Licence v3.0.

£sqm by Postcode Sector- Newbuild 1/1/20 - 18/10/23 Newbuild £sqm by PC Sector up to £3,060 £3,061 - £3,700 £3,701 - £4,030 £4,031 - £4,395 £4,396 - £5,000 MK 18 8 This data covers transactions received at Land Registry from 2021 to 2023. © Crown Copyright 2023. Contains Ordnance Survey data © Crown Copyright and Database Right 2023. Contains public sector information licensed under the Open Government Licence v3.0.

Figure 4.9 Average Prices – Newbuild Sales £ per sqm

Source: Landmark (October 2023). Contains public sector information licensed under the Open Government Licence v3.0.

4.35 The ONS provides data at ward level for median house prices as set out in the following table. The lack of data is a result of the limited distribution of newbuild development.

Table 4.5 Median Price Paid by Ward, Year Ending March 2023 (£)

	Detached	Semi- detached	Terraced	Flats
Existing	£550,000	£367,500	£343,750	£189,998
Newbuild	£448,995	£270,245		
Existing	£435,000	£353,000	£302,000	£184,500
Newbuild				
Existing	£392,000	£280,000	£215,750	£175,000
Newbuild				
Existing	£445,000	£320,000	£285,000	£168,000
Newbuild				
Existing	£525,000	£307,500	£297,000	£188,000
Newbuild				
Existing	£426,750	£300,000	£262,500	£104,000
Newbuild				
Existing	£420,000	£350,000	£276,500	£200,000
Newbuild	£553,995	£360,995		
Existing	£595,000	£375,000	£295,000	£222,000
Newbuild	£470,498	£365,000	£385,995	
Existing	£625,000	£340,000	£348,750	£117,500
Newbuild	£599,995			
Existing	£540,000	£295,000	£273,750	£98,750
Newbuild				
Existing	£462,500	£327,500	£292,000	£181,000
Newbuild				
Existing	£510,000	£333,000	£300,000	£190,000
Newbuild	£554,995			
Existing	£487,000	£312,000	£313,750	£219,500
Newbuild				
Existing	£470,075	£312,500	£288,125	£195,000
Newbuild			£395,000	£358,750
Existing	£476,500	£311,000	£285,000	£151,750
Newbuild				
Existing	£565,000	£376,250	£350,000	£227,500
Newbuild	£670,000			
Existing	£530,000	£313,000	£274,500	£145,250
Newbuild				£356,000
Existing	£287,500	£265,000	£245,000	£163,000
Newbuild				
Newbuild Existing	£388,500	£365,000	£182,000	£400,000
	Newbuild Existing Newbuild	Existing         £550,000           Newbuild         £448,995           Existing         £435,000           Newbuild         £392,000           Newbuild         £392,000           Newbuild         £445,000           Newbuild         £525,000           Newbuild         £426,750           Newbuild         £553,995           Existing         £420,000           Newbuild         £553,995           Existing         £625,000           Newbuild         £599,995           Existing         £540,000           Newbuild         £599,995           Existing         £462,500           Newbuild         £554,995           Existing         £487,000           Newbuild         £554,995           Existing         £470,075           Newbuild         £30,000           Newbuild         £476,500           Newbuild         £565,000           Newbuild         £670,000           Existing         £565,000           Newbuild         £670,000           Existing         £565,000           Newbuild         £670,000	Existing £550,000 £367,500  Newbuild £448,995 £270,245  Existing £435,000 £353,000  Newbuild £392,000 £280,000  Newbuild £445,000 £320,000  Newbuild £5525,000 £307,500  Newbuild £xisting £426,750 £300,000  Newbuild £xisting £426,750 £300,000  Newbuild £xisting £420,000 £350,000  Newbuild £553,995 £360,995  Existing £625,000 £375,000  Newbuild £470,498 £365,000  Existing £625,000 £340,000  Newbuild £599,995  Existing £462,500 £327,500  Newbuild £599,995  Existing £462,500 £333,000  Newbuild £554,995  Existing £462,500 £3312,000  Newbuild £554,995  Existing £470,000 £312,000  Newbuild £554,995  Existing £470,000 £311,000  Newbuild £xisting £476,500 £311,000  Newbuild £xisting £476,500 £311,000  Newbuild £xisting £476,500 £311,000  Newbuild £xisting £476,500 £313,000  Newbuild £xisting £565,000 £376,250  Newbuild £530,000 £313,000  Existing £530,000 £313,000  Newbuild £550,000 £313,000  Newbuild £550,000 £313,000  Existing £530,000 £313,000  Newbuild £550,000 £313,000  Existing £530,000 £313,000	Existing

Source: HPSSA Dataset 37 (Data Release 20th September 2023)

# 4.2.1 Newbuild Asking Prices

4.36 This study is concerned with new development, so the key input for the appraisals is the price of new units. A survey of new homes for sale was carried out in October 2023, when there were about 220 new homes being advertised for sale. This was refreshed in February 2024 when there were just over 200 new homes being advertised. These are summarised in the following tables and set out in detail in **Appendix F**.

Table 4.6 Average Newbuild Asking Prices £ - October 2023

	Detached	Flat	Semi- detached	Terraced	All
Ashberry Homes					
Ashberry at Whitehouse Park	£527,500	£242,500	£430,000		£393,250
Barratt					
Brooklands	£507,995		£449,995		£496,395
Eagles' Rest			£395,745		£395,745
Fairfields			£499,995		£499,995
Woburn Downs	£547,995				£547,995
Bellway					
Tattenhoe Park	£440,000	£259,167	£417,500	£376,667	£353,611
Wavendon View	£524,375		£393,125	£422,500	£451,500
Whitehouse Park	£535,400		£433,750		£506,357
Bloor					
Wavendon Green	£507,000		£386,667		£461,875
Bovis					
Glebe Meadows		£245,000			£245,000
Whitehouse Park	£687,496	£224,995	£428,524		£503,788
Yardley Manor	£620,588	£0	£349,995		£605,555
Brampton Valley Homes					
Furlong Heights	£741,875				£741,875
Countryside					
Countryside at Tattenhoe Park	£575,000	£268,500			£523,917
Crest Nicholson					
Kings Meadow			£440,000		£440,000
Manor View	£569,286				£569,286
Whitehouse Park	£540,000		£427,500		£495,000
Dandara					
Abbots Place	£528,125	£251,250	£435,000		£464,038
DWH					
Brooklands Park	£613,495				£613,495
Eagles' Rest	£651,995		£422,495		£613,745
Lavendon Fields	£759,995				£759,995
Woburn Downs	£594,308				£594,308
Goldcrest Homes					
Church Road	£2,000,00 0				£2,000,00 0
LQ Homes		£252,500			£252,500

ALL	£611,188	£247,300	£415,692	£387,214	£513,668
Yardley Manor	£640,000		£390,000		£604,286
Vision at Whitehouse	£525,000		£401,917		£456,625
Vale View at Willow Lake		£247,500	£412,500		£357,500
The Leys at Willow Lake	£600,000	£246,000	£384,000		£340,909
Shenley Park	£653,000		£490,000		£625,833
Taylor Wimpey					
The Pines	£681,667				£681,667
Paul Newman New Homes					
Saxon Reach		£252,500			£252,500

Source: Market Survey (October 2023)

Table 4.7 Average Newbuild Asking Prices £ per sqm - October 2023

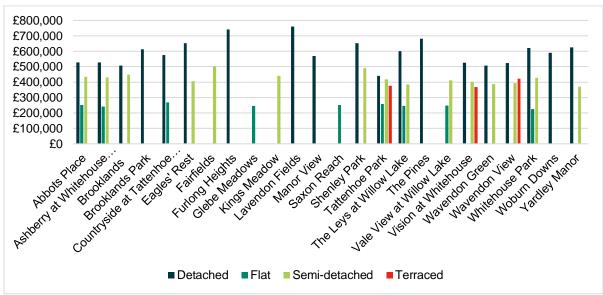
	Detached	Flat	Semi- detached	Terraced	All
Ashberry Homes					
Ashberry at Whitehouse Park	£4,655	£4,903	£4,606		£4,705
Barratt					
Brooklands	£4,590		£3,879		£4,448
Eagles' Rest			£4,531		£4,531
Fairfields			£3,571		£3,571
Woburn Downs	£3,728				£3,728
Bellway					
Tattenhoe Park	£5,946	£4,434	£6,958	£4,941	£5,444
Wavendon View	£4,376		£4,911	£4,268	£4,569
Whitehouse Park	£4,642		£4,715		£4,663
Bloor					
Wavendon Green	£4,880		£4,510		£4,732
Bovis					
Glebe Meadows					
Whitehouse Park	£4,577	£4,787	£4,741		£4,688
Yardley Manor	£4,393		£3,302		£4,332
Brampton Valley Homes					
Furlong Heights	£4,608				£4,608
Countryside					
Countryside at Tattenhoe Park	£4,016	£3,399			£3,913
Crest Nicholson					
Kings Meadow			£4,444		£4,444
Manor View	£4,515				£4,515
Whitehouse Park	£4,907		£4,816		£4,871
Dandara					
Abbots Place	£4,543	£3,695	£4,611		£4,419
DWH					
Brooklands Park	£3,851				£3,851
Eagles' Rest	£4,274		£3,912		£4,214
Lavendon Fields	£3,585				£3,585
Woburn Downs	£3,868				£3,868

Goldcrest Homes					
Church Road	£4,598				£4,598
LQ Homes					
Saxon Reach		£3,826			£3,826
Paul Newman New Homes					
The Pines	£4,177				£4,177
Taylor Wimpey					
Shenley Park	£4,407		£4,579		£4,436
The Leys at Willow Lake	£3,243	£3,905	£4,592		£4,157
Vale View at Willow Lake		£3,929	£4,084		£4,032
Vision at Whitehouse	£4,601		£3,807	£4,568	£4,356
Yardley Manor	£4,111		£3,861		£4,075
ALL	£4,425	£4,189	£4,592	£4,642	£4,463

Source: Market Survey (October 2023)

### 4.37 The asking price data is summarised as follows:

Figure 4.10 Average Newbuild Asking Prices £



Source: Market Survey (October 2023)

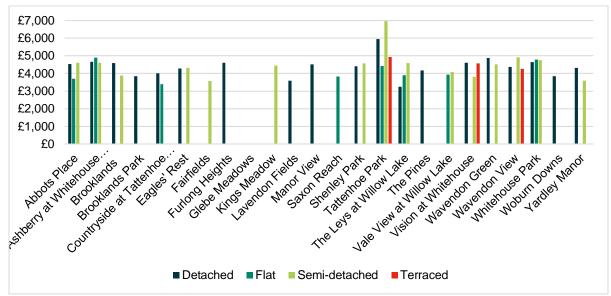


Figure 4.11 Average Newbuild Asking Prices £ per sqm

Source: Market Survey (October 2023)

4.38 The analysis of these shows that asking prices for newbuild homes vary very considerably, starting at £220,000 and going up to just under £1,000,000 (although there was 1 outlier with an asking price of £2,000,000). The average is about £510,000. When considered on a size basis, the values range from £3,200 per sqm to £7,083 per sqm, with the average being £4,463 per sqm.

Table 4.8 Average Newbuild Asking Prices £ - February 2024

	Detached	Flat	Semi- detached	Terraced	All
Ashberry Homes					
Ashberry at Whitehouse Park	£540,000	£257,417	£436,250		£377,654
Astrum Homes					
Windmill Mews			£315,000		£315,000
Barratt					
Brooklands	£522,496		£434,995	£310,995	£449,567
Fairfields		£310,000	£469,333		£429,500
Woburn Downs	£547,995				£547,995
Beasley					
Aspley Wood	£1,250,000				£1,250,000
Bellway					
Tattenhoe Park	£555,000	£278,750	£418,333	£383,333	£420,682
Wavendon View	£561,667		£401,250		£470,000
Whitehouse Park	£556,250		£462,500	£395,000	£506,429
Bloor					
Wavendon Green	£518,056		£377,500		£492,500
Bovis					
Glebe Meadows		£232,500			£232,500
Whitehouse Park	£694,997	£274,995	£431,773	£363,600	£513,773
Yardley Manor	£676,429				£676,429
Brampton Valley Homes					
Furlong Heights	£720,600				£720,600
Cauldwell					
352		£291,667			£291,667

Countryside					
Countryside at Tattenhoe Park	£500,000				£500,000
Crest Nicholson					
Campbell Wharf		£372,857			£372,857
Manor View	£547,500				£547,500
Whitehouse Park	£465,000		£413,750		£424,000
Dandara					
Abbots Place	£537,990		£422,500		£504,993
DWH					
Brooklands Park	£634,595				£634,595
Eagles' Rest	£656,217		£419,995		£632,595
Woburn Downs	£550,567		£373,750		£511,274
Elevation					
Tempus House		£268,333			£268,333
Lion Estates					
Pineywoods Lane	£700,000				£700,000
Paul Newman New Homes					
The Pines	£612,500				£612,500
Resolution Homes					
Black Horse Bridge	£870,000		£601,667		£668,750
Taylor Wimpey					
Shenley Park	£652,500				£652,500
The Leys at Willow Lake			£375,000		£375,000
Vale View at Willow Lake		£247,500			£247,500
Vision at Whitehouse		£256,500	£405,000	£402,500	£311,563
Yardley Manor	£775,000				£775,000
All	£617,358	£285,055	£432,127	£369,919	£494,269
0 (5.1					

Source: Market Survey (February 2024)

Table 4.9 Average Newbuild Asking Prices £ per sqm - February 2024

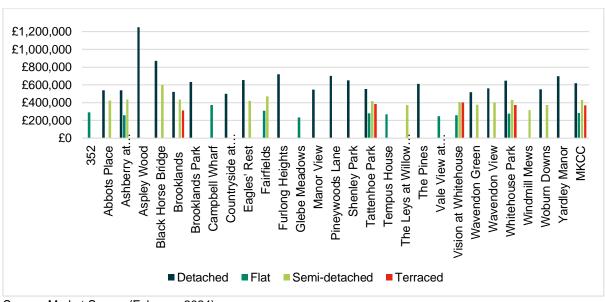
	Detached	Flat	Semi- detached	Terraced	All
Ashberry Homes					
Ashberry at Whitehouse Park	£4,876	£4,913	£4,637		£4,819
Astrum Homes					
Windmill Mews					
Barratt					
Brooklands	£4,297		£3,750	£5,981	£4,700
Fairfields		£4,844	£3,948		£4,172
Woburn Downs	£3,728				£3,728
Beasley					
Aspley Wood	£4,921				£4,921
Bellway					
Tattenhoe Park	£5,058	£4,467	£6,105	£5,246	£5,369
Wavendon View	£4,467		£4,834		£4,677
Whitehouse Park	£4,495		£4,576	£4,759	£4,556
Bloor					
Wavendon Green	£4,779		£4,580		£4,743
Bovis					
Glebe Meadows					
Whitehouse Park	£4,616	£5,244	£4,693	£4,545	£4,734
Yardley Manor	£4,442				£4,442

Brampton Valley Homes	C4 224				C4 224
Furlong Heights  Cauldwell	£4,331				£4,331
352		CC 000			CC 000
		£6,088			£6,088
Countryside at Tattanhae Bark	C4 E96				C4 E96
Countryside at Tattenhoe Park  Crest Nicholson	£4,586				£4,586
		CE E07			CE E07
Campbell Wharf	04.705	£5,597			£5,597
Manor View	£4,735				£4,735
Whitehouse Park	£5,671		£5,235		£5,322
Dandara					
Abbots Place	£4,510		£5,038		£4,686
DWH					
Brooklands Park	£4,097				£4,097
Eagles' Rest	£4,164		£3,889		£4,137
Woburn Downs	£3,842		£4,983		£4,128
Elevation					
Tempus House					
Lion Estates					
Pineywoods Lane	£3,723				£3,723
Paul Newman New Homes					
The Pines	£3,975				£3,975
<b>Resolution Homes</b>					•
Black Horse Bridge					
Taylor Wimpey					
Shenley Park	£4,694				£4,694
The Leys at Willow Lake			£4,688		£4,688
Vale View at Willow Lake		£3,929	•		£3,929
Vision at Whitehouse		£4,347	£3,491	£4,322	£4,234
Yardley Manor	£3,954		,	·,	£3,954
All	£4,437	£5,103	£4,754	£5,019	£4,659
Pourson Market Current (Fabruary 2024)	<b>-</b> .,	20,.00	~ .,. • .	20,0.0	<b>–</b> 1,000

Source: Market Survey (February 2024)

### 4.39 The asking price data is summarised as follows:

Figure 4.12 Average Newbuild Asking Prices £



Source: Market Survey (February 2024)

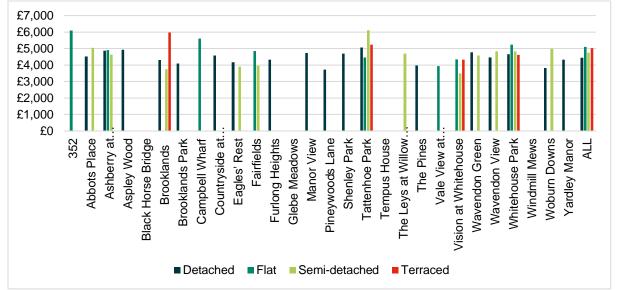


Figure 4.13 Average Newbuild Asking Prices £ per sqm

Source: Market Survey (February 2024)

- The refreshed analysis of these shows that asking prices for newbuild homes vary, starting at £200,000 and going up to £1,250,000. The average is about £495,000. When considered on a size basis, the values range from £3,156 per sqm to £8,649 per sqm, with the average being £4,659 per sqm.
- 4.41 During the course of the initial research, sales offices and agents were contacted to enquire about the price achieved relative to the asking prices, and the incentives available to buyers. In most cases the feedback was that the prices had been updated to reflect the current market and that significant further discounts are not available and were unlikely to be available. This reflects the situation found in the wider country where larger housebuilders tend to say that the asking price is the price to be paid. This process was repeated in February 2024 (in response to a comment made through the technical consultation). The general feedback was that house prices were not being 'marked down', but they were certainly not increasing. The recent fall in interest rates was bring buyers back to the market after a very quiet period. The quiet period was reported to be the lack of mortgage choice or quite simply resulted in buyers putting their plans on pause rather than being about price as such.
- 4.42 In terms of incentives, Barratts did highlight there was scope for a contribution to be made towards a mortgage deposit. These vary depending on house type and type of property but were in the 3.5% to 5% range. Separately, there was also mention of contributions towards the first year's mortgage payments, or towards the buyer's costs. Going forward, it has been assumed that prices paid for newbuild homes are likely to be somewhat less than the advertised prices in the current market.
- 4.43 The above data shows variance across the area, however it is necessary to consider the reason for that variance. An important driver of the differences is the situation rather than the location of a site. Based on the existing data, the value will be more influenced by the specific site characteristics, the immediate neighbours, and the environment, as well as where the scheme is located.

# 4.3 Price Assumptions for Financial Appraisals

4.44 The following price assumptions were used in the 2017 WPVS:

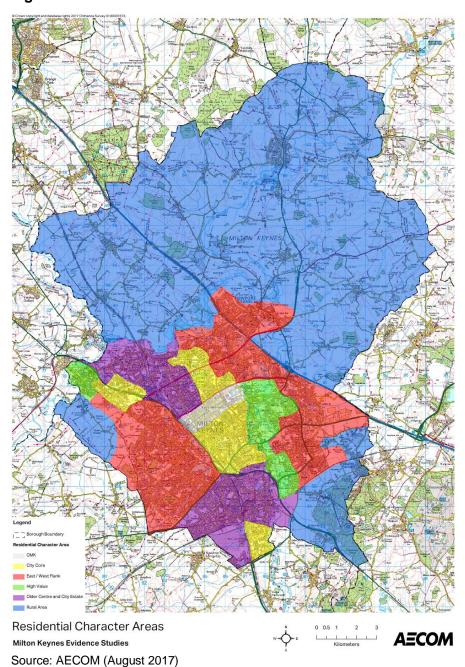
Table 4.10 2017 Based Residential Price Assumptions (£ per sqm)

Rural/High Value/Flanks	Houses	£3,750
	Flats	£3,650
Central Milton Keynes	Houses	£3,850
	Flats	£4,300
City Core/Older Centres and	Houses	£3,050
City Estates	Flats	£3,650

Source: HDH Table 4.12 WPVS (2017)

#### 4.45 The areas used in the above table correlate to the Residential Character Areas:

Figure 4.14 Residential Price Areas



- 4.46 The Land Registry data set out earlier in this chapter suggests that average newbuild values have increased by about 43% since 2017 WPVS was undertaken, and that the average price paid for newbuild homes in the Council area are about 56% more than the average price paid for existing home. Having said this, it is clear that the different data sources paint a more complex and nuanced picture. It is necessary to form a view about the appropriate prices for the schemes to be appraised in this study. The preceding analysis does not reveal simple clear patterns with sharp boundaries. It is necessary to relate this to the pattern of development expected to come forward in the future.
- 4.47 Bringing together the evidence above (which it is acknowledged is varied), the following approach to value was put to the November 2023 consultation.
  - 4.47.1 <u>Brownfield Sites</u>. In terms of value, the prices of the new homes developed are likely to be driven by the specific situation of the scheme rather than the general location. The value will be more strongly influenced by the specific site characteristics, the immediate neighbours and environment, rather than in which particular ward or postcode sector the scheme is located. Development is likely to be of a higher density than the greenfield sites and be based around schemes of flats, semi-detached housing and terraces with a low proportion of detached units.
  - 4.47.2 <u>Flatted Schemes</u>. This is considered to be a separate development type that is only likely to take place in the town centres. These are modelled as conventional development and as Build to Rent (see below).
  - 4.47.3 <u>Greenfield Sites.</u> These include the larger greenfield sites (over 200 units or so).
- 4.48 It is important to note that this is a broad-brush, high-level study to test the Council's emerging Local Plan as required by the NPPF. The values between new developments and within new developments will vary. No single source of data should be used in isolation, and it is necessary to draw on all the available sources of data. In establishing the assumptions, the prices (paid and asking) of existing homes are given greater emphasis when establishing the pattern of price difference across the area and the data from newbuild homes (paid and asking) is given greater emphasis in the actual assumption.
- 4.49 Care is taken not to simply attribute the values of second hand / existing homes to new homes. As shown by the data above, new homes do not always follow the values of existing homes, particularly in those areas where the existing housing stock is less aspirational. It also necessary to appreciate that there has been a significant increase in values over the last year that is not yet reflected in the ONS data sources.
- 4.50 Based on prices paid, the asking prices from active developments, and informed by the general pattern of all house prices across the study area, and the wider data presented, the prices put to the consultation are as in the table below. In this update similar prices are applied to the modelled sites in both the north and the south of the Borough. Whilst the prices in the north may be a little more than the prices in the south, the sample sizes are small.

Table 4.11 October 2023 Based Residential Price Assumptions (£ per sqm)

Rural/High Value/Flanks	Houses	£4,600
	Flats	£4,300
Central Milton Keynes	Houses	£5,000
	Flats	£5,000
City Core/Older Centres and	Houses	£4,300
City Estates	Flats	£4,500

Source: HDH (October 2023)

4.51 A public sector-led Limited Liability Partnership noted the following on residential values:

£4,600/m2 for houses in the East/West flanks is too broad brush as, in our experience, values do differ between grid squares...£4,300/m2 for flats in the East/West flanks appears to be too high; values also differ between grid squares...£5,000/m2 for houses in Central Milton Keynes appears to be too high.'

- 4.52 The LLP also questioned the evidence in support of the CMK assumption of house / flat prices of £5,000per sqm. The consultee pointed out the following comparables in support of their view that £5,000 was too high:
  - There has been very little development of houses, so most transactions will be of older stock. For example:
  - No. 2 Enterprise Lane, Campbell Park sold for £463,000 in January 2023, equating to £2,533/m².
  - No. 44 Enterprise Lane sold in July 2022 for £410,000, equating to £2,370/m².
  - No. 56 North Twelfth Street is available at an asking price of £410,000, equating to £3,288/m².
  - (4) £5,000/m<sup>2</sup> for flats in Central Milton Keynes seems too high
  - What recent evidence is there to justify this? If it is transactions at Campbell Wharf, this is a very different development than those in the city centre itself.
  - Our understanding is that the average asking price for flats at Tempus House, 249 Midsummer Boulevard is £4,792/m².
- 4.53 Plot 32, a 61.8 m<sup>2</sup> 2-bedroom third floor flat, 152 Silbury Boulevard is currently listed at an asking price of £280,000, equating to £4,531 per sqm. Other units may have transacted at higher levels, although this was in 2021 when market conditions were better.
- 4.54 This data has been reviewed. Several houses are being publicly marketed at the time of this update:
  - 4.54.1 A 3 / 4 bed, 4 storey property, at 54 Enterprise Lane, with an estimated floor area (based on the agent's particulars) of about 90 sqm is currently being marketed at £420,000 (£4,667 per sqm).
  - 4.54.2 A 5 bed, 222 sqm townhouse, built by Crest Nicholson in 2022, on Canal Street is being marketed for £1,050,000 (£4,730 per sqm).

- 4.54.3 , A 3 bed home at 25 Highbury Lane, Campbell Park is being marketed at £375,000. The EPC Certificate shows an GIA of 141 sqm (£2,659 per sqm), although based on the floor plan, it is thought that the GIA may be overstated.
- 4.55 Many more flats are currently being marketed:

Table 4.12 Asking Prices in CMK - February 2024

	Beds	sqm	Asking Price	
Existing			£	£ per sqm
Columbia Place	2	70.30	£245,000	£3,485
Canal Street	2	69.50	£350,000	£5,036
Canal Street	2	79.00	£325,000	£4,114
Park Street	1	38.00	£265,000	£6,974
16 Henrietta Way	2	37.35	£260,000	£6,961
Canal Street	1	52.10	£250,000	£4,798
Dalgin Place	2	80.80	£250,000	£3,094
30 Columbia Place	2	70.00	£245,000	£3,500
55 Columbia Place	2	53.00	£219,995	£4,151
13 Lawers Ct	1	47.70	£195,000	£4,088
New				
Campbell Wharf	2	75.50	£427,500	£5,662
Campbell Wharf	2	75.50	£420,000	£5,563
Grand Gt	2	74.20	£412,500	£5,559
Campbell Wharf	2	72.00	£412,500	£5,729
Grand Gt	2	77.00	£402,500	£5,227
Campbell Wharf	1	50.25	£282,500	£5,622
Campbell Wharf	1	50.25	£272,000	£5,413
3 Union Ct	1	51.00	£250,000	£4,902

Source: HDH (February 2024)

### 4.56 A national housebuilder commented that:

'We would disagree with the comment that discounts to the asking price are rarely available. In the current more challenging market conditions a range of additional incentives are offered (at a cost to the housebuilder, even if the asking price itself doesn't change), for example paying purchaser's stamp duty or moving costs. Redrow Homes are currently operating a 'Help to Sell' scheme to contribute towards a purchaser's fees in selling their current home, alongside part exchange options or a contribution towards the deposit for first time buyers...[the draft report] states that 'there has been a significant increase in values over the last year that is not yet reflected in the ONS data sources'. We would refute this claim as supported by the Table 4.2 by Savills indicated a fall in house prices for 2023 which will not yet have been picked up in the sold price data.'

4.57 It is important to note that the above data are asking prices, rather than the prices achieved. This suggests that the assumption in relation to flats is appropriate, however

the assumptions for houses are too high. Following the consultation, the values have been reduced as follows:

Table 4.13 February 2024 Based Residential Price Assumptions (£ per sqm)

Rural/High Value/Flanks	Houses	£4,600
	Flats	£4,300
Central Milton Keynes	Houses	£4,600
	Flats	£5,000
Older Centres and City Estates	Houses	£4,300
	Flats	£4,500

Source: HDH (February 2024)

### 4.3.1 Ground Rents

4.58 Over the last 20 or so years many new homes have been sold subject to a ground rent. Such ground rents have recently become a controversial and political topic. In this study, no allowance is made for residential ground rents<sup>23</sup>.

## 4.4 Build to Rent

- 4.59 This is a growing development format, and one that the Council have experience of through the development management process. The sector is subject to specific guidance within the PPG. The Build to Rent sector is a different sector to mainstream housing.
- 4.60 The value of housing that is restricted to being Private Rented Sector (PRS) housing is different to that of unrestricted market housing. The value of the units in the PRS (where their use is restricted to PRS and they cannot be used in other tenures) is, in large part, the worth of the income that the completed let unit will produce. This is the amount an investor would pay for the completed unit or scheme. This will depend on the amount of the rent and the cost of managing the property (letting, voids, rent collection, repairs etc.). This is well summarised in *Unlocking the Benefits and Potential of Built to Rent*, A British Property Federation report commissioned from Savills, academically reviewed by LSE, and sponsored by Barclays (February 2017):

A common comment from BTR players is that BTR schemes tend to put a lower value on development sites than for sale appraisals. Residential development is different to commercial in that it has two potential end users - owners and renters. Where developers can sell on a retail basis to owners (or investors paying retail prices - i.e. buy to let investors) this has been the preferred route to market as values tend to exceed institutional investment pricing, which is based on a multiple of the rental income. This was described as "BTR is very much a yield-based pricing model.

4.61 In estimating the likely level of rent, a survey of market rents across the area was undertaken.

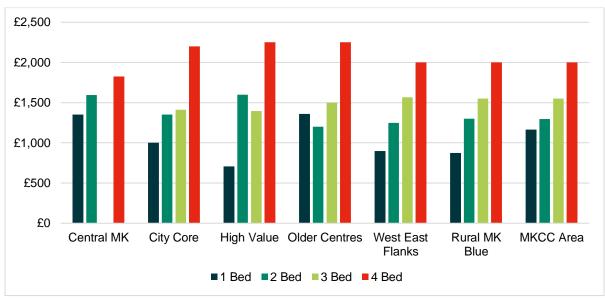
<sup>&</sup>lt;sup>23</sup> In October 2018 the Communities Secretary announced that majority of newbuild houses should be sold as freehold and new leases to be capped at £10. <a href="https://www.gov.uk/government/news/communities-secretary-signals-end-to-unfair-leasehold-practices">https://www.gov.uk/government/news/communities-secretary-signals-end-to-unfair-leasehold-practices</a>

Table 4.14 Median Asking Rents advertised on Rightmove (£/month)

	1 Bed	2 Bed	3 Bed	4 Bed
Central MK	£1,350	£1,595		£1,825
City Core	£1,000	£1,350	£1,412	£2,200
High Value	£707	£1,600	£1,395	£2,250
Older Centres	£1,360	£1,200	£1,500	£2,250
West East Flanks	£900	£1,250	£1,565	£2,000
Rural MK Blue	£875	£1,300	£1,550	£2,000
MKCC Area	£1,165	£1,295	£1,550	£2,000

Source: Rightmove.co.uk (October 2023)

Figure 4.15 Median Asking Rents advertised on Rightmove (£/month)



Source: Rightmove.co.uk (October 2023)

- 4.62 The above rents are about 40% more than those reported in the 2017 WPVS. The levels of rent are relatively even across the Borough. It is important to note that the above rents are for all units across the market. It is likely that Build to Rent units will be amongst the highest quality in the market, offering high quality and reliable management and a greater certainty of tenure.
- 4.63 The Valuation Office Agency (VOA) collect data on rent levels:

Table 4.15 Rents reported by the VOA – October 2022 September 2023

	Count of rents	Mean	Lower quartile	Median	Upper quartile
Room	10	£584	£425	£650	£695
Studio	50	£760	£695	£750	£800
1 Bedroom	680	£896	£795	£875	£985
2 Bedroom	960	£1,100	£980	£1,100	£1,200
3 Bedroom	680	£1,331	£1,200	£1,350	£1,495
4+ Bedroom	310	£1,732	£1,500	£1,678	£1,900

Source: VOA Private rental market summary statistics in England (Released 20th December 2023)

- 4.64 This data suggests that rents are about 5% greater than they were 6 months or so ago.
- 4.65 In calculating the value of PRS units it is necessary to consider the yields. Several sources of information have been reviewed. Savills in its UK Build to Rent Market Update February 2023 suggests prime Regional Rents of about 4.0% (the more recent iterations do not report an equivalent figure). CBRE is reporting multifamily prime vields of 3.60% to 4.50% in its *UK Property Market Figures* Q2 2023.
- 4.66 Having considered a range of sources, a net yield of 4.5% was assumed in the November 2023 consultation draft. Through the technical consultation it was suggested that this was too low. This assumption has been increased to 5%. In considering the rents to use in this assessment it is necessary to appreciate that much of the exiting rental stock is relatively poor, so new PRS units are likely to have rental values that are well in excess of the averages, with yields that are below the averages.
- 4.67 The assessment of value is based on a net rent basis, having allowed 20% for costs.

**Table 4.16 Capitalisation of Private Rents** 

	1 bed	2 bed	3 bed
Gross Rent (£/month)	£950	£1,300	£1,500
Gross Rent (£/annum)	£11,400	£15,600	£18,000
Net Rent (£/annum)	£9,120	£12,480	£14,400
Value	£182,400	£249,600	£288,000
sqm	50	70	84
£ per sqm	£3,648	£3,566	£3,429

Source: HDH (February 2024)

- 4.68 This approach derives a value for private rent, under Build to Rent, of £3,550 per sqm or so.
- 4.69 It is assumed that affordable housing within Build to Rent schemes is as 'affordable private rent' with a worth of 80% of the market rented units<sup>24</sup>.
- 4.70 The Council is not making specific allocations for this type of housing so there are no specific sites to test.

# 4.5 Affordable Housing

4.71 A core output of this assessment is advice as to the level of the affordable housing requirement, so it is necessary to estimate the value of such housing. The current affordable housing policy is summarised in the Council's *Affordable Housing SPD* 2020<sup>25</sup> as follows:

Policy HN2 (Affordable Housing) of Plan:MK requires that proposals for 11 or more homes should provide 31% affordable housing. The policy states a tenure mix of affordable housing will consist of approximately:

<sup>&</sup>lt;sup>24</sup> As per paragraph 60-002-20180913 of the PPG.

<sup>&</sup>lt;sup>25</sup> Adopted Affordable Housing SPD Jan 2020.pdf (milton-keynes.gov.uk)

20% of units under the Affordable Rent model (up to 80% of market rents) or Local Housing Allowance (whichever is lower);

5% of units at a level broadly equivalent to Social Rent;

and 6% Shared Ownership (based on a range of 25% - 40% equity share).

- 4.72 Since the SPD was adopted, in January 2020, the Government introduced First Homes, seeking that at least 25% of the affordable housing units should be delivered as First Homes<sup>26</sup>. The 2021 NPPF includes the requirement that 10% of all the units should be Affordable Home Ownership<sup>27</sup>. These requirements for First Homes and Affordable Ownership are assumed to apply and forms basis of the modelling. Varied tenure mixes are also tested. In this assessment it is assumed that affordable housing is constructed by the site developer and then sold to a Registered Provider (RP).
- 4.73 Whilst the study models the Plan:MK affordable housing percentage of 31% in the base appraisal, the HEDNA study contains a target of 27% affordable housing. This study will undertake sensitivity testing to model the effects of different affordable housing percentages on overall viability.

### 4.5.1 Social Rent

The value of social rented property is a factor of the rent – although the condition and 4.74 demand for the units also have an impact. Social Rents are set through a national formula that smooths the differences between individual properties and ensures properties of a similar type pay a similar rent:

**Table 4.17 General Needs (Social Rent)** 

Average weekly net rent (£ per week) by unit size for Milton Keynes - Large PRPs				£ per week	
Unit Size	Net	Social	Service	Gross	Unit
	rent	rent rate	charge	rent	count
Non-self-contained	-	-	-	-	-
Bedsit	£76.58	£73.77	£9.11	£85.69	63
1 Bedroom	£88.32	£85.51	£9.11	£95.92	1,449
2 Bedroom	£106.52	£103.63	£8.44	£112.58	3,287
3 Bedroom	£117.80	£114.98	£3.73	£119.54	1,588
4 Bedroom	£134.97	£132.45	£3.75	£136.70	223
5 Bedroom	£141.16	£143.64	£2.65	£142.49	6
6+ Bedroom	-	-	-	-	-
All self-contained	£105.95	£103.09	£7.74	£111.19	6,616
All stock sizes	£105.95	£103.09	£7.74	£111.19	6,616

Owned stock. Large PRPs only - unweighted. Excludes Affordable Rent and intermediate rent, but includes other units with an exception under the Rent Policy Statement. Stock outside England is excluded.

Source: Table 9, SDR 2023 – Data Tool (Published 24th October 2023)28

<sup>&</sup>lt;sup>26</sup> PPG paragraph 70-001-21210524

<sup>&</sup>lt;sup>27</sup> 2021 NPPF, paragraph 65.

<sup>&</sup>lt;sup>28</sup> Private registered provider social housing stock and rents in England 2022 to 2023 - GOV.UK (www.gov.uk)

4.75 This study concerns only the value of newly built homes. There seems to be relatively little difference in the amounts paid by Registered Providers (RPs) for such units across the area. In this study, the value of Social Rents is assessed assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 4%.

**Table 4.18 Capitalisation of Social Rents** 

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Rent (£/month)	£383	£462	£510	£585
Rent (£/annum)	£4,593	£5,539	£6,126	£7,018
Net Rent	£3,674	£4,431	£4,900	£5,615
Value	£91,853	£110,781	£122,512	£140,369
sqm	50	70	84	97
£ per sqm	£1,837	£1,583	£1,458	£1,447

Source: HDH (October 2023)

4.76 On this basis, a value of £1,520 per sqm across the study area would be derived.

## 4.5.2 Affordable Rent

- 4.77 Under Affordable Rent, a rent of no more than 80% of the market rent for that unit can be charged. The value of the units is, in large part, the worth of the income that the completed let unit will produce. This is the amount an investor (or another RP) would pay for the completed unit. In estimating the likely level of Affordable Rent, a survey of market rents across the Council area has been undertaken and is set out under the Build to Rent heading above.
- 4.78 As part of the reforms to the social security system, housing benefit / local housing allowance is capped at the 3<sup>rd</sup> decile of open market rents for that property type, so in practice Affordable Rents are unlikely to be set above these levels. The cap is set by the Valuation Office Agency (VOA) by Broad Rental Market Area (BRMA). The Council area is in the Milton Keynes BRMA.

Table 4.19 BRMA LHA Caps (£ per week)

Shared	£70.00		
One Bedroom	£149.59		
Two Bedrooms	£189.86		
Three Bedrooms	£224.38		
Four Bedrooms	£299.18		

Source: VOA (January 2024)

- 4.79 Where the cap is below the level of Affordable Rent at 80% of the market rent, it is assumed that the Affordable Rent is set at the LHA Cap.
- 4.80 The most recent HCA data release includes data on Affordable Rents in the area (although this data covers both newbuild and existing homes).

Table 4.20 Affordable Rent General Needs

Average weekly gross rent (£ per week) and unit counts by unit size for Milton Keynes £ per week				
Unit Size	Gross Unit			
	rent	count		
Non-self-contained	-	-		
Bedsit	£109.83	6		
1 Bedroom	£138.13	584		
2 Bedroom	£169.88	1,140		
3 Bedroom	£204.62	292		
4 Bedroom	£253.86	126		
5 Bedroom	£226.66	8		
6+ Bedroom	-	-		
All self-contained	£170.94	2,156		
All stock sizes	£170.94	2,156		
Owned stock. All PRPs owning Affordable Rent units - unweighted. Stock outside England is excluded.				

Source: Table11, SDR 2023 – Data Tool (Published 24th October 2023)29

4.81 The rents can be summarised as follows.

Figure 4.16 Rents by Tenure – £/Month



Source: Market Survey, SDR and VOA (February 2024)

4.82 In calculating the value of Affordable Rent, it has been assumed that the rent is set at the LHA cap. An allowance has been made for 10% management costs, 4% voids and bad debts and 6% repairs, and capitalised the income at 4%. It is assumed that the Affordable Rent is no more than the LHA cap. On this basis affordable rented property has the following worth.

<sup>&</sup>lt;sup>29</sup> Private registered provider social housing stock and rents in England 2022 to 2023 - GOV.UK (www.gov.uk)

**Table 4.21 Capitalisation of Affordable Rents** 

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Rent (£/month)	£648	£823	£972	£1,296
Rent (£/annum)	£7,779	£9,873	£11,668	£15,557
Net Rent	£6,223	£7,898	£9,334	£12,446
Value	£155,574	£197,454	£233,355	£311,147
sqm	50	70	84	97
£ per sqm	£3,111	£2,821	£2,778	£3,208

Source: HDH (February 2024)

4.83 Using this method to assess the value of affordable housing, under the Affordable Rent tenure, a value of £2,980 per sqm or so is derived.

## 4.5.3 Affordable Home Ownership

- 4.84 Intermediate products for sale include Shared Ownership and shared equity products<sup>30</sup> as well as First Homes. A value of 70% of open market value for these units has been assumed. These values are based on purchasers buying an initial 30% share<sup>31</sup> of a property and a 2.5%<sup>32</sup> per annum rent payable on the equity retained. The rental income is capitalised at 4% having made a 2% management allowance.
- 4.85 Through the technical consultation it was noted that RPs typically bid for a package of AHO units and rental units, with, in practice, the Shared Ownership subsidising the rental units. A worry was expressed that, as First Homers are sold directly, to the buyer by the developer, then the presence of First Homes could have an unintended consequence of depressing the bids from RPs. Similarly, the fact that the First Homes will be marketed and sold by the developer, rather than packaged up and pre-sold to an RP, there may be an adverse impact on the developer's cashflow. These comments are noted. Separate values are attributed to each tenure and the cashflow does not assume any receipts until the units are completed.
- 4.86 In relation to First Homes, a 70% discount and £250,000 cap are assumed to apply. In due course 50% and 40% discounts will be tested.

## 4.5.4 Grant Funding

4.87 It is assumed that grant is not available for market housing schemes of the type assessed in this viability assessment. Funding may be available in exceptional circumstances, for example to facilitate regeneration infrastructure.

# 4.6 Older People's Housing

4.88 Housing for older people is generally a growing sector due to the demographic changes and the aging population. The sector brings forward two main types of product that are defined in paragraph 63-010-20190626 of the PPG:

<sup>&</sup>lt;sup>30</sup> For the purpose of this assessment, it is assumed that the 'Affordable Home Ownership' products, as referred to in paragraph 65 of the NPPF, fall into this definition.

<sup>&</sup>lt;sup>31</sup> Through the technical consultation it was suggested 30% to 50% was normal - but 50% would be on the limits of affordability.

<sup>&</sup>lt;sup>32</sup> A rent of up to 3% may be charged – although we understand that in this area 2.75% is more usual.

Retirement living or sheltered housing: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Extra care housing or housing-with-care: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

- 4.89 In addition to the above, an Integrated Retirement Community (IRC) has been modelled. IRCs are an emerging format of older people's housing and whilst it is important to note that the Council does not plan to allocate land for IRCs, it is sensible to model one now. IRCs typically include central restaurants, leisure clubs, gardens, guest facilities and the like and comprise 150 units or so, made up of level access flats and houses. The general rule of thumb assumption is that an IRC development may achieve a premium of about 10% over general mainstream housing development.
- 4.90 HDH has received representations from the Retirement Housing Group (RHG) a trade group representing private sector developers and operators of retirement, care and Extracare homes. They have set out a case that Sheltered Housing and Extracare Housing should be tested separately. The RHG representations assume the price of a 1 bed Sheltered unit is about 75% of the price of existing 3 bed semi-detached houses and a 2 bed Sheltered property is about equal to the price of an existing 3 bed semi-detached house. In addition, it assumes Extracare Housing is 25% more expensive than Sheltered Housing.
- 4.91 A typical price of a 3 bed semi-detached home has been taken as a starting point. On this basis it is assumed Sheltered and Extracare Housing has the following worth:

Table 4.22 Worth of Sheltered and Extracare

Milton Keynes						
	Area (m²)	£	£ per sqm			
3 bed semi-detached		370,000				
1 bed Sheltered	50	277,500	5,550			
2 bed Sheltered	75	370,000	4,933			
1 bed Extracare	65	346,875	5,337			
2 bed Extracare	80	462,500	5,781			
Bletchley						
3 bed semi-detached		325,000				
1 bed Sheltered	50	243,750	4,875			
2 bed Sheltered	75	325,000	4,333			
1 bed Extracare	65	304,688	4,688			
2 bed Extracare	80	406,250	5,078			

	Newport	: Pagnell			
3 bed semi-detached		350,000			
1 bed Sheltered	50	262,500	5,250		
2 bed Sheltered	75	350,000	4,667		
1 bed Extracare	65	328,125	5,048		
2 bed Extracare	80	437,500	5,469		
	Woburi	n Sands			
	Area (m²)	£	£ per sqm		
3 bed semi-detached		375,000			
1 bed Sheltered	50	281,250	5,625		
2 bed Sheltered	75	375,000	5,000		
1 bed Extracare	65	351,563	5,409		
2 bed Extracare	80	468,750	5,859		
Olney					
3 bed semi-detached		390,000			
1 bed Sheltered	50	292,500	5,850		
2 bed Sheltered	75	390,000	5,200		
1 bed Extracare	65	365,625	5,625		
2 bed Extracare	80	487,500	6,094		

Source: HDH (October 2023)

4.92 A review of older people's schemes within the Council area and surrounds has been undertaken.

Table 4.23 Newbuild Asking Prices for Older People's Housing

	1 1	Bed	2 Bed		
	£	£ per sqm	£	£ per sqm	
Macarthy Stone	£310,379	£5,460	£408,273	£5,292	
Bluebell House	£286,007	£5,764	£398,800	£5,303	
Jupiter House	£245,000	£2,849	£372,500	£5,070	
Penny House	£344,262	£5,540	£438,000	£5,388	
All	£310,379	£5,460	£408,273	£5,292	

Source: Market Survey (2023)

- 4.93 The modelling includes a typology of bungalows. Research has not revealed any recent schemes of bungalows in Milton Keynes or the wider region. Where older bungalows are available, they tend to be between 10% and 20% more expensive, per sqm, that houses in the vicinity. In part this may be due to the fact some bungalows have larger gardens, and off-road parking etc. The value of bungalows is taken to be 15% more expensive than mainstream housing.
- 4.94 The value of units as affordable housing has also been considered. It has not been possible to find any directly comparable schemes where housing associations have purchased social units in a market-led Extracare development. Private sector developers have been consulted. They have indicated that, whilst they have never

disposed of any units in this way, they would expect the value to be in line with other affordable housing – however they stressed that the buyer (be that the local authority or housing association) would need to undertake to meet the full service and care charges.

# 5. Non-Residential Market

- 5.1 This chapter sets out an assessment of the markets for non-residential property in Milton Keynes, providing a basis for the assumptions of prices to be used in financial appraisals for employment sites/typologies tested in the study.
- 5.2 The CIL Regulations and Government viability guidance require the use of existing evidence and for the viability testing to be appropriate for the purposes of plan making and the likelihood of raising CIL. There is no need to consider all types of development in all situations and certainly no point in testing the types of scheme that are unlikely to come forward during the plan period.
- 5.3 Although development schemes have similarities, every scheme is unique, even schemes on neighbouring sites. Market conditions will broadly reflect a combination of national and international macro-economic circumstances and local supply and demand factors, however even within a city, there will be particular localities, and ultimately site-specific factors, that generate different values and costs.

### **5.1 National Overview**

5.4 The various non-residential markets in the Borough reflect national trends. A lowering sentiment has been reported by the Royal Institution of Chartered Surveyors in the RICS – Q3 2023: UK Commercial Property Market Survey:

Market activity remains subdued given current lending conditions and fragile economic outlook...The Q3 2023 RICS UK Commercial Property Monitor results remain relatively downbeat, with tighter financial conditions and a sluggish economic backdrop weighing on activity across both the investor and occupier markets. Perhaps ominously for the market going forward, more than 75% of contributors envisage pressure on corporate cash-flows to intensify over the next year (as captured by an additional question included in the Q3 survey). That said, while the outlook for rents and capital values is still slightly negative at the all-property average level, this masks a somewhat better performance anticipated across prime vs secondary markets as well as for some alternative sectors.

RICS – Q3 2023: UK Commercial Property Market Survey

5.5 RICS Economy and Property Market Update (RICS, November 2023) comments:

Economy to remain sluggish but no interest rate cuts in prospect for a while to come...Transaction activity remained soft in the third quarter, with data from Lambert Smith Hampton suggesting that only £7.9bn of UK property assets changed hands during the period (Chart 4). This was 8% down on Q2's already weak outturn, 35% below the five-year quarterly average, and the lowest since the pandemic impacted period of Q2 2020. However, one slightly more positive aspect to the data was a pick-up in the actual number of transactions which rebounded 25% on the second quarter outturn. Interestingly, of the main sectors, retail volumes appeared the most resilient in Q3, hitting a five-year high of £1.9bn, while offices remain under greatest pressure... Despite this, yield data from CBRE suggests a turnaround in the retail sector has yet to begin in earnest. At a headline level, the equivalent yield is continuing to drift upwards and now stands at 7.2% which compares with just over 6.5% at the beginning

of the year. For offices, the comparable numbers also point to a rise in yields of around 75bps.

The national picture suggests that a cautious approach should be adopted to the non-residential value and cost assumptions as part of this study.

# 5.2 Key Markets in Milton Keynes

- 5.7 Plan:MK (adopted in 2019) states that the amount of undeveloped employment land within the Borough has declined since the Core Strategy was adopted in July 2013, as sites have been developed for employment purposes or redeveloped for uses such as housing and schools. Despite these reductions, development of the remaining stock of vacant employment land and proposed new employment allocations in the extant plan provide for a sufficient number of jobs to cater not only for the growth of the Borough's labour force over the plan period to 2031, but will also provide jobs for in-commuters.
- In Plan:MK, the Council allocated around 57 ha of land for B2/B8 development on land between the A5 and Brickhill Street and south of the Bletchley to Bedford Railway line to meet the needs of large footprint employment uses and to widen and diversify the supply of large employment sites within the Borough.
- 5.9 Within the Borough, the main area for office development over the new plan period will be the Central Milton Keynes (CMK). However, there may be reasons why some firms do not want a 'town centre' location. Among the most suitable locations for 'office type' development outside the city centre are vacant employment sites elsewhere in the built up urban areas. Specifically, Plan:MK cited locations at Shenley Wood, Linford Wood and Knowlhill.
- There are very limited employment opportunities in the settlements outside the Milton Keynes urban area; here service industries remain a major source of employment. Beyond the urban area of Milton Keynes itself, only Olney is a focus for employment uses, and even here the scale is modest.
- 5.11 There are other relevant markets in the vicinity of Milton Keynes that the authors have considered to build an understanding of relative value and performance. Other relevant commercial markets include:

Aylesbury	Banbury	Bicester	Northampton
Wellingborough	Bedford	Luton	

- The local markets are driven by local factors however the influence of Northampton to the north, and Luton and Luton Airport to the south are considered particularly important. Milton Keynes is a retail and leisure focus not only for the Borough but for the sub-region and even on a national scale.
- 5.13 This study is concerned with new property that is likely to be purpose built, limited variance in price was found for newer premises more suited to modern business across the area.
- 5.14 Various sources of market information were analysed, the principal sources being the local agents, research published by national agents, Rightmove and through the Estates Gazette's Property Link website (a commercial equivalent to Rightmove.com).

In addition, information from CoStar (a subscription service) was used. Clearly much of this commercial space surveyed is 'second-hand' and not of the configuration, type and condition of new space that may come forward in the future, so is likely to command a lower rent than new property in a convenient well accessed location with car parking and that is well suited to the modern business environment.

# 5.3 Market Survey

- 5.15 This study has focussed primarily on newer property assets and put less emphasis on older units and buildings. This study is concerned with development viability there is, in nearly all instances, space that is available at rents and values that are substantially below the primary evidence we are using for the appraisal assumptions.
- 5.16 This study has focussed on surveying the office, industrial and retail commercial property categories.

### 5.4 Offices

- 5.17 CMK has the natural environment for business networking relationships to be established and has a range of amenities to attract and retain workers. It has the capacity to provide a mix of office spaces that are suitable for start-up, growing and established businesses.
- 5.18 Plan:MK recognised the challenge of protecting long term economic development capacity from near term development pressure for other uses. Balancing a mixed use approach with retained capacity for single use development being critical for realising the aims of the extant Plan.
- 5.19 Plan:MK identified a number of opportunities to deliver additional office floorspace, with a particular focus close to MK Central Railway Station; where the area between the West Coast mainline, Saxon Street, Portway and Childs Way was proposed to be developed as a Central Business District with major mixed use office led development. Higher and further education facilities including student accommodation were also proposed within this area. To encourage the growth of the knowledge economy and also attract headquarters development new spaces will clearly be required.
- At the time of this study, according to data from CoStar, the upper end of the rental range in Milton Keynes is approximately £23-30 per sqft (£248-323 per sqm). In secondary office markets evidence shows rental levels as low as £12 per sqft (£129 per sqm). With average office rents in the study area around £19-21.58 per sqft (£204-232 per sqm).

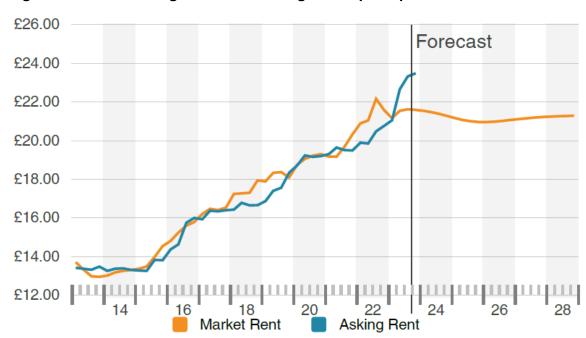


Figure 5.1 Office Average Rent and Asking Rent £ per sqft 2014 – 2023

Source: CoStar (November 2023)

5.21 Current yields in Milton Keynes range from 6.5% to 11.00% according to CoStar data (2020 to 2023) with a 10 year average of 8.62%. In the past year the average has been 7.9%. The lowest yield observed between 2020-2023 was 6.50%.

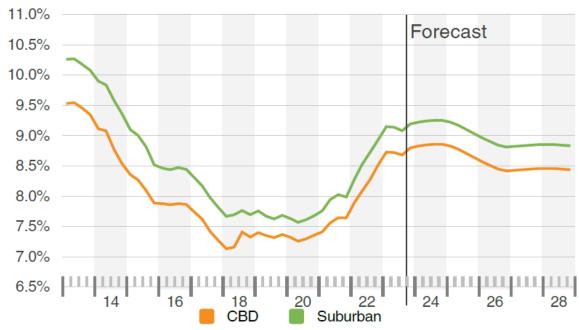


Figure 5.2 Milton Keynes Office Yields 2014 - 2023

Source: CoStar (November 2023)

5.22 Between January 2020 and November 2023 average sales values were £150 per sqft (£1,614 per sqm) with CMK achieving the highest rents and sales values with some Grade A properties achieving in excess of £3,000 per sqm.

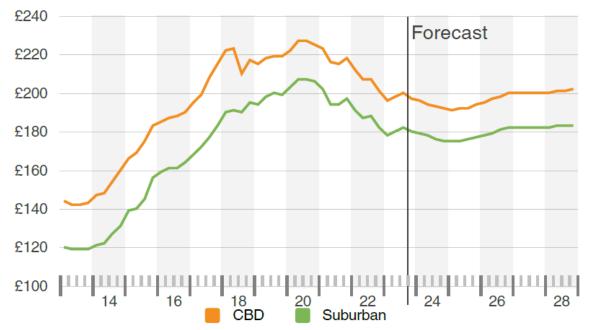


Figure 5.3 Office Average Sale Price £ per sqft 2014 - 2023

Source: CoStar (November 2023)

- 5.23 Whilst there is some differentiation of rents in the older stock with smaller units commanding a premium this is not reflected in the new build market.
- There is little evidence to support a differential in values by size of unit, the principal factor driving values being the quality of the office, the availability of parking and the access to the highway network. The capital value of offices is dependent on a range of factors including the quality of the tenant, the terms of the letting, the flexibility of the accommodation as well as the passing rent and location of the building. Nationally, typical yields are in the range of 5.25-7.00%<sup>33</sup> for grade A units (including London but excluding West End offices)<sup>34</sup>. It is unlikely that units in Milton Keynes would achieve prime yields as found elsewhere in the UK's larger cities. A 6.50% yield has been assumed and £250 per sqm rent to give a value of ~£3,850 per sqm for offices in CMK with lower values depending on location and type of office found elsewhere in the local authority area.

### 5.5 Industrial and Logistics

5.25 Milton Keynes location provides the Borough with the opportunity to grow its industrial and logistics sector. Milton Keynes is well positioned to benefit from an increase in demand for logistics sector land and premises given its locational benefits and access to the strategic road network. This study recognises that Milton Keynes is predominantly an industrial and office market Borough.

<sup>&</sup>lt;sup>33</sup> The capitalisation of rents using the yields and Year's Purchase is widely used by Chartered Surveyors and others. The Year's Purchase is the factor by which the rent is multiplied to calculate the capital value (calculated at 1/vield).

<sup>&</sup>lt;sup>34</sup> Market in Minutes: UK Commercial (Savills, November 2023) Accessed at: <a href="https://pdf.euro.savills.co.uk/uk/market-in-minute-reports/mim-uk-commercial-november-2023.pdf">https://pdf.euro.savills.co.uk/uk/market-in-minute-reports/mim-uk-commercial-november-2023.pdf</a>

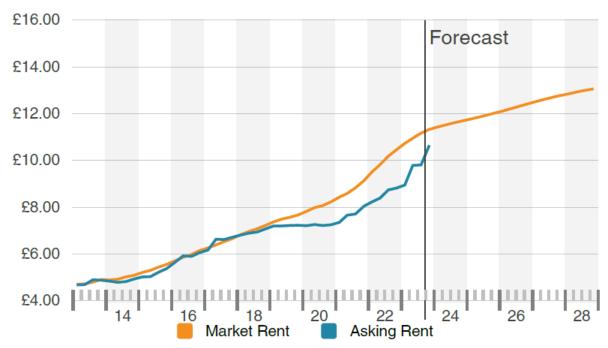
- 5.26 At the time of this study (November 2023), according to data from CoStar, the upper end of the rental range is approximately £10-14 per sqft (£107-150 per sqm) for higher quality stock, with an average rent of £8.48 per sqft (£91 per sqm).
- 5.27 Very large units have been considered in more detail as this is currently an area of particular activity nationally and in Milton Keynes. The market is a national market so wider data has been drawn on.
- 5.28 Savills, in *Big Shed Briefing* (Savills, July 2022), reports rents of £9 per sqft to £30 per sqft in London and the South East. A prime investment yields, on a national basis, of about 3.5% for multi-let units and for distribution is given. It is notable that rents have increased, and yields have fallen in the last year, however the report does note the likely adverse impact on values as a result of increased interest rates:

'Record-breaking first half of 2022 belies market sentiment at the end of this period, with a number of investors taking stock of the impact interest rate rises will have on pricing and the market characterised by outward yield movement'.

- 5.29 CBRE, in *UK Logistics Market Summary Q3 2022* (CBRE, October 2022) reports prime 'Big Box' rent in the South East submarket of £26.50 per sqft (4.25% NIY). Whilst this is a significant increase in rents since the end of 2021, yields are reported to have increased from 3.5%.
- 5.30 Knight Frank, in *London & SE Industrial Market Research*, Q2 2022 (Knight Frank, July 2022), reports prime rents of £25 per sqft and yields of 3.1%.

The average weighted yield for assets transacted across the region has continued to decline and stood at.3.1% in the 12 months to June 2022. This compares to an average of 4.2% over the same period last year.

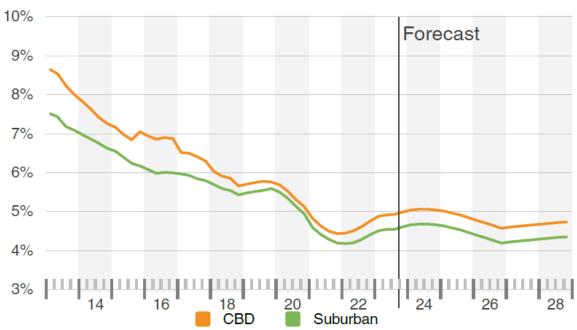
Figure 5.4 Industrial Average Rent and Asking Rent £ per sqft 2014 - 2023



Source: CoStar (November 2023)

5.31 CoStar data for Milton Keynes shows that over the past ten years the yield average is 5.49% and over the past year 4.51%. The lowest yield observed between 2020-2023 was 3.10%.

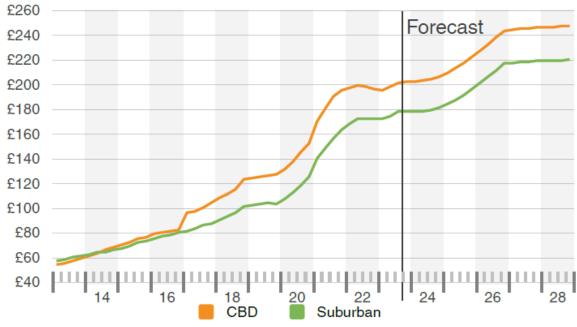
Figure 5.5 Milton Keynes Industrial Yields 2014 - 2023



Source: CoStar (November 2023)

5.32 Data from CoStar based on transactions between January 2020 and November 2023 shows that the average sales price in Milton Keynes was £150 per sqft (£1,614.59 per sqm), the ten year average was lower at £110 per sqft (£1,184.03 per sqm). Grade A industrial space has achieved prices in the region of £150-200 per sqft (£1,614-2,152 per sqm).

Figure 5.6 Industrial Average Sale Price £ per sqft 2015 - 2017



Source: CoStar (November 2023)

5.33 Based on the above analysis and secondary sources of evidence, new large industrial (having allowed for a rent free / void period of 12 months) units are assumed to have a value of £2,000 per sqm. Smaller industrial (having allowed for a rent free / void period of 12 months) units are assumed to have a similar rent as larger units, but higher yield to derive a value of £1,500 per sqm. Large logistics sheds would have a value of £4,500 per sqm.

### 5.6 Retail

- 5.34 The CMK City Centre has a good range of shopping and leisure facilities typically found in a centre of its size and position in the retail hierarchy. The Centre: MK and Midsummer Place Shopping Centres provide modern retail floorspace and a mix of places to eat and drink. These are popular and successful, and include a number of prominent names including department stores: John Lewis and Marks and Spencer. The City Centre has a generally good convenience provision, which is anchored, by a Sainsbury's, Morrisons, M&S Foodhall and Aldi. This is supplemented by a number of independent market stalls.
- 5.35 There is a strong comparison offer, especially within the fashion categories, which is dominated by multiple retailers. The historic development of CMK did not accommodate the development of secondary frontages, catering for independent retailers.
- 5.36 Other major City Centre elements include the following:
  - The Milton Keynes Central railway station.
  - Xscape, which is a ski, leisure, cinema, casino and entertainment centre. The leisure officer is also supplemented by a number of retail units.
  - The Hub is a restaurant, café, hotel, retail and business quarter occupied by a range of leisure occupiers. A large Sainsbury's foodstore is located to the south of the Hub.
  - The Place Retail Park, located to the north of the railway station and hosting retail warehouse operators such as Currys, Carphone Warehouse and American Golf.
  - Milton Keynes Leisure Plaza is located to the south of the railway station. It hosts the MK Ice Rink, Morrisons foodstore and Argos.
  - A number of financial and business premises, including civic offices, Divisional Police Headquarters, the library and so on.
  - Campbell Park is located at the eastern end of CMK.
- 5.37 Outside of the City Centre there are a series of Local, District and Town Centres:

- Kingston Town Centre
- Westcroft Town Centre
- Bletchley Town Centre
- Wolverton Town Centre
- Newport Pagnell District Centre
- Olney District Centre
- Stony Stratford District Centre
- Broughton Gate Local Centre
- Grange Farm Local Centre
- Oakgrove Local Centre
- Fenny Stratford Local Centre
- Neath Hill Local Centre
- New Bradwell Local Centre
- Shenley Church End Local Centre
- Stantonbury Local Centre
- Two Mile Ash Local Centre
- Conniburrow
- Woburn Sands District Centre
- 5.38 Plan:MK did not include any major new retail allocations and as such the earlier 2017 viability study did not test retail use typologies.
- 5.39 The Milton Keynes City Plan 2050 (MKCP 2050) does not include new retail allocations, as such retail typologies have not been modelled in this report.
- 5.40 For information purposes, evidence was gathered on retail rents and yields at the time of this study at the same time as collecting data on office and industrial premises (below).
- 5.41 According to data from CoStar (2023), the upper end of the rental range is about £26-70/sqft per sqft (£279-753/m² per sqm) for higher quality stock being marketed, with the average asking price in the past year being £27.29/sqft per sqft (£293/m² per sqm).

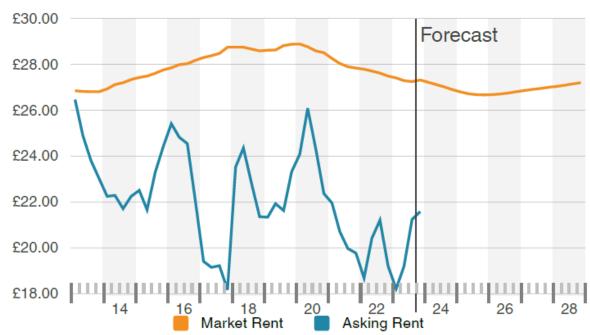


Figure 5.7 Retail Average Rent and Asking Rent £/sqft per sqft 2014 - 2023

Source: CoStar (November 2023)

There is limited market evidence of sales so it is hard to have definitive clarity on yields. CoStar data for Milton Keynes shows that over the past ten years the yield average is 6.44% and over the past year 6.2%. The lowest yield observed between 2020 to 2023 was 3.80%.

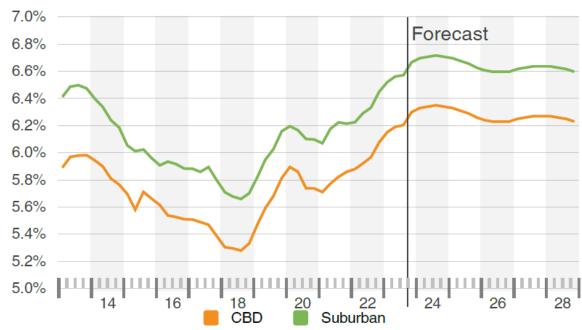


Figure 5.8 Milton Keynes Retail Yields 2014 - 2023

Source: CoStar (November 2023)

Data from CoStar based on transactions since January 2020 show that the average sales price in Milton Keynes was £164/sqft per sqft (£1,765/m² per sqm), the ten year average was slightly higher at £205/sqft per sqft (£2,206/m² per sqm). For retail in CMK prices range from £200-400/sqft per sqft (£2,152-4,305/m² per sqm).

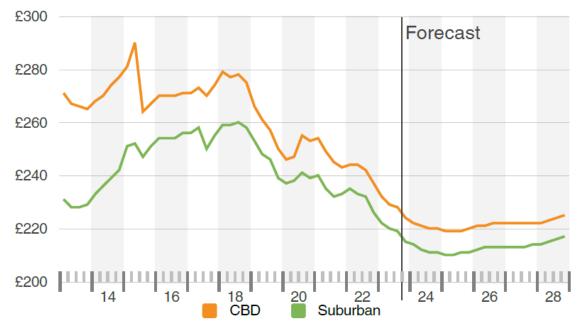


Figure 5.9 Retail Average Sale Price £/sqft per sqft 2014 - 2023

Source: CoStar (November 2023)

# 5.7 Appraisal Assumptions

- 5.44 Government viability guidance requires the use of existing available evidence and for the viability testing to be appropriate. There is no need to consider all types of development in all situations and certainly no point in testing the types of scheme that are unlikely to come forward or which are unlikely to be viable.
- 5.45 Although development schemes do have similarities, every scheme is unique, even schemes on neighbouring sites. Market conditions will broadly reflect a combination of national economic circumstances and local supply and demand factors. However, even within a town there will be particular localities, and ultimately site specific factors, that generate different values and costs.
- 5.46 Appraisal models previously developed for the Council by Boyer Planning in 2017 made the following key assumptions:

**Table 5.1 Boyer Non-Residential Viability Assumptions (2017)** 

	Rent £ per sqft (£ per sqm)	Yield %	Induce- ments	Values £ per sqm	Build Cost
CMK Offices	£22 (£237)	6.25%	3 months' rent free	£3,792	1,560 1,647 1,911
Knowlhill Offices	£22 (£237)	6.25%	3 months' rent free	£3,792	1,560
Offices Elsewhere	£16 (£172)	8.00%	6 months' rent free	£2,150	1,560
CMK Shopping Centre	£65 (£700)	6.00%	3 months' rent free	£11,666	1,293
CMK secondary retail; leisure; food & beverage	£20 (£215)	6.00%	3 months' rent free	£3,583	983
District Centre / Retail Warehouse / Supermarkets	£22.50 (£242)	7.00%	6 months' rent free	£3,457	707
Industrial	£6.25 (£67)	7.00%	6 months' rent free	£957	688

Source: Boyer Planning (2017)

5.47 The previous viability study prepared in support of Plan:MK made the following key assumptions:

Table 5.2 AECOM/HDH Non- Residential Value Assumptions (2017)

	Rent £ per sqm/year	Yield	Capitalised Rent £ per sqm	Appraisal Assumption £ per sqm
CMK Large Office	240	6.25%	3,840	3,750
Bus Park Large Office				3,500
CMK Small Office				3,750
Business Park Small Office				3,750
Offices elsewhere	180	8.00%	2,250	2,250
Large Industrial	75	6.00%*	1,250	1,250
Small Industrial				1,100
Logistics				1,250

Source: AECOM/HDH (2017)

# 5.7.1 Draft Non-Residential Assumptions for consultation 2023

5.48 There is a large variance in the levels of rents and values. The following rents, yields and values were put to the 2023 technical consultation:

**Table 5.3 Non- Residential Value Assumptions (2023)** 

	Rent £ per sqm/year	Yield	Capitalised Rent £ per sqm	Appraisal Assumption £ per sqm
CMK Large Office	250	6.50%	3,846	3,850
CMK Small Office				3,500
Business Park Office				3,250
Large Industrial	100	5.50%	1,818	2,000
Small Industrial				1,500
Logistics	200	4.25%	4,705	4,500

Source: AECOM (November 2023)

- 5.49 It is necessary to make some broad assumptions in a high-level study such as this. The above prices were presented to consultees on 23<sup>rd</sup> November 2023.
- 5.50 Through the 2023 technical consultation, MKDP<sup>35</sup> suggested that yields were 'too soft' (i.e. too low) across all asset classes. Rents were, however, at that time being pushed upwards for high-quality, Grade A stock with Unity Place, for example, achieving £330 to £340 per sqm. Yields on business parks outside of CMK were thought to be nowhere near 8.5%. The investment of Seebeck House, Knowlhill was being marketed in August 2023 at an asking reflecting an Net Initial Yield<sup>36</sup> of 7.83%. The assumption of rents for £200 per sqm for logistics was also questioned.
- 5.51 In addition to reviewing the consultation feedback, a series of commercial property market reports (prepared by local agents active in the Milton Keynes market) were reviewed to establish if the modelling assumptions should be updated (for offices and industrial premises). 'Upgrade Thames Valley & South East Office Market Report' (Lambert Smith Hampton, June 2023)<sup>37</sup> reported that: "Prime [office] rents have stagnated at £27.50 per sq ft...however, headline rents could move into the £30s by the by the year-end, with £32.50 per sq ft being quoted for the space currently marketed at Unity Place". In the same publication Prime Yields were reported as 6%.

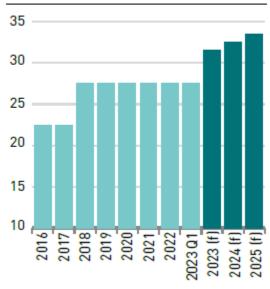
<sup>&</sup>lt;sup>35</sup> Milton Keynes Development Partnership (MKDP) is owned by Milton Keynes City Council (MKCC). It uses and develops its land assets to help the city become a better place to live, socialise and work.

<sup>&</sup>lt;sup>36</sup> Net Initial Yield - The current income level obtained from the asset at the date of valuation expressed as an annual percentage return of the capital value plus any purchaser's costs.

<sup>&</sup>lt;sup>37</sup> Accessed at: https://www.lsh.co.uk/explore/research-and-views/research/2023/june/thames-valley-and-south-east-office-market-report-2023

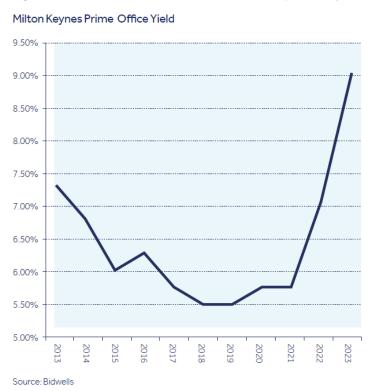
Figure 5.10 LSH Prime Office Rents (June, 2023)

### PRIME HEADLINE RENT (£ PER SQ FT)



In a more recent report 'Offices M1 South – Arc Market Databook' (Bidwells, January 2024)<sup>38</sup> it is reported that: "Prime and good quality secondary office rents rose to £35 per sq ft and £29.50 per sq ft respectively...Prime office yields in Milton Keynes rose by a further 200 basis points in 2023 to 9.0% and are now even higher than their previous peak (8.5%) in 2009 during the global financial crisis. We believe that represents good value given the sound demand / supply dynamics of the occupier market and provides an attractive entry point for investors looking to deploy capital.'

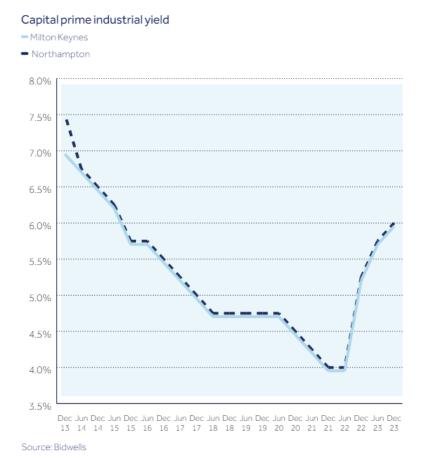
Figure 5.11 Bidwells Prime Office Yield (January, 2024)



<sup>38</sup> Accessed at: https://www.bidwells.co.uk/insights-reports-events/m1south-databook-offices-labs-january-2024/

For Industrial and Logistics the 'Industrial M1 South – Arc Market Databook' (Bidwells, February 2024)<sup>39</sup> reports that: 'Prime industrial yields in Milton Keynes and Northampton rose by a further 25 bps in the second half of 2023 to 6.0%. They are now 200 bps higher than in mid-2022 and their highest since 2015. We believe that the next move is more likely to be down rather than up, assuming interest rates start to fall and given improving investor confidence and activity in the sector.' The same publication reported that: 'Prime industrial rents in Milton Keynes grew by 28.6% in 2023 [to] £13.50 per sq ft'.

Figure 5.12 Bidwells Capital Prime Industrial Yield (January, 2024)



### 5.7.2 Revised Non-Residential Assumptions 2024

Reflecting the consultation feedback and a review of commercial property market reports, Table 5.4 (below) revises a number of the original assumptions to reflect recent transactions (principally for Grade A commercial premises), asking rents, prime yields and forecasts (informed by local agent reports and including CoStar forecasts based upon location i.e. CMK and Suburban).

<sup>&</sup>lt;sup>39</sup> Accessed at: <a href="https://www.bidwells.co.uk/globalassets/databook/industrial/feb-2024/bidwells-m1-south-industrial-databook.pdf">https://www.bidwells.co.uk/globalassets/databook/industrial/feb-2024/bidwells-m1-south-industrial-databook.pdf</a>

Table 5.4 Updated Non- Residential Value Assumptions (2024) – amendments shown in bold

	Rent £ per sqm/year	Yield	Capitalised Rent £ per sqm	Appraisal Assumption £ per sqm
CMK Large Office	<del>250</del> 350	<del>6.50%</del> 8.50%	<del>3,823</del> 4,117	<del>3,850</del> 4,000
CMK Small Office				3,500
Business Park Office				3,250
Large Industrial	100	5.50%	1,818	2,000
Small Industrial				1,500
Logistics	<del>200</del> 150	4 <del>.25%</del> 6.00%	<del>4,705</del> 2,500	4 <del>,500</del> 2,500

Source: AECOM (June 2024)

# 6. Land Values

- 6.1 Chapters 2 and 3 set out the background to, and the methodology used, in this study, to assess viability. An important element of the assessment is the value of the land. Under the method set out in the PPG and recommended in the Harman Guidance, the worth of the land before consideration of any increase in value, from a use that may be permitted through a planning consent, is the Existing Use Value (EUV). This is used as the starting point for the assessment.
- 6.2 In this chapter, the values of different types of land are considered. The value of land relates closely to its use, and will range considerably from site to site. As this is a high-level study, the three main uses, being agricultural, residential and industrial, have been researched. The amount of uplift that may be required to ensure that land will come forward and be released for development has then been considered.
- In this context it is important to note that the PPG says (at 10-016-20180724) that the 'Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment data sources to inform the establishment the landowner premium should include market evidence and can include benchmark land values from other viability assessments'. It is therefore necessary to consider the EUV as a starting point.
- 6.4 The following EUV assumptions were used in the 2017 WPVS:

Agricultural Land £20,000 per ha

Paddock Land £50,000 per ha

Industrial Land £1,235,000 per ha

The 2017 WPVS referred to a 'viability threshold' rather than the Benchmark land Value (BLV), although the viability threshold was derived using the methodology for deriving the BLV in the PPG. The viability threshold (i.e. the BLV) has been taken to be the EUV plus 20%, with a further uplift of £600,000 per ha on greenfield sites (being those in agricultural and paddock uses).

## 6.1 Existing Use Values

- To assess development viability, it is necessary to analyse Existing Use Values. EUV refers to the value of the land in its current use <u>before planning consent is granted</u>, for example, as agricultural land. AUV refers to any other potential use for the site, for example, a brownfield site may have an alternative use as industrial land.
- 6.7 The updated PPG includes a definition of land value as follows:

How should land value be defined for the purpose of viability assessment?

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell

land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+).

In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.

PPG: 10-013-20190509

What is meant by existing use value in viability assessment?

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

PPG: 10-015-20190509

- The land value should reflect emerging policy requirements and planning obligations. The value of the land for a particular typology (or site) needs to be compared with the EUV. If the Residual Value does not exceed the EUV, plus the Landowner's Premium, then the development is not viable; if there is a surplus (i.e. profit) over and above the 'normal' developer's profit/return having paid for the land, then there is scope to make developer contributions. For the purpose of the present study, it is necessary to take a comparatively simplistic approach to determining the EUV. In practice, a wide range of considerations could influence the precise value that should apply in each case, and at the end of extensive analysis, the outcome might still be contentious.
- 6.9 The 'model' approach is outlined below:
  - 6.9.1 For sites in agricultural use, then agricultural land represents the EUV. It is assumed that greenfield sites of 0.5ha or more fall into this category.
  - 6.9.2 For paddock and land on the urban fringe, a 'paddock' value is adopted. This is assumed for greenfield sites of less than 0.5ha.
  - 6.9.3 Where the development is on brownfield land or previously developed land (PDL), an industrial value has been assumed.

### 6.2 Residential Land

6.10 In August 2020, MHCLG published *Land value estimates for policy appraisal 2019*<sup>40</sup>. This was prepared by the Valuation Office Agency (VOA) and set out land values as at April 2019. The Milton Keynes figure is £3,050,000 per ha. This figure <u>assumes nil affordable housing</u><sup>41</sup>. As stressed in the paper, this is a hypothetical situation and 'the

<sup>&</sup>lt;sup>40</sup> https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2019

<sup>&</sup>lt;sup>41</sup> The VOA assumed as follows:

figures on this basis, therefore, may be significantly higher than could be reasonably obtained in the actual market.

6.11 Whilst 2019 is a few years ago, this remains a useful benchmark. *Development Land Index* (Knight Frank Q3 2023) suggests that land prices may have fallen by 20% or so since 2017.

Figure 6.1 Knight Frank Development Land Index



Source: Development Land Index (Knight Frank Q3 2023)

6.12 A similar picture is given by Savills in their *Market in Minutes, Residential Development Land (Savills Q3 2023).* 

- Any liability for the Community Infrastructure Levy (CIL), even where it was planning policy as at 1 April 2019, has been
  excluded.
- It has been assumed that full planning consent is already in place; that no grants are available and that no major allowances need to be made for other s106/s278 costs.
- The figures provided are appropriate to a single, hypothetical site and should not be taken as appropriate for all sites in the locality.
- In a small number of cases schemes do not produce a positive land value in the Model. A 'floor value' of £370,000 (outside London) has been adopted to represent a figure at less than which it is unlikely (although possible in some cases) that 1 hectare of land would be released for residential development.
- This has been taken on a national basis and clearly there will be instances where the figure in a particular locality will differ based on supply and demand, values in the area, potential alternative uses etc. and other factors in that area.
- Each site is 1 hectare in area, of regular shape, with services provided up to the boundary, without contamination or abnormal development costs, not in an underground mining area, with road frontage, without risk of flooding, with planning permission granted and that no grant funding is available.
- The site will have a net developable area equal to 80% of the gross area (excluding London).
- For those local authorities outside London, the hypothetical scheme is for a development of 35, two storey, 2/3/4 bed dwellings with a total floor area of 3,150 square metres.
- For those local authorities in London, the hypothetical scheme varies by local authority area and reflects the type/scale of development expected in that locality. The attached schedules provide details of gross/net floor areas together with number of units and habitable rooms.
- These densities are taken as reasonable in the context of this exercise and with a view to a consistent national
  assumption. However, individual schemes in many localities are likely to differ from this and different densities will
  impact on values achievable.

Figure 6.2 Savills Indexed Residential Development Land Index (Index to 100 at 2007/2008 peak)

Further softening in residential development land values



Source: Market in Minutes, Residential Development Land (Savills Q3 2023)

Source: Savills Research

Recent transactions based on planning consents over the last few years and price paid information from the Land Registry have been researched and are set out in **Appendix G**. The data is summarised in the following table, the amount of affordable housing in the scheme is shown, being the key indicator of policy compliance (as required by the PPG). Only the sites for which the data is available are presented here, all sites are included in **Appendix G**.

**Table 6.1 Price Paid for Consented Development Land** 

Site	Date	Brief Description	ha	All	Affordable	£ per ha	£/unit
	approved			Units	%		
LAND SOUTH	12-Aug-23	DEVELOPMENT	20.012	350	30%	£509,694	£29,143
OF CHURCH		OF UP TO 350					
FARM		DWELLINGS					
LAND AT	24-Oct-23	DEVELOPMENT	8.722	318	30%	£1,922,975	£52,743
TATTENHOE		OF 318					
Park (Phase		DWELLINGS					
3)							
LAND WEST OF	25-Nov-22	CONSTRUCTION	5.299	103	31%	£2,131,053	£109,635
NEWPORT		OF 103					
ROAD		DWELLINGS					
DEVELOPMENT	09-Oct-18	SOUTH OF	0.732	184	9%	£9,836,064	£39,130
OF 172 FLATS		PRINCES WAY					
AND 12		AND WEST OF					
TOWNHOUSES	07.1400	ALBERT ST	0.500	40	200/	62 200 210	C41 0F0
SIMPSON	27-May-23	ERECTION OF TWO	0.503	40	30%	£3,280,318	£41,250
ROAD, BLETCHLEY		RESIDENTIAL					
DLETCHLET		BUILDINGS					
		CONSISTING 40					
		APARTMENTS					
SITE D4.4	07-Mar-19	CONSTRUCTION	0.685	328	10%	£7,007,299	£14,634
NORTH,	3, IVIGI 17	OF 328	0.000	020	1370	2,,007,277	211,001
CENTRAL		APARTMENTS, AS					
MILTON		WELL AS					
KEYNES		COMMERCIAL					
		UNITS					

LAND AT EATON LEYS	30-Jan-20	448 NEW DWELLINGS AND ASSOCIATED INFRASTRUCTURE	25.3	450	30%	£47,431	£2,667
SITE N OF REDHOUSE PARK	15-Mar-19	DEMOLITION OF EXISTING BUILDING & ERECTION OF 77 HOMES	2.072	77	30%	£3,039,514	£81,791
MALT MILL FARM	08-Aug-18	DEMOLITION OF EQUESTRIAN CENTRE AND ERECTION OF 51 DWELLINGS WITH ASSOCIATED WORKS	1.732	51	29%	£2,542,725	£86,353
LAND OFF OLNEY ROAD	02-Sep-19	95 Dwellings	8.176	95	31%	£1,563,112	£134,526
LAND SE OF CRESSWELL	30-Jul-19	HYBRID APP FOR 294 FLATS C3 USE, HOTEL C1 USE, COMMERCIAL USE	0.66	294	10%	£35,309,842	£79,267
HINDHEAD KNOLL	15-Sep-20	ERECTION OF 30X2BF	0.361	30	37%	£2,771,548	£33,351
LAND AT VANTAGE PARK	11-Feb-20	74 NEW DWELLINGS	1.937	74	30%	£1,970,573	£51,581
THE MALTINGS	11-Dec-20	ERECTION OF 31 DWELLINGS WITH ASSOCIATED WORKS	1.308	31	100%	£1,467,890	£61,935
SITE SOUTH OF HALES FOLLY FARM	17-Oct-18	ERECTION OF UP TO 141 DWELLINGS	7.123	141	34%	£1,867,430	£94,338

Source: MKCC and Land Registry (October 2023) (The blanks in the table are where this source does not include data)

- These values are on a whole site basis (gross area). Overall, the average is about £5,000,000 per ha, and the median about £2,100,000 per ha, however several of these are non-policy compliant and some are for 100% affordable. If these, and the outliers are removed, the average is about £1,968,000per ha, and the median about £1,971,000 per ha.
- 6.15 The price paid is the maximum the landowner could achieve. The landowner is unlikely to suggest a buyer may be paying an unrealistic amount. The BLV is not the price paid (nor the average of prices paid).
- 6.16 In relation to larger sites, and, in particular, larger greenfield sites, these have their own characteristics and are often subject to significant infrastructure costs and open space requirements which result in lower values. In the case of non-residential uses, a similar approach to that taken with residential land has been used, except in cases where there is no change of use. Where industrial land is being developed for industrial purposes, a BLV of the value of industrial land has been assumed.
- 6.17 There are a number of development sites being marketed in the area (within 10 miles of Milton Keynes) at the time of this study:

Table 6.2 Land for Sale Within 10 miles of Milton Keynes

		ha	Units	Asking Price	£ per ha	£ per unit	
<b>Towcester Rd</b>	Milton Malsor	12.55		E6,000,000	£478,088		Bare land with 'potential', STP.
Whaddon Rd	Newton Longville	1.09		£1,950,000	£1,788,991		Buildings for conversion. West of
Stratford Rd	Whaddon	0.809	-	£1,200,000	£1,483,313	£1,200,000	£1,200,000 Single plot. Commenced.
Nash Rd	Thornborough	0.287	2	£1,000,000	£3,484,321	£200,000	£200,000 Barn conversion for 5 units approved.
Verney Junction	Winslow	0.182	4	£825,000	£4,532,967	£206,250	£206,250 Pub and yard for conversion.
Ashwell Avenue	Luton	0.226		£750,000	£750,000 £3,318,584		Potential development STP, to include
							replacement of church.
Beachamton	Milton Keynes	0.133	2	£625,000	£4,699,248	£312,500	£312,500 Barn conversion for 2 units approved.
Potters End	Eversholt	0.14	1	E600,000	£4,285,714	E600,000	£600,000 Approved barn conversion.
Rectory Lane	Milton Malsor	0.194	1	E220'000	£2,835,052	E220,000	£550,000 Approved self build plot.
Dungee Corner	Bozeat	0.405	1	E200'000	E500,000 E1,234,568	£200,000	£500,000 Approved demolish and replace exiting
							dwelling.
School Rd	Pattishall	0.134	7	£475,000	£475,000 £3,544,776	£237,500	£237,500 Approved demolish exiting and replace
							with 2 detached.
Lower Street	Quainton		1	£375,000		£375,000	£375,000 Approved single plot.
Station Rd	Cogenhoe	0.29	2	£375,000	£1,293,103	£75,000	£75,000 Approved for 5 self build plots.
Porterway Rd	Twyford		2	£320,000		£175,000	£175,000 Approved 2 x 3 bed detached.
Manor Close	Hanslope	0.065	1	£325,000	E2,000,000	£325,000 STP.	STP.
1 West Lane	Stoke Goldingham		1	£275,000		£275,000	£275,000 New self build.
4 West Lane	Stoke Goldingham		1	£250,000		£250,000	£250,000 New self build.
3 West Lane	Stoke Goldingham		1	£210,000		£210,000	£210,000 New self build.
<b>Bradwell Rd</b>	Bradville		1	£190,000		£190,000	£190,000 Single consented plot.
Rosedale Close	Luton	0.016		E65,000	£4,062,500		5 lock up garages and yard.
Horseshoe Ct	Kempston	0.054		E60,000	£1,111,111		Urban open space.

Source: Market Survey (October 2023)

Informal discussions with agents suggest that there is strong demand for smaller plots across the market, from large 'grand designs' projects to modest single plot sites. It was suggested that 'oven ready' plots (i.e. fully serviced and ready for self-builders) were likely to achieve at least £175,000, and probably significantly more.

# 6.3 Previously Developed Land

6.19 Land value estimates for policy appraisal provides the following values:

**Table 6.3 Employment Land Values** 

Industrial Land – Milton Keynes	£ per ha	£1,050,000		
	£/acre	£425,000		
Commercial Land: Office Edge of City	£ per ha	Aylesbury £865,000		
Centre		Coventry £1,000,000		
		Northampton £865,000		
		Luton £1,250,000		
	£/acre	Aylesbury £350,000		
		Coventry £405,000		
		Northampton £350,000		
		Luton £506,000		
Commercial Land: Office Out of Town -	£ per ha	Aylesbury £900,000		
Business Park		Coventry £825,000		
		Northampton £800,000		
		Luton £1,610,000		
	£/acre	Aylesbury £364,000		
		Coventry £334,000		
		Northampton £324,000		
		Luton £652,000		

Source: Land value estimates for policy appraisal (MHCLG, August 2020)

- 6.20 CoStar (a property market data service) includes details of land sales. These are summarised in **Appendix H**. This data includes examples that do include buildings or the benefit of planning for residential development. suggests that land for industrial uses may have a value of £1,000,000 per ha or so.
- 6.21 Through the technical consultation it was suggested that land prices, particularly in the centre of the city vary from site to site and are really quite nuanced and are likely to be more than this. To a large extent this is agreed, however it is necessary to make some high level assumptions in a study of this type. It is also necessary to note that the EUV does not include an element of hope value or an allowance to anticipate other uses. Whilst no change is made in this regard, sensitivity testing of the BLV has been carried out.
- 6.22 A figure of £1,000,000 per ha is assumed for industrial land across the area.

## 6.4 Agricultural and Paddocks

6.23 Land value estimates for policy appraisal (MHCLG, August 2020) does not provide a specific figure for Milton Keynes, however, suggests a value figure for agricultural land in the Southeast Midlands of £23,000 per ha. This assumption has been checked:

- 6.23.1 Savills' *The Farmland Market 2022*<sup>42</sup> reports a figure of £8,390 per acre (£20,732 per ha) for the South East. Equivalent figures are not included in the 2023 briefing<sup>43</sup>.
- 6.23.2 Strutt and Parker's English Estates & Farmland Market Review Summer 2023<sup>44</sup> reports:

The price of arable land continues to rise. The average price paid across England in 2023 to date is £11,100/acre, which is the first time it has averaged over £11,000/acre. Over half of the farms that have exchanged did so at £10,000/acre or more, which is the highest proportion in our records apart from 2022.

The average price paid for pasture in England this year has fallen to £7,800/acre but this may be due to a change in the quality of land exchanged in the year to date, as pasture tends to be more variable in quality than arable land. 40% of sales have been over £8,000/acre and we will monitor the price trends closely.

English Estates & Farmland Market Review Winter 2022/2023<sup>45</sup> suggested an upper quartile value of £11,800 per acre and a lower quartile value of £7,800 per acre of arable land in the South East.

- 6.23.3 Knight Fank's *Farmland Index Q2 2023*<sup>46</sup> suggests an average value of £21,856 per ha, being a slight increase from £21,127 per ha quoted in *Farmland Index Q4 2022*<sup>47</sup>.
- 6.23.4 Carter Jonas' Q2 2023 Farmland Market Update<sup>48</sup> reports the following in the South East:

	Low £/acre	Prime £/acre	Average £/acre
Arable	£9,750	£12,000	£10,750
Pasture	£8,000	£9,500	£9,000
Lifestyle	£16,000	£35,000	£22,500

- 6.24 For agricultural land, a value of £25,000 per ha is assumed to apply here. Through the technical consultation it was suggested that this was too low. Whilst this is noted, this assumption is in line with the wider evidence.
- 6.25 Sites on the edge of a town or village may be used for an agricultural or grazing use but have a value over and above that of agricultural land due to their amenity use. They are attractive to neighbouring households for pony paddocks or simply to own to provide some protection and privacy. A higher value of £50,000 per ha is used for sites of up to 0.5ha on the edge of the built-up area.

# 6.5 Existing Use Value Assumptions

6.26 In this assessment the following Existing Use Value (EUV) assumptions are used. These are applied to the gross site area.

<sup>42</sup> spotlight---the-farmland-market-2022.pdf (savills.co.uk)

<sup>43</sup> savills-spotlight---the-farmland-market-2023.pdf

<sup>&</sup>lt;sup>44</sup> English Estates & Farmland Market Review - Summer 2023 Strutt and Parker (struttandparker.com)

<sup>&</sup>lt;sup>45</sup> Agricultural land values in England rise to record levels - Strutt & Parker (struttandparker.com)

<sup>&</sup>lt;sup>46</sup> english-farmland-index-q2-2023-10329.pdf (knightfrank.com)

<sup>&</sup>lt;sup>47</sup> english-farmland-index-q4-2022-9812.pdf (knightfrank.com)

<sup>&</sup>lt;sup>48</sup> Farmland market update | Q2 2023 (carterjonas.co.uk)

Table 6.4 Existing Use Value Land Prices - 2023

PDL	£1,000,000 per ha
Agricultural	£25,000 per ha
Paddock	£50,000 per ha

Source: HDH (October 2023)

### 6.6 Benchmark Land Values

6.27 The setting of the Benchmark Land Values (BLV) is one of the more challenging parts of a plan-wide viability assessment. The updated PPG makes specific reference to BLV, so it is necessary to address this. As set out in Chapter 2 above, the updated PPG says:

Benchmark land value should:

- be based upon existing use value
- allow for a premium to landowners (including equity resulting from those building their own homes)
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Local authorities can request data on the price paid for land (or the price expected to be paid through an option agreement).

PPG 10-014-20190509

6.28 With regard to the landowner's premium, the PPG says:

How should the premium to the landowner be defined for viability assessment?

The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land

owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.

Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).

#### PPG 10-016-20190509

In this pre-consultation iteration of this viability assessment, the following Benchmark Land Value assumptions are used (these are applied on a gross site area). A lower BLV is used for the Strategic Sites is because they frequently have substantially higher strategic infrastructure and mitigation costs than smaller sites, and, in line with paragraphs 10-012-20180724 and 10-014-20190509 of the PPG, these should be reflected in the Benchmark Land Value.

Brownfield/Urban Sites: EUV Plus 20%.

Greenfield Sites: Generally EUV Plus £600,000 per ha.

Strategic Sites EUV times 10.

- 6.30 Several comments were made through the technical consultation.
- 6.31 A Home Counties developer (operating nationally)<sup>49</sup> noted that for brownfield sites, limiting benchmark land value to EUV plus 20% will: 'not entice a landowner to release their land'; and for greenfield sites, limiting the benchmark land value to £600,000 per hectare would not be appropriate where: 'existing current values are 5 to 6 times this value [and] will not entice landowners to release land for development and strategic sites at 10 times value is too low.'
- 6.32 They did not provide a view as to what would be acceptable.
- 6.33 A master developer<sup>50</sup> commented that:

'...we consider the multiple of 10 [for Greenfield] to be below what is reasonable in the current market. As a test of how reasonable the 10 times multiplier is for a private-led housing development, we note that the Guildford Borough Local Plan (as just one example) indicates that 'threshold land value' for rural exception sites should be 10 times agricultural value. Given that rural exception sites are 100% affordable housing, the multiple of 10 times for a private scheme would appear to be unrealistically low. Agricultural land values in Guildford are no different to those in Milton Keynes. Research undertaken by (then) MHCLG suggests greenfield land values range from £247,000 to

<sup>&</sup>lt;sup>49</sup> Robert Webb Developments Limited

<sup>50</sup> O&H Land

£371,000 per gross hectare (£100,000 to £150,000 per gross acre). AECOM have set their benchmark land value at the very lowest end of the range. Noting the comments about rural exception sites, it would be entirely reasonable to increase the benchmark land value to the middle of the range of say, £300,000 per hectare or at the very least refer to a range of low and high benchmark land values.'

- 6.34 As above, they did not provide a view as to what would be acceptable.
- 6.35 A commercial developer<sup>51</sup> urged caution about the weight to be applied to historical prices paid:

'This isn't about price paid it's about the simple concept of Open Market Value i.e. the amount a willing purchaser will pay to a willing vendor, it's not about the no scheme rule or land value capture accordingly the distortion of making an assumption of a level of landowners premium across the piste or selectively will potentially be huge and result in good sites failing to be included in the new Plan...defining "a reasonable incentive " and a "reasonable owner " is wholly subjective...EUV should be EUV but the residual should be provided on a case by case basis. For the landowners premium, in many cases, this will be price paid or EUV plus Hope Value in the same way that an assumption is made on what is a reasonable developers profit thus can it can be a separate item in the appraisal - trying to solve betterment by way of conceptual land value capture like this just won't work in the real world - land owners just will not sell...the reason this discussion is crucial in the context of this LPVA is it feeds directly into site allocation the real danger is that "good "sites will not get selected and potentially "bad" sites will'.

6.36 To set the assumption in context, assumptions used by neighbouring planning authorities have been reviewed:

Table 6.5 Review of Neighbouring LPA Viability Assessment Assumptions – Benchmark Land Value

Central Bedfordshire	Aspinall Verdi	Jan-18	SUEs 12 x times EUV 20 -200 units 18.5x EUV <20 20xEUV
Bedford	BNP Paribas	Apr-22	Greenfield £250,000 per ha (EUV x 10) Brownfield from land values for Policy
North Northamptonshire	BNP Paribas	Jan-21	Greenfield £247,000 to £371,000 per ha Brownfield EUV + 20%.
West Northamptonshire			Not available
Buckinghamshire			Vale of Aylesbury not available

Source: LPA Websites (February 2024)

6.37 It is appropriate to differentiate the BLV for the Strategic Sites. Paragraphs 10-012-20180724 of the PPG set out that the how the costs of infrastructure should be treated saying:

site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised

<sup>&</sup>lt;sup>51</sup> Abbeygate Developments Ltd

energy. These costs should be taken into account when defining benchmark land value

the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value

6.38 This is reinforced in paragraph 10-014-20190509 of the PPG that says:

Benchmark land value should:

- be based upon existing use value
- allow for a premium to landowners (including equity resulting from those building their own homes)
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees
- 6.39 It is appropriate to make a differentiation between the BLV on small greenfield sites and the Strategic Sites, so to reflect the costs of strategic infrastructure and mitigation. The reason for making the differential in Strategic Sites is because they frequently have substantially higher strategic infrastructure and mitigation costs than smaller sites, and, in line with paragraphs 10-012-20180724 and 10-014-20190509 of the PPG, these should be reflected in the Benchmark Land Value.
- 6.40 The assumptions used here are broadly in-line with those used by other local authorities. Whilst the assumptions used are appropriate, sensitivity testing of the assumptions used has been carried out.

# 7. Development Costs

7.1 This chapter considers the costs and other assumptions required to produce financial appraisals.

## 7.1 Development Costs

#### 7.1.1 Construction costs: baseline costs

- 7.2 The cost assumptions are derived from the Building Cost Information Service (BCIS) data using the figures re-based for Milton Keynes. The cost figure for 'Estate Housing Generally' is £1,496 per sqm (February 2024), being a 0.04% increase from the October 2023 figure of £1,490 per sqm presented in technical consultation, and an increase of 31% since the 2017 WPVS where an August 2017 cost of £1,140 per sqm was used. See **Appendix J**.
- 7.3 The use of the BCIS data is suggested in the PPG (paragraph 10-012-20180724) however, it is necessary to appreciate that the volume housebuilders are likely to be able to achieve significant saving due to their economies of scale. The appropriate build cost is applied to each house type, with the cost of Estate Housing Detached being applied to detached housing, the costs of Flats being applied to flats and so on. Appropriate costs for non-residential uses are also applied. The lower quartile cost is used for schemes of 200 units and larger, where economies of scale can be achieved, and the median cost is used for smaller schemes.
- 7.4 A commercial developer<sup>52</sup> noted that with regards to Build to Rent in CMK: 'the impact of Fire Safety Act 2022 is taking time to assimilate i.e. it's too early to be sure of additional costs in particular on CMK Residential Towers they are likely to be above your figures'. There are two aspects to this, sprinklers in specialist older people's housing and second staircases. Sprinklers are considered in Chapter 8 below and second staircases in the modelling assumptions set out in Chapter 9 below.
- 7.5 A developer commented that it was important to factor in the additional costs of Part L of Building Regulations. This has been done as considered in Chapter 8 (under climate change) below.

### 7.1.2 Other normal development costs

- 7.6 In addition to the BCIS £ per sqm² build cost figures described above, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs). Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. This is not practical within this broad-brush study and the approach taken is in line with the PPG and the Harman Guidance.
- 7.7 Nevertheless, it is possible to generalise. Drawing on experience, it is possible to determine an allowance related to total build costs. This is normally lower for higher density than for lower density schemes since there is a smaller area of external works, and services can be used more efficiently larger greenfield sites tend to have lower net developable areas, so more land requires work.

<sup>52</sup> Abbeygate Developments Ltd

- 7.8 A scale of allowances for site costs has been developed for the residential sites, ranging from 5% of build costs for the higher density flatted schemes within the urban area, to 15% for the larger greenfield schemes.
- 7.9 A master developer<sup>53</sup> noted on costs that:

AECOM have then applied a generalised approach in their assessment adopting an allowance equating to 15% of base construction costs for the "larger greenfield schemes". Noting that AECOM have used the lower quartile BCIS costs for large strategic sites, this allowance is significantly below the cost per unit we have experienced on other large greenfield strategic sites. O&H would therefore seek confirmation that policies will be applied flexibly at the time of application of the scheme in addition to having the opportunity at Regulation 19 stage to establish more reasonable costs associated with the site.'

7.10 A national housebuilder<sup>54</sup> commented that:

'External Works – allowances are too low. We usually develop at densities of around 30-35dph and our external works / site preparation costs account for 30-40% of base build cost (including ground remodelling, roads, sewers, services, laying out POS including play areas etc.) There is no basis upon which to reduce external works/site costs for strategic sites as is indicated...if anything the rates would normally be higher due to increased landscaping costs. We would have strong concerns over any weight being placed on the illustrative schemes [garden town figure], as the 'Conventional Layout' is in no way representative of a standard layout and when compared with the 'Garden Town Layout' the former takes into account SUDS/drainage whereas the latter for some reason does not, similarly the latter shows public open space areas arranged in a way that would never normally be permitted or encouraged, i.e. in a back land location.

7.11 To set the assumption in context, assumptions used by neighbouring planning authorities have been reviewed:

Table 7.1 Review of Neighbouring LPA Viability Assessment Assumptions – Site Costs

Central Bedfordshire	Aspinall Verdi	Jan-18	15%
Bedford	BNP Paribas	Apr-22	10% - 15%
North Northamptonshire	BNP Paribas	Jan-21	10%

Source: LPA Websites (February 2024)

7.12 As set out below, no allowance is made for Garden Town Principles in this iteration of this report. No change is made in this regard.

### 7.1.3 Garden Town Principles

7.13 At the time of the technical consultation, consideration was given to the potential strategic sites being delivered broadly in line with Garden Town Principles, although this is not now being pursued. The difference between the Garden Town and the

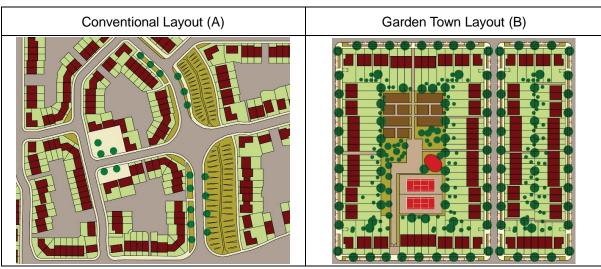
<sup>53</sup> O&H Land

<sup>54</sup> Redrow

conventional approach is in two main parts. The first being the total land requirement and the second being the layout.

7.14 In this assessment the construction costs are based on the BCIS costs. The BCIS costs include the costs of the building but not the costs of services and external works. For this assessment regard has been had to the work carried out by URS (now AECOM) to support the TCPA's *Nothing gained by overcrowding!* paper. In that paper, two 4ha schemes were modelled as per the layouts below (at 2012 prices) to ascertain the estimated site costs. It found that the site costs on the Garden Town scheme, on a per unit basis, are about 65% of the costs on the conventional scheme.

Figure 7.1 Scheme Layouts



Source: TCPA Nothing gained by overcrowding! (2012)

7.15 The reason for this is set out in the report as follows (where Scheme A is the conventional scheme and Scheme B adopts the Garden Town Principles):

... the real difference between the two approaches becomes apparent when we then take into account the substantially larger plot size of homes in Scheme B. It can be seen that the cost per square metre is more than 40% less for homes in Scheme B, and more than 50% less if one includes a share of the communal open space area. Aside from the adoption of the highway and footways, no additional cost has been included for the long-term management and maintenance of communal areas in either scheme. However, there are significant differences between the two approaches. In Scheme A only 31% of the total area is looked after by the individual property owners or tenants, leaving almost 70% of the area to be maintained by the highway authority or management company. In contrast, in Scheme B the area to be maintained communally is just 39%, and would be reduced to just 24% if the communal gardens were managed directly by the residents.

- 7.16 Under a conventional scheme it is generally assumed that the site costs would be about of 15% of the construction (i.e. BCIS based) costs. Generally, it would be assumed that a strategic site, developed under Garden Town Principles, would have a site cost of 13%.
- 7.17 A national housebuilder<sup>55</sup> queried whether Garden Town Principles are to be included in the viability study: 'If GT Principles are to be adopted then careful site specific circumstances need to be thoroughly evaluated.'

<sup>55</sup> Storey Homes

### 7.18 A master developer<sup>56</sup> note:

'it is not considered to be reasonable to assume that the Garden Town approach is the only method of delivery. Therefore, we welcome the opportunity for the site delivery to be assessed at application stage. In addition, we do not agree with AECOM's assertion that site costs on a Garden Town scheme, on a per unit basis, are about 65% of the costs of a conventional scheme. This is an unproven assertion and contrary to both O&H and our experience of large strategic sites.'

- 7.19 In this iteration, no allowance is made for possible Garden Town Principles. If the Council was to seek such standards, then it may be necessary to revisit the modelling in this report.
- 7.20 Detached houses are modelled with garages at a cost of £14,000 per garage (increased from £7,000 through the consultation).

### 7.1.4 Abnormal development costs and brownfield sites

7.21 With regard to abnormals, paragraph 10-012-20180724 of the PPG says:

... abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value ...

7.22 This needs to be read with paragraph 10-014-20180724 of the PPG that says that:

Benchmark land value should: ... reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and ...

- 7.23 The consequence of this, when considering viability in the planning, is that abnormal costs should be added to the cost side of the viability assessment, but also reflected in (i.e. deducted from) the BLV. This has the result of balancing the abnormal costs on both elements of the appraisal.
- 7.24 The approach of reflecting abnormal costs in the BLV is consistent with the treatment of abnormals that was considered at Gedling Council's Examination in Public. As set out in Gedling, it may not be appropriate for abnormals to be built into appraisals in a high-level assessment of this type. Councils should not plan for the worst-case option rather for the norm. For example, if two similar sites were offered to the market and one was previously in industrial use with significant contamination, and one was 'clean' then the landowner of the contaminated site would have to take a lower land receipt for the same form of development due to the condition of the land. The Inspector said:

... demolition, abnormal costs and off site works are excluded from the VA, as the threshold land values assume sites are ready to develop, with no significant off site secondary infrastructure required. While there may be some sites where there are significant abnormal construction costs, these are unlikely to be typical and this would, in any case, be reflected in a lower threshold land value for a specific site. In addition such costs could, at least to some degree, be covered by the sum allowed for contingencies.

7.25 In some cases, where the site involves redevelopment of land which was previously developed, there is the potential for abnormal costs to be incurred. Abnormal development costs might include demolition of substantial existing structures; flood prevention measures at waterside locations; remediation of any land contamination;

<sup>56</sup> O&H Land

remodelling of land levels; and so on. An additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs. It is important to note that a contingency allowance is made for both greenfield sites and brownfield sites (see below).

- 7.26 Through the technical consultation it was also noted that many of the brownfield sites that are expected to come forward for development in Milton Keynes are in carpark or similar uses so would not be subject to remediation costs or suffer from industrial legacies. It was suggested that, bearing in mind the types of site in CMK, this may overstate the costs. This has been noted and the cost reduced to 3%.
- 7.27 In summary, abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs.

### 7.1.5 Fees

- 7.28 For residential and non-residential development, it has been assumed that professional fees amount to 8% of build costs to include cost of preparing the planning application and land promotion. Separate allowances are made for planning fees, acquisition, sales and fees.
- 7.29 An LLP<sup>57</sup> notes that: 'an allowance of 8% professional fees is too low. Typically, this should be around 10%.'
- 7.30 A national housebuilder<sup>58</sup> commented that:

'10% better reflects our experience of the level of fee spend across our sites. It is also worth noting that when secured via an option or similar agreement, sites can be promoted for several years or even decades before they are able to be developed and the money recouped. This is especially the case in local authority areas where the plan making timetable is subject to slippage which happens in most areas, including Milton Keynes.'

7.31 To set the assumption in context, assumptions used by neighbouring planning authorities have been reviewed:

Table 7.2 Review of Neighbouring LPA Viability Assessment Assumptions – Fees

Central Bedfordshire	Aspinall Verdi	Jan-18	6.50%
Bedford	BNP Paribas	Apr-22	8% to 10%
North Northamptonshire	BNP Paribas	Jan-21	8%

Source: LPA Websites (February 2024)

7.32 It is important to note that separate allowances are made for planning fees, acquisition costs, sales and marketing fees. No change is made in this regard.

### 7.1.6 Contingencies

7.33 For previously undeveloped and otherwise straightforward sites, a contingency of 2.5% (calculated on the total build costs, including abnormal costs) has been allowed

<sup>57</sup> MKDP

<sup>58</sup> Redrow

for, with a higher figure of 5% on more risky types of development, on previously developed land. So, the 5% figure was used on the brownfield sites, and the 2.5% figure on the remainder. A 5% contingency is also used on the large Strategic Sites.

# 7.1.7 CIL, S106 Contributions and the costs of strategic infrastructure

7.34 The Council seeks payments from developers to mitigate the impact of the development through improvements to the local infrastructure through the s106 and s278. The details of these costs to are set out in Chapter 8 below.

## 7.2 Financial and Other Appraisal Assumptions

#### 7.2.1 VAT

7.35 It has been assumed throughout, that either VAT does not arise, or that it can be recovered in full<sup>59</sup>.

#### 7.2.2 Interest rates

- 7.36 The appraisals assume 7.5% p.a. for total debit balances (to include interest and associated fees), we have made no allowance for any equity provided by the developer. This does not reflect the current working of the market nor the actual business models used by developers. In most cases the smaller (non-plc) developers are required to provide between 30% and 40% of the funds themselves, from their own resources, so as to reduce the risk to which the lender is exposed. The larger plc developers tend to be funded through longer term rolling arrangements across multiple sites.
- 7.37 Developers that have a strong balance sheet, and good track record, can undoubtedly borrow less expensively than this, but this reflects banks' view of risk for housing developers in the present situation. In the residential appraisals, a simple cashflow is used to calculate interest.
- 7.38 The assumption of 7.5%, is an 'all-in cost' to cover interest rate and associated finance fees, and the assumption that interest is chargeable on all the funds employed, has the effect of overstating the total cost of interest, particularly on the larger schemes, as most developers are required to put some equity into most projects. In this study a cautious approach is being taken.

### 7.2.3 Developers' Return

7.39 An allowance needs to be made for developers' return and to reflect the risk of development. As set out in Chapter 2 above, this is an area of significant change since the Council's earlier viability work that was used to support CIL. Paragraph 10-018-20190509 of the updated PPG now sets out the approach to be taken and says:

How should a return to developers be defined for the purpose of viability assessment?

Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers,

<sup>&</sup>lt;sup>59</sup> VAT is a complex area. Sales of new residential buildings are usually zero-rated supplies for VAT purposes (subject to various conditions). VAT incurred as part of the development can normally be recovered. Where an Appropriate 'election' is made, VAT can also be recovered in relation to commercial development – although VAT must then be charged on the income from the development.

to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.

For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

- 7.40 The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.
- 7.41 Broadly there are four different approaches that could be taken:
  - 7.41.1 To set a different rate of return on each site to reflect the risk associated with the development of that site. This would result in a lower rate on the smaller and simpler sites – such as the greenfield sites, and a higher rate on the brownfield sites.
  - 7.41.2 To set a rate for the different types of unit produced say 20% for market housing and 6% for Affordable Housing, as suggested by the HCA.
  - 7.41.3 To set the rate relative to costs and thus reflect the risks of development.
  - 7.41.4 To set the rate relative to the gross development value.
- 7.42 In deciding which option to adopt, it is important to note that the intention is not to recreate any particular developer's business model. Different developers will always adopt different models and have different approaches to risk.
- 7.43 The argument is sometimes made that financial institutions require a 20% return on development value and if that is not shown they will not provide development funding. In the pre-Credit Crunch era there were some lenders who did take a relatively simplistic view to risk analysis but that is no longer the case. Most financial institutions now base their decisions behind providing development finance on sophisticated financial modelling that it is not possible to replicate in a study of this type. They require a developer to demonstrate a sufficient margin, to protect the lender in the case of changes in prices or development costs. They will also consider a wide range of other factors, including the amount of equity the developer is contributing (both on a loan-to-value and loan-to-cost basis), the nature of development and the development risks that may arise due to demolition works or similar, the warranties offered by the professional team, whether or not the directors will provide personal guarantees, and the number of pre-sold units.
- 7.44 This is a high-level study where it is necessary and proportionate to take a relatively simplistic approach, so, rather than apply a differential return (i.e. site-by-site or split), it is appropriate to make some broad assumptions and, as set out above, the updated PPG says 'For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies ... A lower figure may be more appropriate in

consideration of delivery of affordable housing. In this assessment, the developers' return is assessed as 17.5% of the value of market housing and a 6% is applied to the value affordable housing.

- 7.45 A 15% return is assumed for non-residential development and for Build to Rent.
- 7.46 It is important to appreciate that this is an assessment for planning purposes, as set per the requirements of the PPG, rather than for lending purposes. As mentioned under the Interest heading above, no allowance has been made for any equity provided by the developer, so this does not reflect the current working of the market nor the actual business models used by developers. In most cases the smaller (nonplc) developers are required to provide between 30% and 40% of the funds themselves, from their own resources, so as to reduce the risk to which the lender is exposed. The larger plc developers tend to be funded through longer term rolling arrangements across multiple sites. The cushion within the appraisals to protect a developer's lender against changes in the market or costs will depend on a wide range of factors, including how much equity the developer in providing (the loan to value ratio), the borrower's track record and the complexity of the project. It is appropriate to work within the guidance of the PPG.
- 7.47 A national housebuilder<sup>60</sup> commented urged caution with regards to company overheads:

'At the rates suggested in this report, overheads would need to be considered as a separate cost to ensure margins remain high enough to reflect the risk being taken in developing out sites (in a portfolio of a number of sites, some will make more, some less, but as an average for a sustainable business model the blended (market & affordable) margin should be 20%, with overheads considered separately).'

- 7.48 This assessment is not setting out to replicate a particular business model, rather is an assessment carried out in line with the PPG. The developers' return is an allowance to reflect the risk and it would not be appropriate to add a specific allowance for overheads. It is necessary to consider this allowance with the assumptions for interest and contingencies.
- 7.49 To set the assumption in context, assumptions used by neighbouring planning authorities have been reviewed:

Table 7.3 Review of Neighbouring LPA Viability Assessment Assumptions – Developers' Return

Central Bedfordshire	Aspinall Verdi	Jan-18	17.5% market / 6% affordable. Other 15%.
Bedford	BNP Paribas	Apr-22	18% market / 6% affordable, Others 15%
North Northamptonshire	BNP Paribas	Jan-21	20% market / 6% affordable, Others 15%

Source: LPA Websites (February 2024)

7.50 In this assessment, the developers' return is assessed at 17.5% of market and affordable housing.

#### **7.2.4 Voids**

- 7.51 On a scheme comprising mainly individual houses, one would normally assume only a nominal void period as the housing would not be progressed if there was no demand. In the case of apartments in blocks, this flexibility is reduced. Whilst these may provide scope for early marketing, the ability to tailor construction pace to market demand is more limited.
- 7.52 For the purpose of the present study, a three-month void period is assumed for residential developments.

### 7.2.5 Phasing and timetable

7.53 As set out in *Milton Keynes Council Housing Land Phasing Methodology 2021* (MKC, August 2021), the Council has researched build out rates and, drawing on a wide range of evidence, including its own local experience. This is summarised as follows:

**Table 7.4 Build-Out Rate Assumptions** 

Site Size (dwellings)	Potential Annual Yield Assumption (dpa) 2021	Potential Annual Yield Assumption (dpa) 2020
Small: 10-50	15	15
Medium: 50-200	40	40
Large: 200-500 with one parcel	40	45
Large: 200-500 with two parcels	70	70
Extra-Large: 500-2,000	135	140
Strategic: 2,000+	220	220
Parcels on Extra-Large and St	rategic Sites	
Parcels >200	70	70
Parcels <200	35	35

Source: Table 6.4 Milton Keynes Council Housing Land Phasing Methodology (MKC, August 2021)

- 7.54 On the smaller sites, slower rates are assumed to reflect the nature of the developer that is likely to be bringing smaller sites forward. Additionally, the larger scale flatted developments are modelled based on the basis that single blocks are likely to be delivered as single phases. These assumptions are conservative and do, properly, reflect current practice. This is the appropriate assumption to make to be in line with the PPG and Harman Guidance.
- 7.55 A national housebuilder<sup>61</sup> commented during the consultation stages that: '*rates for Extra-large and Strategic sites looks to be at the lower end of the range.*' This is noted.

### 7.3 Site Acquisition and Disposal Costs

## 7.3.1 Site holding costs and receipts

7.56 Each site is assumed to proceed immediately (following a 6-month mobilisation period) and so, other than interest on the site cost during construction, there is no allowance for holding costs, or indeed income, arising from ownership of the site.

<sup>&</sup>lt;sup>61</sup> Storey Homes

- 7.57 A national housebuilder<sup>62</sup> commented that: 'holding costs (beyond a 6-month mobilisation period) can be a [viability] consideration for many developers and owners.'
- 7.58 Another national housebuilder<sup>63</sup> commented that:

'based on sites often being acquired with the benefit of outline planning permission only (with reserved matters approval still to be obtained and precommencement conditions still to be discharged), and the increasing delays being experienced in the planning system, the holding costs can amount to a considerable amount of money. Section 278 agreements are also taking around a year to complete at the present time with a lack of resourcing in local authorities meaning timescales are getting increasing longer. We would suggest that an absolute minimum holding period of 12 months be assumed to reflect the amount of time taken to secure the necessary consents and approvals prior to starting work on site'.

7.59 There are numerous ways development is brought forward. At one end of the spectrum, long term landowners sell sites and they are bought 'at risk' by developers who then apply for planning before, in due course, building out the site. This can be a long process. At the other end of the spectrum a developer can buy a consented site and get on with building it out without delay. There are a wide range of operators and business models in the field, including specialist land promoters, option agreement, conditional contracts to mention a few. In this iteration of the report, larger sites are assumed to start after a year, but the assumption is unchanged on the smaller sites.

### 7.3.2 Acquisition costs

- 7.60 It is assumed an allowance 1% for acquisition agents' and 0.5% legal fees. Stamp duty is calculated at the prevailing rates.
- 7.61 A national housebuilder<sup>64</sup> commented that: 'Agent's fees for land acquisition 1.5-2% of land value would better reflect the average rates.'

### 7.3.3 Disposal costs

- 7.62 For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts. For disposals of affordable housing, these figures can be reduced significantly depending on the category, so in fact the marketing and disposal of the affordable element is probably less expensive than this.
- 7.63 It is necessary to consider empty property costs in relation to specialist older people's development. An allowance of £4,500/unit is made in this regard.

<sup>&</sup>lt;sup>62</sup> Storey Homes

<sup>63</sup> Redrow

<sup>&</sup>lt;sup>64</sup> Redrow

# 8. Planning Policy Requirements

- 8.1 The Milton Keynes City Plan 2050 (MKCP 2050) is a new plan that shall set out the Council's preferred strategy for meeting the Borough's needs until 2050. The viability modelling at this stage tests a series of policy assumptions and scenarios and is informed by targeted stakeholder engagement. The preliminary modelling shall be used to help decision makers to refine the emerging MKCP 2050.
- The core purpose of this study is to consider the cumulative impact of the policies in the MKCP 2050 from a viability point of view. In this chapter the broad policy positions have been reviewed based on a review of extant Plan:MK (adopted March 2019) policies and supporting Supplementary Planning Documents (SPDs); emerging Building Regulations and best practice and research (principally on construction costs) from elsewhere in the UK. The Council has a number of extant SPDs, DPDs and a tariff system for developer obligations. These have been reviewed with officers to determine the potential impact on development viability within the emerging MKCP 2050 policy framework.
- 8.3 The essential balance for the Council is between the provision of infrastructure to support new development (be that delivered under CIL, a tariff, s106 or a national Infrastructure Levy) and the provision of affordable housing. This balance forms a key output to this study.
- 8.4 The emerging MKCP 2050 is at an early stage. The policies have not yet been drafted. In this report a wide spectrum of policy options are reviewed, but it is important to note that, at this stage, some of the options that are considered are included for completeness, and that these are simply options that may or may not be progressed into the new Local Plan. In particular, the Council has asked that the following policy areas be considered:
  - Climate Change/Net Zero Carbon
  - Developer contributions
- 8.5 In the following sections the emerging national policy requirements and local approaches have been reviewed.

### 8.1 Plan: MK Policies

- 8.6 In the following table the main extant policy requirements of Plan:MK and their impacts on viability have been set out. The fact that a policy is included in the table (overleaf) should not be taken as an indication that it may carry a cost to development or be taken forward into the new MKCP 2050. Further some of the Plan:MK requirements have been superseded by changes in national requirements and policies. This table is for reference, and provided for convenience.
- 8.7 Only those factors that could impact on viability are considered (not all extant Plan:MK policies). The site-specific requirements set out in extant Site Allocations are not tested across the general testing in this study as it is to inform new allocations and the emerging MKCP 2050. The nature of the sites tested through modelling of the typologies are as set out in Chapter 9 below.

Table 8.1 Summary of Plan: MK Policy Requirements and how the 2017 Whole Plan Viability Study previously considered their impacts

SD	SD1 PLACE-MAKING PRINCIPLES FOR DEVELOPMENT							
	This is a broad policy setting out general principles of design. D1 Design links with this policy.	In itself, this policy does not add to the cos of development, although some of the mor detail policies that follow from it do and are discussed below.						
SD	to SD16 STRATEGIC SITE ALLOCATIONS							
	It is beyond the scope of this study to carry out site specific appraisals for each of the strategic sites. Having said that these policies do set out some general principles that are material. Development Frameworks for the strategic allocation sites are required. There are clearly additional layers of compliance to be met.	Professional fees (at 8%) were deemed sufficient to cover these costs of master planning. A range of developer contributions have been modelled (against a range of levels of affordable housing).						
	Various other assessments are also required (transport etc.)	Professional fees were deemed sufficient to cover these costs of master planning.						
	It also requires the provision of on-site and off- site infrastructure and facilities, to include land, capital and initial running costs.	A range of developer contributions were modelled (against a range of levels of affordable housing).						
ER	1 EMPLOYMENT SITES WITHIN THE BOROUGH	OF MILTON KEYNES						
	This broad policy includes a provision that proposals for more than 1000m² of B1(a) and proposals for more than 2000m² B1(b) floorspace should clearly demonstrate why it cannot be accommodated within CMK.	This was an additional requirement and was reflected in the professional fees assumptions which were increased from 8% to 9%.						
SC.	1 SUSTAINABLE CONSTRUCTION.							
	This policy goes above national standards and seeks a 19% carbon reduction against Part L of the Building Regulations' 2013 and an offset payment to achieve 'carbon neutrality'. Other specific requirements, including Water Efficiency are also included.	These polices are reconsidered below, however have superseded by national policy.  The costs of meeting the water efficiency standard was assumed at about £6-9/dwelling (too small to be modelled in this study) <sup>65</sup> .						

<sup>&</sup>lt;sup>65</sup> Table 26 – Water standards costs summary, 'DCLG publication Housing Standards Review – Cost Impacts' (EC Harris, September 2014).

# SC2 COMMUNITY ENERGY NETWORKS AND LARGE SCALE RENEWABLE ENERGY SCHEMES

Proposals for over 100 homes and non-residential developments of over 1,000m² will be expected to consider the integration of community energy networks in the development. This consideration should form part of development proposals and take into account the site's characteristics and the existing cooling, heat and power demands on adjacent sites.

This was deemed an additional cost. It is potentially difficult to deliver for developers. Where such schemes work well tends to be where there is an existing heat source that can be utilised e.g. heat from the Milton Keynes Waste Recovery Park (EfW).

There are few published costs of district heating schemes in modern estate housing. There are saving to be made from not installing gas and boilers in each unit, but these are more than offset by the costs of laying the heat pipes through the site, heat metering etc. Informal discussions with suppliers, at the time of the earlier study, suggested that the additional costs may be in the range of £3,000 to £7,000 per unit, depending on the size and shape of the project.

This is modelled as a separate scenario.

#### FR1 and FR2 FLOOD RISK

These polices are normal policies that seek to minimise the risks of flooding.

Form a modelling point of view, it was assumed that Sustainable Urban Drainage Schemes (SUDS) are incorporated into schemes. SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It was assumed that the costs of SUDS were included within the additional 5% to the costs attributed to construction on brownfield sites, however we have assumed that on the larger greenfield sites that SUDS will be incorporated into the green spaces and be delivered through soft landscaping within the wider site costs.

#### **NE4 GREEN INFRASTRUCTURE**

The policy requires that development proposals will provide new, or if it is not possible will contribute to existing green infrastructure. This policy must be read with L3.

This was incorporated into the modelling.

L4 I	L4 PUBLIC OPEN SPACE PROVISION IN NEW ESTATES							
	L4 provides detail on NE4 requiring new housing development to provide open space and recreational facilities in accordance with the Council's adopted standards in Appendix C.	The Council will continue to seek the additional provision, or improvement, of leisure and recreation facilities in areas that are deficient when assessed against the adopted standards and where proposed development would materially exacerbate the deficiency. The evaluation of open space and recreation provision in development proposals will include an assessment of provision in the surrounding area.  These standards are complex and will vary from site to site depending on the local facilities. It is understood that the general principles are as set out in the Leisure Recreation and Sports Facilities SPG as set out later in this chapter.  The modelling was based on that in the SHLAA. We were advised by the Council that this takes the requirements into						
D1	to DE DESIGN DOLLGIES	account.						
וע	to D5 DESIGN POLICIES							
	These are broad policies setting out general principles of design.	These policies, in themselves do not add to the cost of development. If incorporated from an early stage, they can be met within normal development costs.						
HN.	1 HOUSING MIX AND DENSITY							
	The policy seeks that proposals for 11 or more new dwellings will provide a mix of tenure, type and size of dwellings that reflects the Council's latest evidence.	The Milton Keynes Housing and Economic Development Needs Assessment 2022 (ORS, May 2023) includes the key evidence. The approach to modelling them is set out later in this chapter.						
HN	2 AFFORDABLE HOUSING							
	Development proposals for 11 or more homes should provide at least 31% and generally no more than 50% of those homes as affordable housing. The tenure mix of affordable housing to be provided will consist of: 25% of units for rent at a range of rental levels up to 80% of market rents, under the Affordable Rent model, including approximately 5% of the total affordable provision at a level broadly equivalent to Social Rent (at the time an application is considered); and 6% Shared Ownership (based on a range of 25%-40% equity share).	The mix has been updated as per the Housing and Economic Development Needs Assessment 2022 (ORS, May 2023).  This has now been further updated in line with the more recent evidence.						
	All new affordable homes are to meet the accessible and adaptable standards	The approach to modelling these is set out later in this chapter.						

#### HN3 SUPPORTED AND SPECIALIST HOUSING

Commensurate with their scale and nature, residential development proposals will be expected to provide an element of supported or specialist housing to help contribute towards meeting the needs of older persons and households with specific needs.

Where on-site provision is not feasible, or desirable by the Council, then financial contributions will be sought to enable provision of such housing through other means, including the adaptation of existing homes and new build housing.

This was not a requirement at the previous stage. This policy is not specific in terms of quantum so specialist older people's housing (sheltered and extracare) are modelled separately.

#### HN4 AMENITY, ACCESSIBILITY AND ADAPTABILITY OF HOMES

Proposals for 11 or more new dwelling will be required, subject to viability, to provide:

- i. At least 60% of all new dwellings across market and affordable tenures that are built to Building Regulations Part M4(2) standards for accessible and adaptable dwellings, the delivery of which should be distributed across market and affordable tenures.
- ii. At least 5% of all new market dwellings that are capable of being readily adapted to the Building Regulations part M4(3) wheelchair accessible standard.
- iii. At least 10% of all new affordable dwellings that built to Building Regulations part M4(3) wheelchair accessible standard (or as subsequently amended). The additional costs of applying this policy will vary depending on the specific standard.

The approach to modelling these is set out later in this chapter.

This has now been further updated in line with the more recent evidence.

#### HN5 SELF-BUILD AND CUSTOM HOUSEBUILDING

The strategic allocations set out within Plan:MK will be required to make provision for serviced plots of land to contribute towards meeting the evidenced demand for Self-build and Custom Housebuilding in the Borough.

This is tested

#### CC1 PERCENT FOR ART

This requires that at least 0.5% of the capital cost of a new development should, be allocated towards cultural wellbeing, including public art that enhances the cultural offer and appearance of the development and its surroundings.

This was built into the base appraisals in 2027 and tested in 2024.

#### **DEVELOPER CONTRIBUTIONS**

Several Policies (such as Health Facilities, Movement and Access, Transport and Delivering Infrastructure) require that development proposals will only be permitted where they provide or improve essential facilities and services required to serve the scale of development proposed. A range of developer contributions have been modelled (against a range of levels of affordable housing).

Source: Proposed Submission Plan:MK (2017)

# 8.2 Housing Policies

8.8 This section covers general housing policy options that are likely to influence development in Milton Keynes. Several of the extant and emerging national policy provisions will impact on viability.

### 8.2.1 Mix of Housing

8.9 Plan:MK policy HN1 currently seeks a mix of housing as per the HEDNA<sup>66</sup>. This has been updated and is set out and summarised as follows:

Table 8.2 Housing mix for market and affordable housing

	Affordable Housing to rent		Affordable homeownership		Total Affordable	Total Market	Total Housing
	Social Rent	Affordable Rent	First Homes with 50% discount	First Homes with 30% discount	Housing Housing		
1 bedroom	1,448	231	152	239	2,070	2,300	4,370
2 bedrooms	2,441	940	966	0	4,347	3,160	7,507
3 bedrooms	4,089	1,617	725	0	6,431	21,059	27,491
4+ bedrooms	950	360	172	0	1,483	11,034	12,517
ALL DWELLINGS	8,929	3,148	2,016	239	14,331	37,554	51,885
PERCENT OF ALL DWELLINGS	17%	6%	4%	0.5%	28%	72%	100%
Allowance for C2 provision		-	-	_	-	1,360	1,360
LHN	8,929	3,148	2,016	239	14,331	38,914	53,245

Source Figure 85, Housing and Economic Development Needs Assessment 2023 (ORS, March 2024): Overall need for Market and Affordable Dwellings (including affordable home ownership products) by property size in Milton Keynes 2022-50 (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

8.10 This mix is summarised as follows and reflected in the modelling.

<sup>&</sup>lt;sup>66</sup> Housing and Economic Development Needs Assessment 2023 (ORS, March 2024)

**Table 8.3 Summary of Housing Mix** 

	Affordable Housing to rent		Affordable homeownership		Total Affordable Housing	Total Market Housing	Total Housing
	Social Rent	Affordable Rent	First Homes with 50% discount	First Homes with 30% discount			
1 bedroom	16.22%	7.34%	7.54%	100.00%	14.44%	6.12%	8.42%
2 bedrooms	27.34%	29.86%	47.92%	0.00%	30.33%	8.41%	14.47%
3 bedrooms	45.79%	51.37%	35.96%	0.00%	44.87%	56.08%	52.98%
4+ bedrooms	10.64%	11.44%	8.53%	0.00%	10.35%	29.38%	24.12%
ALL DWELLINGS	100%	100%	100%	100%	100%	100%	100%
PERCENT OF ALL DWELLINGS	17%	6%	4%	0%	28%	72%	100%

Source Figure 85, Housing and Economic Development Needs Assessment 2023 (ORS, March 2024)

8.11 It is important to note that the Council does not require this mix on each and every site, rather seeks to balance the housing market over the plan-period. The specific nature of development sites will continue to inform design (for example higher density flatted schemes are likely to continue to come forward in Central Milton Keynes), but developers are also required to have regard to this mix.

### 8.2.2 Nationally Described Space Standard (NDSS)

8.12 In March 2015, the Government published Nationally Described Space Standard – technical requirements. This says:

This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

8.13 The following unit sizes are set out<sup>67</sup>:

<sup>&</sup>lt;sup>67</sup> Accessed at:

Table 8.4 National Space Standards. Minimum gross internal floor areas and storage (m²)

number of bedrooms	number of bed spaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage
1b	1p	39 (37)*			1
	2p	50	58		1.5
2b	3р	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6р	95	102	108	
4b	5p	90	97	103	3
	6р	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6р	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4
	8p	125	132	138	

Source: Table 1, Technical housing standards – nationally described space standard (March 2015)

8.14 In this study the units are assumed to be in-line with, or larger than NDSS.

### 8.2.3 Accessible and Adaptable Standards

- 8.15 In July 2022, the Government announced the outcome of the 2020 consultation on raising accessibility standards of new homes<sup>68</sup> saying 'that the most appropriate way forward is to mandate the current M4(2) (Category 2: Accessible and adaptable dwellings) requirement in Building Regulations as a minimum standard for all new homes'.
- 8.16 The additional costs of the further standards (as set out in the draft Approved Document M amendments included at Appendix B4<sup>69</sup>) are set out below. The key features of the 3 level standard (as summarised in the DCLG publication *Housing Standards Review Final Implementation Impact Assessment* (DCLG, March 2015)<sup>70</sup>, reflect accessibility as follows:
  - 8.16.1 Category 1 Dwellings which provide reasonable accessibility.

<sup>&</sup>lt;sup>68</sup> Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK (www.gov.uk)

<sup>&</sup>lt;sup>69</sup> Accessed at: <a href="https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m">https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m</a>

<sup>70</sup> Accessed at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/418414/150327 - HSR IA Final Web Version.pdf

- 8.16.2 Category 2 Dwellings which provide enhanced accessibility and adaptability (Part M4(2)).
- 8.16.3 Category 3 Dwellings which are adaptable for occupants who use a wheelchair (Part M4(3)a) and dwellings which are accessible for occupants who use a wheelchair (Part M4(3)b).
- 8.17 The cost a wheelchair accessible dwelling based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be is £25,136 per dwelling<sup>71</sup>. The cost of a wheelchair adaptable dwelling, based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be is £10,111 per dwelling<sup>72</sup>. The cost of Category 2 is taken to be £521<sup>73</sup> (this compares with the £1,097 cost for the Lifetime Homes Standard). These costs have been indexed<sup>74</sup> by 43.6% to £36,070 per dwelling, £14,509 per dwelling and £748 per dwelling respectively.
- 8.18 In line with emerging national policy, in the base appraisals, it is assumed that all new homes are to be designed to be Accessible and Adaptable (M4(2)).
- 8.19 In line with the Housing and Economic Development Needs Assessment 2023 (ORS, March 2024) a 5% requirement<sup>75</sup> for wheelchair adaptable housing (M4(3)) is made.

#### 8.2.4 Self and Custom Build

- 8.20 The Council in the process of developing a Self and Custom Build Housing policy. Two options are considered in this report:
  - Option 1 is, on sites of 200 or more units, to seek that at least 5% of the plots will be provided for self and custom build housing.
  - Option 2 is, on the strategic growth areas allocated within Plan:MK, and any
    proposals for further strategic residential development, will be required to
    provide 1 hectare of the site for serviced dwelling plots for sale to custom
    builders.
- 8.21 The impact of both these options is considered.

### 8.3 Environmental Standards

- 8.22 Before considering the costs of these policies it is timely to note that building to higher standards that result in lower running costs does result in higher values<sup>76</sup>.
- 8.23 The Council has historically followed the approach set out in the Sustainable Construction Guide SPD April 2007. The typical additional costs of the carbon offset requirement in the SPD were about £500/unit which was been tested previously in 2017 under the previous viability study. Below is set out a series on assumptions that feeds into this latest viability study.

<sup>&</sup>lt;sup>71</sup> Paragraph 152 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

<sup>&</sup>lt;sup>72</sup> Paragraph 153 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

<sup>&</sup>lt;sup>73</sup> Paragraph 157 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

<sup>&</sup>lt;sup>74</sup> BCIS Index March 2014 316.3, October 2023 454.1 = 43.6%.

<sup>&</sup>lt;sup>75</sup> Paragraph 7.53 Housing and Economic Development Needs Assessment 2023 (ORS, March 2024)

<sup>&</sup>lt;sup>76</sup> See EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending as prepared for Constructing Excellence in Wales and Grwp Carbon Isel / Digarbon Cymru (funded by the Welsh Government) and completed by BRE and An investigation of the effect of EPC ratings on house prices for Department of Energy & Climate Change (June 2013)

# 8.4 Climate Change and the Costs of moving to Carbon Neutrality

- As set out in Chapter 2 above, this is an area of policy which has moved on at a national level. Further, this is an area of policy that the Council is currently developing, with the aspiration to meet its priority of delivering sustainable development. To this end, the Council has commissioned evidence<sup>77</sup> to inform policy development and the move towards Zero Carbon. This is yet to be completed, however MKCC have provided a draft copy as it includes estimates of the cost of higher standards. MKCC advises that the policies are likely to be relatively broad, covering topics such as:
  - The Circular Economy promoting the reuse and recycling of materials.
  - Design Principles so that the buildings are designed in a way be efficient, for example through the orientation, form and materials, maximising natural heating / minimising overheating, and to make use of natural ventilation and other passive features. Consideration may also be given to green roofs and/or walls.
  - The heat supply and moving ahead of Building Regulations, for example, without connection to the gas network or use of oil.
  - On-site renewables, such as maximising solar generations.
- 8.25 As well as the above, the Council has indicated that it is considering policies that cover matters such as protecting renewable energy infrastructure, the wider energy and service infrastructure, carbon sinks and sequestration and sustainable travel.
- 8.26 At the time of the November 2023 technical consultation three options were put forward for testing. In light of the Government announcements, ministerial statement and the Council's emerging evidence, this has been updated.
- 8.27 The Department of Levelling up, Communities and Housing has published the latest revision to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon homes. It sets the target of an interim 31% reduction in CO<sub>2</sub> emissions over 2013 standards for dwellings. These changes now apply.
  - 8.28 The costs will depend on the specific changes made and are considered in Chapter 3 of the 2019 Government Consultation<sup>78</sup>. This suggests that the costs, having been indexed, would add about 3% to the base cost of construction, however these have now been in place for a while, and whilst are not fully reflected in the BCIS costs (the BCIS costs are based on past schemes) are at least in part. In this assessment the base cost of construction has been lifted by 2% to reflect the higher costs of the current Part L requirements.
  - 8.29 The revisions to Approved Document L are a step towards the introduction of the Future Homes Standard in 2025. Since the consultation draft report was drafted, the Government published, in December 2023, a further consultation on the details of the implementation of the Future Homes Standard. At the same time the Housing Minister,

<sup>&</sup>lt;sup>77</sup> MKCC Carbon and Climate Study (Arup – April 2024)

<sup>&</sup>lt;sup>78</sup> The Future Homes Standard 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings (MHCLG, October 2019).

Lee Rowley, made a Written Parliamentary Statement<sup>79</sup> set out the Government's position in this regard as follows:

- ... Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:
- That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.
- The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).

Where plan policies go beyond current or planned building regulations, those polices should be applied flexibly to decisions on planning applications and appeals where the applicant can demonstrate that meeting the higher standards is not technically feasible ....

- 8.30 Whilst this direction does not preclude the introduction of policies that go beyond national standards, this does suggest that such policies will need to be well justified and subject to greater scrutiny.
- 8.31 The revisions to Approved Document L, set out above, are a step towards the introduction of the Future Homes Standard in 2025. As set out in Chapter 2 above, in December 2023, the Government published a further consultation on the details of the implementation of the Future Homes Standard. Paragraph 6.10 of The Future Homes Standard 2023 consultation on the energy efficiency requirements of the Building Regulations affecting new and existing dwellings. Consultation-Stage Impact Assessment sets out the following costs:
  - 6.6 A summary of the impacts considered under this Impact assessment (IA) is provided below in Table 3, relative to the counterfactual the counterfactual is the 2021 notional building specification, which has a gas boiler, lower efficiency solar panels and wastewater heat recovery, or a heat pump (see Routes to Compliance (para 5.23 5.25) section). This is with the exception of mid-high rise, which is an ASHP and gas boiler hybrid communal heat network. Broadly, Option 1 is a home with a heat pump and more efficient solar panels. Option 2 meets our public commitments through the use of heat pumps only. All figures are Net Present Values (NPV) over 10 years of policy and a subsequent 60-year life of the buildings. Negative NPVs are given in parenthesis and represent costs. The figures represent the aggregate impact across the building mix...
  - 6.10. ... In 2022 prices, on a per-home basis (3-bed semi-detached), Option 1 leads to a ~£6,200 (4%) increase in upfront capital costs, whereas Option 2 only leads to a ~£1,000 (1%) increase....

#### Additional Capital Costs

6.16. The increase in capital costs from the proposed 2025 standards, compared with the continuation of existing 2021 standards (gas boiler and solar pv home), are shown in Table 5. Further breakdown of the costs of the different elements is provided in Appendix C.

Table 5: Additional Capital Costs\* relative to 2021 Gas Boiler and Solar PV Counterfactual (£)

<sup>&</sup>lt;sup>79</sup> Written statements - Written guestions, answers and statements - UK Parliament

	Option 1	Option 2
Detached house	£6,390	£-200**
Semi-detached house	£6,170	£950
Mid-Terraced house	£5,960	£740
Low Rise Flats (<11m)	£4,460	£2,760
Mid Rise Flats (>11m) (same for both option)	£190	£190
Weighted Average (based on assumed build mix)	£4,360	£640

<sup>\*</sup>Gross Undiscounted Costs in 2022 prices, excluding gas asset value cost in counterfactual. If included this would lead to the costs presented in table 5 falling. \*\* a minus equals a cost saving.

6.17. Over the longer-term, Currie & Brown estimate that the costs associated with both heat pumps and solar PV will fall, as supply chains mature and become more integrated, and learning rates take effect. By the end of the policy appraisal period (10 years), it is assumed that the cost of a heat pump will be around 70% of the initial cost, whilst for Solar PV they will be around 60% of the initial cost.

8.32 Alternatively Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report (February 2023) considered the costs of higher standards. This was published before the Government consultation so is testing a wider sets of options than are being considered at a national level. The following costs are estimated:

**Table 8.5 Additional Costs for Options Towards Zero Carbon** 

		Arcadis Cost uplift compared with Ref 2021	Arcadis Cost uplift compared with Ref 2025	Energy bills variance from Ref 2021 (£700/yr)*
CS1	to be consistent with the expectation that the FHS home should reduce carbon emissions by a minimum of 75% from 2013	2%	-3%	Circa 190/yr more
CS2	to align closely with the current Part L 2021 but electrify the heating	7%	2%	Circa £260/yr less
CS2a	As for CS2a but with Batteries on PV and Infra-red heating	10%	5%	Circa £50/yr less (Significant under- estimate)**
CS3	to be mainstream recognised low energy techniques and technologies for a very low energy specification, whilst allowing design flexibility	15%	9%	Circa £360/yr less
CS4	to minimise space and water heating, drawing on UK and European low energy building best practice	19%	13%	Circa £450/yr less
CS5	to improve the fabric efficiency to the level that a comfortable temperature is maintained without a heating system	17%	11%	Circa £410/yr less

Source: Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report (February 2023)

- 8.33 These costs are somewhat greater than those in the more recent Government consultation, but are not directly comparable.
- 8.34 The *MKCC Carbon and Climate Study* (Arup April 2024) sets out the costs of Zero Carbon, relative to the current Part L, based on 4 building architypes. This sets out the following additional costs:

Table 8.6 The MKCC Carbon and Climate Study – Cost of Zero Carbon

A	rup report (ba	Current BCI 202	`		
Туре	sqm	Additional Cost	£ per sqm	Median	
Flats	70	£5,440	£77.71	£1,729	4.49%
Semi-detached	85	£6,860	£80.71	£1,540	5.24%

Source: Tables 24 to 27 MKCC Carbon and Climate Study (Arup – April 2024)

- 8.35 It is acknowledged that the costs from the various sources set out above are different, however, bringing these together the additional costs, over and above the current BCIS costs are summarised as follows:
  - The 2021 changes to Part L of Building Regulations (31% CO<sub>2</sub> saving) to add 2% to the BCIS base costs.
  - The Future Home Standard Option 2 is expected to add a 3% (i.e. 2%+1%) to the current BCIS base costs.
  - The Future Home Standard Option 1 is expected to add a 6% (i.e. 2%+4%) to the current BCIS base costs.
  - The cost of Zero Carbon would add 6.5% to the costs of flatted development (2% + 4,49%) and 7.25% to the cost of housing development (2% + 5.25%).
- 8.36 Whilst the 4<sup>th</sup> option Zero Carbon is taken as a base assumption, as it is the closest to the Council's current policies, it may be necessary for the Council to reconsider this in the light of the ministerial statement and any new policies introduced by Government e.g. updates to the NPPF. At this stage the Council is proposing policies in excess of national policies. MKCC shall keep under review the approach to carbon offsetting methodology.
- 8.37 The early iteration of this Study assumed that the requirements for Carbon Offsetting would be superseded by the move to Zero Carbon construction. It is now understood that that the Council do wish to carry Carbon Offsetting forward. In the 2017 WPVS a cost of £500 per dwelling was assumed to be the cost of Carbon Offsetting. This was based on the requirements of the Council's Sustainable Construction Guide SPD April 2007, and a review of typical payments made. In discussion with the Council, we note that whilst the higher build standards should result in the number of credits per dwelling being reduced, the cost of credits has increased, and the cost of carbon credits (where they are required, depending on the specification of the building) is, estimated by the Council, to be less than ~£500 per unit. This cost is accounted for in the overall £30,000 per unit allowance for developer contributions.

8.38 The performance of non-residential development has normally been assessed using the BREEAM system<sup>80</sup>, however, in parallel to the consultation on the Future Homes Standard, a similar process is being undertaken in relation the Future Buildings Standard. Within the supporting documentation the following additional costs are set

Table 8.7: Estimates of additional capital costs

	Increase in capital costs					
Building type	Option 1		Option 2			
	(£ per sqm GIFA, 2022 prices)	%	(£ per sqm GIFA, 2022 prices)	%		
Deep-plan, air-conditioned office	74	2.1	67	1.9		
Shallow-plan, naturally ventilated office	96	3.9	84	3.4		
Hospital	63	1.4	58	1.3		
Hotel	111	3.7	99	3.3		
Secondary school	93	3.1	72	2.4		
Retail Warehouse	113	6.3	53	3.0		
Distribution Warehouse	109	6.0	49	2.7		
Average (based on build mix)	99	4.1	61	2.5		

Sources: Table 7, The Future Buildings Standard 2023 consultation on the energy efficiency requirements of the Building Regulations affecting New Non-Domestic Buildings. Consultation-Stage Impact Assessment Currie & Brown provided cost estimates; Adroit Economics provided new build estimates.

- 8.39 The additional cost of building to BREEAM Very Good standard is negligible as outlined in research<sup>81</sup> by BRE. The additional costs of BREEAM Excellent standard ranges from just under 1% and 5.5%, depending on the nature of the scheme, with offices being a little under 2%. If it is assumed that new non-residential development will be to BREEAM Excellent, and this increases the construction costs by 2% or so.
- 8.40 The *MKCC Carbon and Climate Study* (Arup April 2024) sets out the costs of Zero Carbon, relative to the current Part L, based on 4 building architypes. This sets out the following additional costs:

Table 8.8 The MKCC Carbon and Climate Study – Cost of Zero Carbon

А	rup report (ba	Current BCI 202	S (February 24)		
Туре	sqm	Additional Cost	£ per sqm	Median	
Office	770	£550	£0.71	£2,352	0.03%
Industrial	324	£650	£2.01	£1,079	0.19%

Source: Tables 24 to 27 MKCC Carbon and Climate Study (Arup - April 2024)

<sup>&</sup>lt;sup>80</sup> Building Research Establishment Environmental Assessment Method (BREEAM) was first published by the Building Research Establishment (BRE) in 1990 as a method of assessing, rating, and certifying the sustainability of buildings.

<sup>81</sup> Delivering sustainable buildings: Savings and payback. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014.

- 8.41 The additional costs, over and above the current BCIS costs are summarised as follows:
  - The 2021 changes to Part L of Building Regulations to add 2% to the BCIS base costs.
  - The Future Building Standard Option 2 is expected to add a 3.5% to the costs of offices and 3% to the costs of industrial and distribution uses.
  - The Future Building Standard Option 1 is expected to add a 4% to the costs of offices and 6% to the costs of industrial and distribution uses.
  - The cost of Zero Carbon would add 6% to the costs of offices and 8% to the costs of industrial and distribution uses.
- 8.42 Whilst the 4<sup>th</sup> option Zero Carbon is taken as a base assumption as it is the closest to the Council's current policies, it may be necessary for the Council to reconsider this in the light of the ministerial statement and any new policies introduced by Government e.g. updates to the NPPF. At this stage the Council is proposing policies in excess of national policies. MKCC shall keep under review the approach to carbon offsetting methodology.
- 8.43 Prior to submission of the Local Plan, it is recommended that officers closely monitor the outcome of the Future Homes Standard / the Future Buildings Standard.

### 8.4.1 Electric Vehicle Charging

- 8.44 EV charging facilities are now a national requirement (from 25<sup>th</sup> June 2023) of Building Regulations (Approved Document S):
  - S1. (1) A new residential building with associated parking must have access to electric vehicle charge points as provided for in paragraph (2).
  - (2) The number of associated parking spaces which have access to electric vehicle charge points must be—
  - (a) the total number of associated parking spaces, where there are fewer associated parking spaces than there are dwellings contained in the residential building; or
  - (b) the number of associated parking spaces that is equal to the total number of dwellings contained in the residential building, where there are the same number of associated parking spaces as, or more associated parking spaces than, there are dwellings.
  - (3) Cable routes for electric vehicle charge points must be installed in any associated parking spaces which do not, in accordance with paragraph (2), have an electric vehicle charge point where—
  - (a) a new residential building has more than 10 associated parking spaces; and
  - (b) there are more associated parking spaces than there are dwellings contained in the residential building.
- 8.45 It is assumed that all new homes have EV charging points. A cost of £600/unit has been modelled. This cost is applied to flatted development, although whilst such development is unlikely to have 100% parking provision, it is assumed that shared charging facilities will be provided. This cost is within the costs of Zero Carbon set out above.

### 8.4.2 Sustainable Drainage Systems (SuDS)

8.46 Policies will seek to mitigate the impact of flooding, both in the proposed development and more widely. SuDS are a tool for achieving this. SuDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SuDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SuDS will be incorporated into the green spaces and be delivered through soft landscaping within the wider site costs.

### 8.4.3 Water Usage

- In the base assumptions, it is assumed that measures to reduce the use of water, in line with the enhanced building regulations, will be retained. The costs are modest, likely to be less than £5/dwelling. This cost was based in 2014, so would be indexed to £9/dwelling.
- 8.48 Should the Council consider seeking full rainwater harvesting, these costs could also be considered at a later stage (where necessary). There are few published costs, although figures of £2,000 to £3,000 are sometimes quoted. The provision of rainwater harvesting requires the capture of rainfall. This is normally done through an underground tank. A second cold water system is then installed. As this is not at mains pressure, this normally uses a pump and pressure cylinder. At this stage it is assumed that no rainwater harvesting shall be required in policy.

### 8.5 Biodiversity Net Gain

- 8.49 Biodiversity Net Gain (BNG) is an area where national policy has developed since the adopted Plan was adopted. 10% Biodiversity Net Gain is required by the Environment Act, is assumed to apply in the base appraisals.
- 8.50 The requirement is that developers ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. They must assess the type of habitat and its condition before submitting plans, and then demonstrate how they are improving biodiversity such as through the creation of green corridors, planting more trees, or forming local nature spaces.
- 8.51 Green improvements on-site would be preferred (and expected), but in the rare circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere.
- 8.52 The costs of this type of intervention are modest and will be achieved through the use of more mixed planting plans, that use more locally appropriate native plants. To a large extent the costs of grass seeds and plantings will be unchanged. More thought and care will however go into the planning of the landscaping. There will be an additional cost of establishing the base line 'pre-development' situation, as a survey will need to be carried out.
- 8.53 The Government's Impact Assessment<sup>82</sup> suggests an average cost of scenarios including where all the provision is on-site and where all is off-site.

<sup>&</sup>lt;sup>82</sup> Table 14 and 15 Biodiversity net gain and local nature recovery strategies: impact assessment. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/839610/net-gain-ia.pdf

Table 8.9 Cost of Biodiversity Net Gain - East. 2017 based costs

	£3,456 per ha	£63,841 per ha
Cost per ha of residential development	£3,150 per ha	£47,885 per ha
Cost per ha of non-residential development	£162/unit	£3,305/unit
Cost per greenfield housing unit	£56/unit	£660/unit
Cost per brownfield housing unit	0.1%	2.4%
Residential greenfield delivery costs as proportion of build costs	<0.1%	0.5%
Residential brownfield delivery costs as proportion of build costs	0.3%	3.0%
% of industrial land values	0.2%	2.3%
% of commercial land values (office edge of city centre)	0.2%	2.6%
% of commercial land values (office out of town - business park)	£3,456 per ha	£63,841 per ha

Source: Tables 14 to 23 Biodiversity net gain and local nature recovery strategies - Impact Assessment

8.54 MKCC is currently exploring the feasibility of seeking higher levels of Biodiversity Net Gain, however it is timely to consider this. No specific work has been undertaken in this regard within England, however, research by Kent County Council<sup>83</sup> has indicated that the additional cost of providing 15% or 20% BNG is relatively modest:

Table 8.10 Comparison of BNG costs £ per dwelling

Typology	· ·			20% offsite per dwelling
5,000 unit greenfield - houses	+£55.79	+£92.29	+£631.85	+£778.69
500 unit greenfield - houses		+£216.31 Additional land	+£1,062.85	+£1,167.95
100 unit greenfield - houses		+£1,071.57 Additional land	+£394.70	+£458.54
25 unit greenfield - houses	•	+£5,913.31 Additional land	+£874.76	+£1,077.59
500 unit brownfield - houses	+£12.00	+£27.00	+£100.37	+£124.22
100 unit brownfield – houses flats	+£4.50	+£9.00	+£10.17	+£13.59
25 unit brownfield - flats	+£0.00	+£42.00	+£506.30	+£508.58

Source: Table 1 Viability Assessment of Biodiversity Net Gain in Kent (SQW & Temple, June 2022)

8.55 In this assessment, it is assumed provision will be on-site on greenfield sites and offsite on brownfield sites. The percentage uplift costs from Tables 14 to 23 of the Biodiversity net gain and local nature recovery strategies – Impact Assessment as quoted above are used. The base scenario assumes 10% BNG. 20% BNG is tested assuming a cost being 150% of the cost of 10% BNG.

<sup>83</sup> Viability-Assessment-of-Biodiversity-Net-Gain-in-Kent-June-2022.pdf (kentnature.org.uk)

- 8.56 The base assumption is for 10% BNG.
- 8.57 A national housebuilder<sup>84</sup> commented that: 'Land take and thus dwelling numbers need to be carefully considered when assessing the requirements of BNG, particularly on smaller to medium sites.'
- 8.58 Another national housebuilder<sup>85</sup> commented that:

'The mandatory 10% BNG requirement is likely to have a large impact on the viability of development sites, let alone local policy requirements that seek higher percentages. It is not just the additional planting/landscaping costs that need to be taken into account, but an enhanced monitoring and management regime to ensure the gain is being delivered over the required 30 year period. Most significant is the additional land-take that will be required to ensure that the gain can be achieved on-site. The amount of land required will vary depending on the baseline biodiversity value of the site, with sites in arable use having a significantly lower starting value than those in pastoral or vacant use. We have done a comparison exercise based on our recent experience of local development sites which has been submitted alongside this response. This indicates that in order to be able to achieve a 10% gain on-site, the site either had to have been in arable or brownfield use, or more than 50% of the site area needs to be undeveloped (kept green). The viability exercise should therefore either assume that sites have at least 50% of the site area as open space (and the landscaping budget to go with it), or that an offsetting payment will be required. Offsetting costs vary considerably but average credit prices are currently around £30,000-£40,000 + VAT for grassland habitat units and more for other habitat types. Where offsetting is required (where the requirement hasn't been factored in to the site size), it would be reasonable to assume an average rate of around £1,500-2,000 + VAT per dwelling for BNG offsetting.'

- 8.59 Through the technical consultation, concern was raised about site capacity. It is understood that the Council has taken requirements for BNG into consideration when assessing sites through the normal site selection process.
- 8.60 It was also noted that many of the brownfield sites that are expected to come forward for development are in carpark or similar uses so the BNG starting point would be very low.

### 8.6 Parking Standards

- 8.61 The Council adopted a new Parking Standards Supplementary Document (SPD) on the 31st of January 2023. This sets out broad parking standards and good practice.
- The modelling in this study is based on the LAA which takes these parking standards into account within the density and site capacity assumptions.

### 8.7 Planning Obligations

- 8.63 The Council has not pursued CIL, instead following a tariff system. The current documents are under the following headings:
  - Planning Obligations SPD (2021)
  - Affordable Housing SPD (2020)

<sup>84</sup> Storey Homes

<sup>85</sup> Redrow

- The MK Urban Development Area Tariff SPD July 2007
- 8.64 MKCC currently has tariffs in place for the defined Urban Development Area:
  - Residential £18,500/unit (increased to £33,426 through indexation in December 2023).
  - Commercial £260,795/hectare
- 8.65 Tariffs are also in place for the East of M1 ranging from £19,900 £33,680/dwelling, depending on the size of the units. For development elsewhere in the authority, and based on extant policy and SPDs, MKCC charges approximately £33,000/unit to fund a wide range of strategic infrastructure and mitigation measures. It is important to note that these payments are subject to the restrictions set out in CIL Regulation 122<sup>86</sup>, so are rarely at these amounts. The actual amount required is assessed on a site-by-site basis.
- 8.66 A national housebuilder<sup>87</sup> commented that: 'it should be noted that the tariff is subject to index linking and is therefore now significantly more than £18,500/unit'.
- 8.67 At the time of this report, the Council is in the process of updating its IDP, so it is premature to test a specific updated assumption. In this iteration of this report a base assumption of £25,000 per unit is assumed and sensitivity testing is carried out to double this amount.
- 8.68 As set out earlier, the 0.5% of costs allowance for public art is in addition to the above.

### 8.8 Open Space Standards

- Appendix C in Plan:MK states that developments in the urban area including Milton Keynes, Newport Pagnell, Olney, Woburn Sands and strategic urban extensions will be expected to comply with stated catchment areas in full. Developments of between 11 and 50 homes will be expected to contribute to the improvement and maintenance of existing categories of open space. The required standards of provision for new public open space and recreational facilities as part of new development shall be applied taking into account the current open space provision in Milton Keynes, illustrated in the Open Space Categories Maps, so as to determine the need for new open space as part of new development.
- 8.70 The provision and standards are only applicable to publicly accessible open space. The required standard for the quantity of provision for playing field area is 0.52 ha per 1000 residents. (Playing Pitch Strategy, 2015).
- 8.71 The national recommended benchmark for allotments is provided by the National Society for Allotments and Leisure Gardeners (NSALG). NSALG recommends that the minimum provision should be 20 plots per 1,000 households. A plot is 250 sq. m and the minimum amount of land required for allotments per 1,000 households is 5,000 sq. m, which is the equivalent of 5 sq. m per household.
- 8.72 The green infrastructure policy supporting text within Plan:MK refers to the Fields in Trust standards. For information these are as follows:

<sup>&</sup>lt;sup>86</sup> Payments must be; necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

#### **Table 8.12 Fields in Trust National Benchmarks**

Table 1: Fields in Trust recommended benchmark guidelines – formal outdoor space

Open space typology	QUANTITY GUIDELINE <sup>2</sup> (hectares per 1,000 population)	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
Playing pitches	1.20	1,200m	Quality appropriate to the intended level of performance, designed to appropriate technical standards.     Located where they are of most value to the community to be served.     Sufficiently diverse recreational use for the whole community.
All outdoor sports <sup>1</sup>	1.60	1,200m	Appropriately landscaped.     Maintained safely and to the highest possible condition with available finance.     Positively managed taking account of the need for repair and replacement over time as necessary.
Equipped/designated play areas	<b>0.25</b> See <u>table 4</u> for recommended minimum sizes	LAPs - 100m LEAPs - 400m NEAPs - 1,000m	Provision of appropriate ancillary facilities and equipment.     Provision of footpaths.     Designed so as to be free of the fear of harm or crime.     Local authorities can set their own quality benchmark standards for playing
Other outdoor provision (MUGAs and skateboard parks)	0.30	700m	pitches, taking into account the level of play, topography, necessary safety margins and optimal orientation <sup>3</sup> .  * Local authorities can set their own quality benchmark standards for play areas using the Play England Quality Tool.

Table 2: Recommended Application of Quantity Benchmark Guidelines – Equipped/Designated Play Space

Scale of Development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
5-10 dwellings	<b>✓</b>			
1–200 dwellings	<b>✓</b>	<b>✓</b>		Contribution
201-500 dwellings	<b>✓</b>	<b>✓</b>	Contribution	<b>✓</b>
501+ dwellings	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>

Table 3: Fields in Trust Recommended Benchmark Guidelines – Informal Outdoor Space

Open Space Typology	QUANTITY GUIDELINE <sup>3</sup> (hectares per 1,000 population)	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
Parks and Gardens	0.80	710m	Parks to be of Green Flag status.     Appropriately landscaped.
Amenity Green Space	0.60	480m	Positive management.     Provision of footpaths.     Fields in Trust protection
Natural and Semi-Natural	1.80	720m	* Designed so as to be free of the fear of harm or crime.

8.73 The modelling for open space is based on the assumptions set out in the LAA. On the housing sites (not flatted development) of over 50 units, the gross area has been increased to ensure that open space can be accommodated on-site as required.

# 9. Development Modelling

- 9.1 In the previous chapters, the general assumptions to be inputted into the development appraisals are set out. In this chapter, the modelling is set out. It is stressed that this is a high-level study that is seeking to capture the generality rather than the specific. The purpose is to establish the cumulative impact of the Council's policies on development viability.
- 9.2 The approach is to model a set of development sites that are broadly representative of the type of development that is likely to come forward under the new Local Plan.
- 9.3 The modelling of the greenfield sites and LAA sites was initially based on the assumptions set out in the *Milton Keynes Council Housing Land Phasing Methodology* 2021 (MKC, August 2021) which is understood to be the most up to date position. This sets out the following assumptions.

Table 9.1 Net / Gross Assumptions

Site Size	Housing Yield
Small (up to 2 Hectares)	100% available for housing
Medium (2 - 10 Hectares)	75% available for housing
Large (over 10 Hectares)	50% available for housing

Source: Page 12, Milton Keynes Council Housing Land Phasing Methodology 2021 (MKC, August 2021)

9.4 These are combined with the following density assumptions:

**Table 9.2 Density Assumptions** 

Area	Dwellings per hectare
СМК	250 dph
Campbell Park	100 dph
The rest of the existing urban area	35 dph
Potential Urban Extensions	35 dph

Source: Page 12, Milton Keynes Council Housing Land Phasing Methodology 2021 (MKC, August 2021)

- 9.5 Some LAA sites are based on different density figures and net to gross ratios where the proposer of the site provided alternative data or in some cases where the site assessment found a need for local context and site-specific constraints to be taken into account. In discussion with the Council, the modelling in the 'Rest of the existing urban area' was based on 45 units per ha rather than 35 units per ha, so as to be more representative of typical development within towns.
- 9.6 MKDP Policy CMKAP G10 of the Neighbourhood Plan (CMK Alliance Plan 2026) for Central Milton Keynes, provides for densities in the blocks around Campbell Park of 100 to 200 dwellings per ha. The Council expect a density around the midpoint.
- 9.7 A national housebuilder<sup>88</sup> questioned whether it is possible to: 'model more sites...it is important a full assessment of individual site characteristics, supporting infrastructure,

<sup>88</sup> Storey Homes

together with an understanding of site-specific abnormal costs is carried out ahead of allocating larger sites.'

9.8 Another national housebuilder<sup>89</sup> noted that:

'We believe there should be a distinction made between large and very large (strategic scale) sites. Strategic scale sites will generally need to provide a range of uses alongside housing (land for school(s), local centre, community uses etc), and the assumption that 50% of the development area would be available for housing in these cases would be incorrect (more like 35-40% once BNG requirements are factored in as well). It would also be incorrect to assume that 100% of the site area of smaller sites below 2ha is available for housing, since most sites will be required to provide some degree of open space (see open space standards section).'

- 9.9 Several additional typologies have been added to ensure that full spectrum of sites under consideration are reflected in this assessment.
- 9.10 In the final iteration of this report a further set of appraisals has been run following a discussion with officers around the density assumptions used in the main analysis.
  - 9.10.1 Based on more recent information, development around Campbell Park is now expected to come forward at densities around 135 units per ha, rather than 100 units per ha. The modelling has been updated to reflect this.
  - 9.10.2 The development within the wider urban area has generally been modelled at about 45 units per ha. Around the urban hubs, development is expected to come forward at rates of around 60 units per ha. A density of 45 units per ha is mostly houses, whereas 60 per ha is flats with some terraced housing. The modelling has been updated to reflect this.
  - 9.10.3 The density on the potential urban extensions has been increased from 35 units per ha to 40 units per ha. The difference between 35 units per ha and 40 units per is relatively small the main difference being that the higher density are likely to have a greater number of buildings over 3 storeys.
- 9.11 The modelling for open space is based on the assumptions set out in the LAA. On the housing sites (not flatted development) of over 50 units, the gross area has been increased to ensure that open space can be accommodated on-site as required.
- 9.12 It is important to note that many of the LAA sites are in public ownership, including those owned by the Milton Keynes Development Partnership. In terms of land use, the majority of sites are greenfield sites, however they include a full range of sizes.
- 9.13 In addition, a range of non-residential development types have been modelled to represent the types of development that could come forward over the plan-period as set out later in this chapter.

### 9.1 Residential Development Sites

9.14 To inform the modelling the characteristics of the sites were considered in terms of location, size and suggested use, as set out in the tables above. A set of representative sites in the Borough have been modelled. These include:

<sup>89</sup> Redrow

- 2 Strategic Greenfield sites of units representative of the large-scale allocations coming forward over the plan-period. These are modelled as Strategic Sites.
- 3 larger greenfield sites representative of the sites over 60 units on the urban edge.
- 3 medium greenfield sites in the range of 11 to 50 units, representative of the sites on the urban edge.
- 2 larger a brownfield sites representative of those in the main urban areas.
- 2 medium a brownfield sites representative of those in the main urban areas.
- 2 high-density urban flatted schemes of the type that may come forward in central Milton Keynes.
- A range of small sites of 10 or fewer units (3 greenfield and 4 brownfield) so to be able to consider the cumulative impact of policies and planning obligations. These are appraised in all areas.
- 9.15 It is acknowledged that modelling is never totally representative, however the aim of this work is to broadly test development viability of sites likely to come forward over the plan-period. This will assist with developing the Plan and the policies within it as well as to inform the Council's approach to planning obligations. The work is high level, so there are likely to be sites that will not be able to deliver the affordable housing target alongside all other planning obligations and indeed as set out at the start of this report, there are some sites that will be unviable even without any policy requirements (for example brownfield sites with high remediation costs). If CIL is adopted, there is little scope for exemptions to be granted, however, where the affordable housing target and other policy requirements cannot be met, the developer will continue to be able to negotiate with the planning authority. The Council must weigh up the factors for and against a scheme, and the ability to deliver affordable housing will be an important factor. The modelled sites are reflective of development sites in the study area that are likely to come forward during the plan-period.

### 9.1.1 Development assumptions

- 9.16 In arriving at appropriate assumptions for residential development on each site it has been ensured that the built form used in the appraisals is in line with the LAA assumptions. In addition, the policy requirements, as set out in Chapter 8 above (e.g. density, mix and open space have been incorporated into the modelling.
- 9.17 A set of typologies has been developed to the represent the variety of development situations and densities typical in MKCC, and this is used to inform development assumptions for sites. This enables a view to be taken about floorspace density, based on the amount of development, measured in net floorspace per hectare, to be accommodated upon the site. This is a key variable because the amount of floorspace which can be accommodated on a site relates directly to the Residual Value, and is an amount which developers will normally seek to maximise (within the constraints set by the market).
- 9.18 A typical of modern estate housing built form which would provide development at between 3,000 sqm per ha to 3,550 sqm per ha on a substantial site, or sensibly shaped smaller site. A representative housing density would be around 32-35 dwellings per net hectare. This has become a common development format that provides for a majority of houses but with a small element of flats, in a mixture of two

storey and two and a half to three storey form, with some rectangular emphasis to the layout. Having said this, there has been a general increase in densities over recent years as councils seek to minimise greenfield release and developers seek to maximise open space so that requirements such a BNG can be accommodated.

- 9.19 Some schemes have an appreciably higher density development providing largely or wholly apartments, in blocks of three storeys or higher, with development densities of 6,900 sqm per ha and dwelling densities of 160 units per ha and upwards; and schemes of lower density, in the rural edge situations.
- 9.20 The main characteristics of the modelled sites are summarised in the tables below. It is important to note that these are modelled sites and not actual sites (with the exception of the modelled Strategic Sites.
- 9.21 The modelling was put to the November 2023 consultation, and subsequently updated. Additionally, as the report was being completed, three further typologies were added (28, 29, 30) to represent several emerging allocations. These additional sites are only subject to sensitivity testing of the suggested policy options:

Table 9.3 Summary of modelled sites – areas and densities

			Current Use	Units		Area Ha	Ha		Density Units/ha	nits/ha	Density
					Total	Gross	Net	%	Gross	Net	m2/ha
1	Strategic Green 2,500	Green	Agricultural	2,500	142.857	142.857	71.429	20.0%	17.50	35.00	3,261
2	Strategic Green 1,000	Green	Agricultural	1,000	57.143	57.143	28.571	20.0%	17.50	35.00	3,261
3	Large Green 300	Green	Agricultural	300	17.143	17.143	8.571	20.0%	17.50	35.00	3,272
4	Green 100	Green	Agricultural	100	4.495	3.810	2.857	63.6%	26.25	35.00	3,275
2	Green 100 HD Flats	Green	Agricultural	100	1.000	1.000	1.000	100.0%	100.00	100.00	7,454
9	Green 60	Green	Agricultural	09	2.697	1.714	1.714	63.6%	35.00	35.00	3,260
7	Green 60 HD Flats	Green	Agricultural	09	0.600	0.600	0.600	100.0%	100.00	100.00	7,505
8	Green 33	Green	Agricultural	33	0.943	0.943	0.943	100.0%	35.00	35.00	3,243
6	Green 21	Green	Agricultural	21	0.600	0.600	0.600	100.0%	35.00	35.00	3,093
10	Green 15	Green	Paddock	15	0.429	0.429	0.429	100.0%	35.00	35.00	3,381
11	Brown 120 Housing	Brown	PDL	120	4.632	3.556	2.667	27.6%	33.75	45.00	3,973
12	Brown Housing 75	Brown	PDL	75	2.895	1.667	1.667	27.6%	45.00	45.00	3,952
13	Brown Housing 30	Brown	PDL	30	0.667	0.667	0.667	100.0%	45.00	45.00	4,043
14	Brown Housing 18	Brown	PDL	18	0.400	0.400	0.400	100.0%	45.00	45.00	3,905
15	Brown Housing 9	Brown	PDL	6	0.200	0.200	0.200	100.0%	45.00	45.00	3,970
16	Brown Housing 6	Brown	PDL	9	0.133	0.133	0.133	100.0%	45.00	45.00	3,923
17	Flats 225	Brown	PDL	225	3.000	3.000	2.250	75.0%	75.00	100.00	7,470
18	Flats 90	Brown	PDL	06	0.900	0.900	0.900	100.0%	100.00	100.00	7,439
16	Flats 35	Brown	PDL	35	0.350	0.350	0.350	100.0%	100.00	100.00	7,597
20	Flats 18	Brown	PDL	18	0.180	0.180	0.180	100.0%	100.00	100.00	6,594
21	Flats 9	Brown	PDL	6	0.138	0.138	0.138	100.0%	65.00	65.00	4,448
22	Flats 6	Brown	PDL	9	0.060	0.060	0.060	100.0%	100.00	100.00	6,843
23	HD Flats 225	Brown	PDL	225	0.900	0.900	0.900	100.0%	250.00	250.00	19,573
24	HD Flats 120	Brown	PDL	120	0.480	0.480	0.480	100.0%	250.00	250.00	19,549
25	Flats with Undercroft 125 Brown	Brown	PDL	125	1.667	1.667	1.250	75.0%	75.00	100.00	7,483
26	Flats with Undercroft 42	Brown	PDL	42	0.560	0.560	0.420	75.0%	75.00	100.00	7,473
27											
28	10,000 Greenfield	Green	Agricultural	10,000	571.429	571.429	285.714	50.0%	17.50	35.00	3,259
29	1,500 Brownfield	Brown	PDL	1,000	40.000	22.222	22.222	100.0%	45.00	45.00	3,953
30	750 Flats	Brown	PDL	750	6.452	6.452	4.839	75.0%	116.25	155.00	11,818

Source: HDH (February 2024)

### 9.2 Older People's Housing

- 9.22 A private Sheltered/retirement and an Extracare scheme have been modelled, each on a 0.5ha site. An Integrated Retirement Community (IRC) has also been included:
  - 9.22.1 A private Sheltered/retirement scheme of 30 x 1 bed units of 50 sqm and 30 x 2 bed units of 7 sqm to give a net saleable area of 3,750 sqm. A further 20% non-saleable service and common areas to give a scheme GIA of 4,239 sqm.

- 9.22.2 An Extracare scheme of 36 x 1 bed units of 65 sqm and 24 x 2 bed units of 80 sqm to give a net saleable area of 4,260 sqm. A further 30% non-saleable service and common areas have been assumed to give a scheme GIA of 5,337 sqm.
- 9.22.3 An Integrated Retirement Community (IRC) of 150 units made up of level access flats and level access houses made up as follows. This derives to give a net saleable area of 10,700 sqm and a total GIA, allowing non-saleable service and common areas of 13,375 sqm. A 4ha greenfield site is assumed.
  - 40 x 1 bed units of 70 sqm with 25% circulation space
  - 60 x 2 bed units of 90 sqm with 25% circulation space
  - 50 bungalows of 120 sqm with 25% circulation space.

### 9.3 Employment Uses

- 9.23 In line with the CIL Regulations, only developments of over 100m<sup>2</sup> have been assessed. There are other types of development (such as retail development, petrol filling stations and garden centres etc). These have not been included in this high-level study due to the great diversity of project that may arise.
- 9.24 For this study, a number of development types have been assessed, based on modelling the following development types:

#### 9.3.1 Offices

- 9.25 There are two distinct types of offices in the Borough, those in the City Centre and those on business parks. In each situation a larger and a smaller format has been modelled.
  - 9.25.1 Large Offices. These typically are in the range of 3,500m2 to 28,000m2. A 5,000m2 unit is assumed, that will be of steel frame construction, this is used as the basis of the modelling. 5 storey construction in the Central Milton Keynes with 3 story on the more peripheral business parks has been assumed. 30% site coverage is assumed in the business parks and 50% in Central Milton Keynes.
  - 9.25.2 **Small Offices**. These typically around more than 200m2, will be of steel frame construction, this is used as the basis of the modelling. 2 storey construction has been assumed with 30% site coverage assumed in the business parks and 50% in Central Milton Keynes.

#### 9.3.2 Industrial

- 9.26 **Large Industrial.** Modern industrial units of over 4,500m<sup>2</sup>. This is used as the basis of the modelling. 50% coverage is assumed which is based on the single storey construction.
- 9.27 **Small Industrial.** Modern industrial units of 400m<sup>2</sup>. 40% coverage is assumed which is based on the single storey construction.

### 9.3.3 Logistics

- 9.28 **Logistics.** Modern units of 75,000m<sup>2</sup>. There is little new space being constructed. This is used as the basis of the modelling. 50% coverage is assumed which is based on the single storey construction.
- 9.29 MKDP Densities for industrial and logistics schemes will depend on individual site layout; however, even on larger sites, coverage is generally between 40% and 45%.

# 10. Residential Appraisals

- 10.1 At the start of this chapter, it is important to stress that the results of the appraisals do not, in themselves, determine the deliverability of development. The results of this study are one of a number of factors that Milton Keynes City Council will consider when selecting sites for allocation. The Council will also consider the track record through the development management process and a plethora of other factors.
- The appraisals use the residual valuation approach, they assess the value of a site after taking into account the costs of development, the likely income from sales and/or rents and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be viable, it is necessary for this Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).
- 10.3 As set out above, for each development type the Residual Value is calculated. The results are set out and presented for each site and per gross hectare to allow comparison between sites. In the tables in this chapter, the results are colour coded using a traffic light system:
  - **Green** Viable where the Residual Value per hectare exceeds the BLV per hectare (being the EUV plus the appropriate uplift to provide a landowners' premium).
  - Amber Marginal where the Residual Value per hectare exceeds the EUV but not the BLV. These sites should not be considered as viable when measured against the test set out however, depending on the nature of the site and the owner, they may come forward.
  - **Red** Non-viable where the Residual Value does not exceed the EUV.
- 10.4 A report of this type applies relatively simple assumptions that are broadly reflective of an area to make an assessment of viability. The fact that a typology is shown as viable does not necessarily mean that, that type of development will come forward and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is actually happening on the ground in terms of development and the comments of the site promoters.

### 10.1 Base Appraisals

The base appraisals are carried out on the basis of the 2025 increase to Part L of Building Regulations, the mandating of Accessible and Adaptable standards under Part M of Building Regulations, mandatory EV Charging and 10% Biodiversity Net Gain. The full policy-on scenario with all the policy requirements, unless stated, being the following assumptions:

Affordable Housing 31% as 54% Social Rent, 14% Affordable Rent and

32% First Homes (50% cap) – in line with the requirements for 10% AHO and 25% of affordable

homes to be First Homes.

Design 95% Part M4(2) / 5% Part M4(3), Water efficiency,

10% Biodiversity Net Gain, 2025 Part L + Zero

Carbon.

**Developer Contributions** 

s106 as £25,000/unit plus art contribution of 0.5% of costs.

- 10.6 Whilst the study models the Plan:MK affordable housing percentage of 31% in the base appraisal, the HEDNA study contains a target of 27% affordable housing. This study will undertake sensitivity testing to model the effects of different affordable housing percentages on overall viability.
- 10.7 The base appraisals are included in **Appendix K**.

Table 10.1a Residential Typologies – Residual Values. Rural and Higher Value Flanks

					Area (ha)	(ha)	Units	Res	Residual Value (E)	(Ξ
					Gross	Net		Gross ha	Net ha	Site
Site 1	Strategic Green 2,500	Rural & Flanks	Green	Agricul tural	142.86	71.43	2,500	808,490	1,616,980	115,498,595
Site 2	Strategic Green 1,000	Rural & Flanks	Green	Agricul tural	57.14	28.57	1,000	957,024	1,914,048	54,687,077
Site 3	Large Green 300	Rural & Flanks	Green	Agricul tural	17.14	8.57	300	918,729	1,837,459	15,749,648
Si te 4	Green 100	Rural & Flanks	Green	Agricul tural	3.81	2.86	100	734,074	1,154,790	3,299,399
Site 5	Green 100 HD Flats	Rural & Flanks	Green	Agricul tural	1.00	1.00	100	-1,338,491	-1,338,491	-1,338,491
Site 6	Green 60	Rural & Flanks	Green	Agricul tural	1.71	1.71	09	732,322	1,152,034	1,974,915
Site 7	Green 60 HD Flats	Rural & Flanks	Green	Agricul tural	09.0	09.0	09	-1,391,085	-1,391,085	-834,651
Site 8	Green 33	Rural & Flanks	Green	Agricul tural	0.94	0.94	33	1,158,142	1,158,142	1,091,963
Site 9	Green 21	Rural & Flanks	Green	Agricul tural	09.0	09.0	21	1,116,267	1,116,267	092'699
Site 10	Green 15	Rural & Flanks	Green	Paddock	0.43	0.43	15	626'898	626'898	372,420
Site 11	Brown 120 Housing	Rural & Flanks	Brown	PDL	3.56	2.67	120	659,151	1,144,863	3,052,968
Site 12	Brown Housing 75	Rural & Flanks	Brown	PDL	1.67	1.67	75	652,015	1,132,469	1,887,448
Site 13	Brown Housing 30	Rural & Flanks	Brown	PDL	19.0	19.0	30	1,148,897	1,148,897	765,931
Site 14	Brown Housing 18	Rural & Flanks	Brown	PDL	0.40	0.40	18	1,185,199	1,185,199	474,080
Site 15	Brown Housing 9	Rural & Flanks	Brown	PDL	0.20	0.20	6	1,518,828	1,518,828	303,766
Site 16	Brown Housing 6	Rural & Flanks	Brown	PDL	0.13	0.13	9	1,606,494	1,606,494	214,199
Site 17	Flats 225	Rural & Flanks	Brown	PDL	3.00	2.25	225	-851,445	-1,135,260	-2,554,335
Site 18	Flats 90	Rural & Flanks	Brown	PDL	06.0	06.0	06	-3,305,021	-3,305,021	-2,974,519
Site 19	Flats 35	Rural & Flanks	Brown	PDL	0.35	0.35	35	-3,668,419	-3,668,419	-1,283,947
Site 20	Flats 18	Rural & Flanks	Brown	PDL	0.18	0.18	18	-2,524,490	-2,524,490	-454,408
Site 21	Flats 9	Rural & Flanks	Brown	PDL	0.14	0.14	6	-1,179,016	-1,179,016	-163,248
Site 22	Flats 6	Rural & Flanks	Brown	PDL	90.0	90.0	9	-1,813,871	-1,813,871	-108,832

Table 10.1b Residential Typologies - Residual Values. Central Milton Keynes

	e.	3	0	ω	ω	_	0	9	6	ω	6	6	7	2	9	0	6	3	7
(=	Site	943,123	596,610	3,052,968	1,887,448	765,931	474,080	303,766	214,199	2,369,458	-791,929	609′968-	-20,507	64,855	43,236	098′ 288-	-3,964,509	-1,390,993	-494,857
Residual Value (E)	Net ha	943,123	994,350	1,144,863	1,132,469	1,148,897	1,185,199	1,518,828	1,606,494	1,053,092	-879,921	-1,133,169	-113,925	468,395	720,608	-986,511	-8,259,394	-1,112,794	-1,178,230
Res	Gross ha	943,123	994,350	659,151	652,015	1,148,897	1,185,199	1,518,828	1,606,494	789,819	-879,921	-1,133,169	-113,925	468,395	720,608	-986,511	-8,259,394	-834,596	-883,673
Units		100	09	120	75	30	18	6	9	225	06	35	18	6	9	225	120	125	42
(ha)	Net	1.00	09'0	2.67	1.67	19.0	0.40	0.20	0.13	2.25	06.0	0.35	0.18	0.14	90.0	06'0	0.48	1.25	0.42
Area (ha)	Gross	1.00	09.0	3.56	1.67	19.0	0.40	0.20	0.13	3.00	06.0	0.35	0.18	0.14	90.0	06.0	0.48	1.67	0.56
		Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
		Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
		CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK
		Green 100 HD Flats	Green 60 HD Flats	Brown 120 Housing	Brown Housing 75	Brown Housing 30	Brown Housing 18	Brown Housing 9	Brown Housing 6	Flats 225	Flats 90	Flats 35	Flats 18	Flats 9	Flats 6	HD Flats 225	HD Flats 120	Flats with Undercroft 125	Flats with Undercroft 42
		Site 5	Site 7	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26

Table 10.1c Residential Typologies – Residual Values. Older Centres and City **Estates** 

				Area (ha)	(ha)	Units	Res	Residual Value (£)	E)
				Gross	Net		Gross ha	Net ha	Site
Si te 2	Strategic Green 1,000	Older Core, Centres Green	Agricultural	57.14	28.57	1,000	749,890	1,499,781	42,850,883
Site 3	Large Green 300	Older Core, Centres Green	Agricultural	17.14	8.57	300	898'969	1,392,736	11,937,735
Site 4	Green 100	Older Core, Centres Green	Agricultural	3.81	2.86	100	435,286	684,759	1,956,454
Site 5	Green 100 HD Flats	Older Core, Centres Green	Agricultural	1.00	1.00	100	-660,816	-660,816	-660,816
Site 6	Green 60	Older Core, Centres Green	Agricultural	1.71	1.71	09	426,445	670,851	1,150,031
Site 7	Green 60 HD Flats	Older Core, Centres Green	Agricultural	09.0	09.0	09	-684,033	-684,033	-410,420
Si te 8	Green 33	Older Core, Centres Green	Agricultural	0.94	0.94	33	960'969	960'969	656,319
Site 9	Green 21	Older Core, Centres Green	Agricultural	09.0	09.0	21	659,984	659,984	395,990
Site 10	Green 15	Older Core, Centres Green	Paddock	0.43	0.43	15	345,264	345,264	147,970
Site 11	Brown 120 Housing	Older Core, Centres Brown	PDL	3.56	2.67	120	333,351	218,989	1,543,969
Site 12	Brown Housing 75	Older Core, Centres Brown	PDL	1.67	1.67	27	319,682	555,247	925,412
Site 13	Brown Housing 30	Older Core, Centres Brown	PDL	19.0	19.0	30	566,353	296,353	377,568
Site 14	Brown Housing 18	Older Core, Centres Brown	PDL	0.40	0.40	18	588,853	588,853	235,541
Site 15	Brown Housing 9	Older Core, Centres Brown	PDL	0.20	0.20	6	899,483	899,483	179,897
Site 16	Brown Housing 6	Older Core, Centres Brown	PDL	0.13	0.13	9	971,693	971,693	129,559
Site 17	Flats 225	Older Core, Centres Brown	PDL	3.00	2.25	225	-364,552	-486,070	-1,093,657
Site 18	Flats 90	Older Core, Centres Brown	PDL	06.0	0.90	06	-2,604,248	-2,604,248	-2,343,823
Site 19	Flats 35	Older Core, Centres Brown	PDL	0.35	0.35	32	-2,936,082	-2,936,082	-1,027,629
Si te 20	Flats 18	Older Core, Centres Brown	PDL	0.18	0.18	18	-1,828,258	-1,828,258	-329,087
Site 21	Flats 9	Older Core, Centres Brown	PDL	0.14	0.14	6	-697,891	168' 269-	-96,631
Site 22	Flats 6	Older Core, Centres Brown	PDL	90.0	0.06	9	-1,073,679	-1,073,679	-64,421

10.8 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology. The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. In the above tables, the results for all the typologies are shown. In the subsequent tables, only the typologies relevant for each area are shown. In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development as set out in Chapter 6 above:

Table 10.2a Residential Typologies, – Residual Values v BLV. Rural and Higher Value Flanks

			EUV	BLV	Residual Value
Site 1	Strategic Green 2,500	Rural & Flanks	25,000	250,000	808,490
Site 2	Strategic Green 1,000	Rural & Flanks	25,000	250,000	957,024
Site 3	Large Green 300	Rural & Flanks	25,000	625,000	918,729
Site 4	Green 100	Rural & Flanks	25,000	625,000	734,074
Site 5	Green 100 HD Flats	Rural & Flanks	25,000	625,000	-1,338,491
Site 6	Green 60	Rural & Flanks	25,000	625,000	732,322
Site 7	Green 60 HD Flats	Rural & Flanks	25,000	625,000	-1,391,085
Site 8	Green 33	Rural & Flanks	25,000	625,000	1,158,142
Site 9	Green 21	Rural & Flanks	25,000	625,000	1,116,267
Site 10	Green 15	Rural & Flanks	50,000	650,000	868,979
Site 11	Brown 120 Housing	Rural & Flanks	1,000,000	1,200,000	659,151
Site 12	Brown Housing 75	Rural & Flanks	1,000,000	1,200,000	652,015
Site 13	Brown Housing 30	Rural & Flanks	1,000,000	1,200,000	1,148,897
Site 14	Brown Housing 18	Rural & Flanks	1,000,000	1,200,000	1,185,199
Site 15	Brown Housing 9	Rural & Flanks	1,000,000	1,200,000	1,518,828
Site 16	Brown Housing 6	Rural & Flanks	1,000,000	1,200,000	1,606,494
Site 17	Flats 225	Rural & Flanks	1,000,000	1,200,000	-851,445
Site 18	Flats 90	Rural & Flanks	1,000,000	1,200,000	-3,305,021
Site 19	Flats 35	Rural & Flanks	1,000,000	1,200,000	-3,668,419
Site 20	Flats 18	Rural & Flanks	1,000,000	1,200,000	-2,524,490
Site 21	Flats 9	Rural & Flanks	1,000,000	1,200,000	-1,179,016
Site 22	Flats 6	Rural & Flanks	1,000,000	1,200,000	-1,813,871

Table 10.2b Residential Typologies, - Residual Values v BLV. Central Milton Keynes

			EUV	BLV	Residual Value
Site 5	Green 100 HD Flats	CMK	25,000	625,000	943,123
Site 7	Green 60 HD Flats	CMK	25,000	625,000	994,350
Site 11	Brown 120 Housing	CMK	1,000,000	1,200,000	659,151
Site 12	Brown Housing 75	CMK	1,000,000	1,200,000	652,015
Site 13	Brown Housing 30	CMK	1,000,000	1,200,000	1,148,897
Site 14	Brown Housing 18	CMK	1,000,000	1,200,000	1,185,199
Site 15	Brown Housing 9	CMK	1,000,000	1,200,000	1,518,828
Site 16	Brown Housing 6	CMK	1,000,000	1,200,000	1,606,494
Site 17	Flats 225	CMK	1,000,000	1,200,000	789,819
Site 18	Flats 90	CMK	1,000,000	1,200,000	-879,921
Site 19	Flats 35	CMK	1,000,000	1,200,000	-1,133,169
Site 20	Flats 18	CMK	1,000,000	1,200,000	-113,925
Site 21	Flats 9	CMK	1,000,000	1,200,000	468,395
Site 22	Flats 6	CMK	1,000,000	1,200,000	720,608
Site 23	HD Flats 225	CMK	1,000,000	1,200,000	-986,511
Site 24	HD Flats 120	CMK	1,000,000	1,200,000	-8,259,394
Site 25	Flats with Undercroft 125	CMK	1,000,000	1,200,000	-834,596
Site 26	Flats with Undercroft 42	CMK	1,000,000	1,200,000	-883,673

Table 10.2c Residential Typologies, – Residual Values v BLV. Older Centres and City Estates

			EUV	BLV	Residual Value
Site 2	Strategic Green 1,000	Older Core	25,000	250,000	749,890
Site 3	Large Green 300	Older Core	25,000	625,000	696,368
Site 4	Green 100	Older Core	25,000	625,000	435,286
Site 5	Green 100 HD Flats	Older Core	25,000	625,000	-660,816
Site 6	Green 60	Older Core	25,000	625,000	426,445
Site 7	Green 60 HD Flats	Older Core	25,000	625,000	-684,033
Site 8	Green 33	Older Core	25,000	625,000	696,096
Site 9	Green 21	Older Core	25,000	625,000	659,984
Site 10	Green 15	Older Core	50,000	650,000	345,264
Site 11	Brown 120 Housing	Older Core	1,000,000	1,200,000	333,351
Site 12	Brown Housing 75	Older Core	1,000,000	1,200,000	319,682
Site 13	Brown Housing 30	Older Core	1,000,000	1,200,000	566,353
Site 14	Brown Housing 18	Older Core	1,000,000	1,200,000	588,853
Site 15	Brown Housing 9	Older Core	1,000,000	1,200,000	899,483
Site 16	Brown Housing 6	Older Core	1,000,000	1,200,000	971,693
Site 17	Flats 225	Older Core	1,000,000	1,200,000	-364,552
Site 18	Flats 90	Older Core	1,000,000	1,200,000	-2,604,248
Site 19	Flats 35	Older Core	1,000,000	1,200,000	-2,936,082
Site 20	Flats 18	Older Core	1,000,000	1,200,000	-1,828,258
Site 21	Flats 9	Older Core	1,000,000	1,200,000	-697,891
Site 22	Flats 6	Older Core	1,000,000	1,200,000	-1,073,679

- 10.9 The results vary somewhat between the different price areas, but more so based on the types of site modelled through the typologies. The brownfield sites and the denser sites generate a Residual Value that is generally less than those generated by the greenfield sites. This is for a number of reasons, including the abnormal cost and contingency assumption applied to brownfield sites, the higher costs of building flats, relative to the costs of building houses (in part due to reduced net available area due to the circulation i.e. stairs, lifts and lobbies etc).
- 10.10 It is important to note that the policy obligations incorporated into the above analysis is greater than the adopted policy requirements, and that planning applications are frequently subject to site specific viability testing that leads to the current policy requirements being flexed.
- 10.11 The modelling includes the several typologies representing potential strategic sites. These generate a positive Residual Value that exceeds the BLV, indicating that such sites are likely to be viable. Regardless of these results, it is recommended that that the Council engages with the owners in line with the advice set out in the Harman Guidance (page 23):

Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.

10.12 In this context paragraph 10-006 of the PPG is highlighted:

... It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan....

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10.13 The above analysis is based on the Council's current policy aspirations. These are more than the existing requirements. The Council is exploring various options so further sets of appraisals have been run to establish the costs of the additional policy requirements. Before doing this, further appraisals have been run to understand an issue that was highlighted through the technical consultation, being the level of the developer's return assumptions. The approach to deriving the Benchmark Land Value was also questioned, this is considered under the suggested Policy Requirements heading below.

# **10.2 Varied Policy Requirements**

- 10.14 The above analysis is based on a 31% affordable housing requirement as this is a convenient starting point, being the existing requirement. The Council is exploring various policy options, including seeking higher environmental standards, greater accessibility, and reviewing the approach to developer contributions. Sets of appraisals have been run to establish the costs of the additional policy requirements.
- 10.15 The starting place for the above analysis is Zero Carbon (as advised by Arup). Further appraisals have been run at the current standard, the anticipated 2025 increase to Part L of Building Regulations as per the December 2023 consultation (Future Homes Standard Option 2 and Option 1). In addition, varied levels of Biodiversity Net Gain, and varied levels of Accessible and Adaptable standards under Part M of Building Regulations are tested. The appraisal results are set out in Appendix L and summarised in the following table.
- 10.16 The figures in the following table are an indication of the amount the Residual Value will fall (or rise) for the various policy requirements. The reduction in the amount of the Residual Value is the reduced amount in the maximum price a developer can pay a landowner.

Table 10.3a Impact of Policy Requirements on Residual Value (as  $\pounds$  per ha). Rural and Higher Value Flanks

<b>Envionmental Polic</b>	ies Relative	to the Cost	of Zero Cark	on						
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with			
				Housing			Undercroft			
Part L 2021	103,567	244,321	647,977	316,448	624,426					
FHS Option 2	83,730	197,656	504,272	256,322	486,093					
FHS Option 1	24,220	57,662	72,039	75,105	69,562					
Zero Carbon	0	0	0	0	0					
Zero CO2 & District H	-65,703	-136,449	-493,078	-178,960	-453,911					
Biodiversity Net Gain - Relative to the cost of 10% BNG										
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with			
				Housing			Undercroft			
10% BNG	0	0	0	0	0					
20% BNG	-931	-2,212	-7,006	-84,455	-192,254					
Rainwater Harvesting	-32,852	-68,224	-246,539	-89,480	-226,956					
Accessible and Ada	ptable - Rel	ative to the	cost of 95%	M4(2), 5% M4	1(3)					
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with			
				Housing			Undercroft			
100% M4(2)	12,512	25,650	72,055	34,230	70,751					
95% M4(2), 5% M4(3	0	0	0	0	0					
90% M4(2), 10% M4	-12,526	-25,680	-72,138	-34,269	-70,933					

Table 10.3b Impact of Policy Requirements on Residual Value (as  $\pounds$  per ha). Central Milton Keynes

<b>Envionmental Polic</b>	Envionmental Policies Relative to the Cost of Zero Carbon											
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with					
				Housing			Undercroft					
Part L 2021			917,245		902,722	2,652,800	769,205					
FHS Option 2			519,728		504,271	1,408,161	433,665					
FHS Option 1			453,475		437,230	1,199,378	376,815					
Zero Carbon			0		0	0	0					
FHS Option 1 & Distr	rict Heating		-515,262		461,929	5,822,331	1,235,949					
<b>Biodiversity Net Gai</b>	in - Relative	to the cost	of 10% BNG									
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with					
				Housing			Undercroft					
10% BNG			0		0	0	0					
20% BNG			-6,443		-185,381	-620,511	-169,116					
Rainwater Harvesting			-226,737		-218,615	-599,124	-188,407					
Accessible and Ada	ptable - Rela	ative to the	cost of 95% I	M4(2), 5% M4	4(3)							
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with					
				Housing			Undercroft					
100% M4(2)			66,267		68,136	189,168	56,870					
95% M4(2), 5% M4(3	5)		0		0	0	0					
90% M4(2), 10% M4(	(3)		-66,344		-68,346	-189,387	-56,936					
Source: HDH (Februa	n, 2024)	-										

Table 10.3c Impact of Policy Requirements on in Residual Value (as £ per ha). Older Centres and City Estates

<b>Envionmental Po</b>	olicies Relat	ive to the Co	ost of Zero C	arbon						
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with			
				Housing			Undercroft			
Part L 2021	103,567	245,680	625,649	319,270	616,646					
FHS Option 2	83,730	199,015	486,616	258,611	480,752					
FHS Option 1	24,220	58,092	69,517	75,997	69,166					
Zero Carbon	0	0	0	0	0					
Zero CO2 & Distri	-66,133	-138,052	-490,044	-182,001	-451,367					
<b>Biodiversity Net</b>	Biodiversity Net Gain - Relative to the cost of 10% BNG									
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with			
				Housing			Undercroft			
10% BNG	0	0	0	0	0					
20% BNG	-931	-2,240	-6,761	-85,753	-190,903					
Rainwater Harvest	-32,888	-69,026	-243,505	-90,857	-225,256					
Accessible and A	Adaptable -	Relative to t	he cost of 95	5% M4(2), 5%	M4(3)					
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with			
				Housing			Undercroft			
100% M4(2)	12,512	25,848	69,532	34,725	70,315					
95% M4(2), 5% M	0	0	0	0	0					
90% M4(2), 10%	-12,526	-25,985	-69,612	-34,789	-70,397					

- 10.17 The amount the Residual Value falls is related to the density of the type of development, by way of an example, seeking Zero Carbon on flatted development is likely to reduce the Residual Value by over £610,000 per ha, whilst the impact is about £100,000 per ha on the very large, and lower density, potential strategic sites. These differences are largely due to the density assumptions used in the modelling.
- 10.18 The increase from the 2025 Future Home Standard Option 1 to Zero Carbon is significant, whilst the move from 10% to 20% BNG or the incorporation of 5% wheelchair adaptable standards, where the balance of the housing is to Accessible and Adaptable (M4(2) standards) is less so.
- 10.19 The cost of developing to the FHS Option 1 (the lower of the two proposed standards) is about twice the cost of seeking 10% of new homes to be to wheelchair adaptable standards (where the balance of the housing is to Accessible and Adaptable (M4(2) standards).

# 10.3 Varied Affordable Housing

- 10.20 The current affordable housing policy seeks 31% affordable housing. The Council's updated housing evidence suggests an affordable housing tenure mix of 32% First Homes (where the First Homes are subject to a 50% discount), 54% Social Rent and 14% Affordable Rent. This mix is consistent with paragraph 66 of the NPPF, that seeks a minimum of 10% affordable home ownership units, and in line with Paragraph 70-001-21210524 of the PPG, it is assumed that 25% of the affordable homes are First Homes.
- 10.21 The tables included in **Appendix M** show the results of the appraisals where the total amount of affordable housing is varied. In this initial analysis the affordable housing is assumed to be delivered as per the above mix, but in all cases also in line with 10% AHO and 25% First Homes. All other matters are as in the base appraisals at the start of this chapter.

Table 10.4a Impact of Providing Affordable Housing as Change in Residual Value (£ per ha). Rural and Higher Value Flanks

Cost of providing Affordable Housing (Base mix with AHO and First Homes)

Coot of providing 7 the	Strategic	<u> </u>	Green Flats		Brown Flats	HD Flats	Flats with
	ŭ			Housing			Undercroft
0.00%	0	0	0	0	0		
5.00%	-104,938	-202,482	-431,517	-250,611	-355,724		
10.00%	-209,876	-404,963	-863,035	-501,221	-716,071		
15.00%	-331,060	-678,214	-1,348,883	-790,917	-1,116,174		
20.00%	-452,421	-951,462	-1,853,486	-1,080,638	-1,517,660		
25.00%	-573,771	-1,224,703	-2,362,475	-1,370,332	-1,926,439		
30.00%	-695,128	-1,497,963	-2,887,210	-1,660,801	-2,337,973		
35.00%	-816,486	-1,771,735	-3,415,624	-1,952,165	-2,751,789		
40.00%	-937,800	-2,049,033	-3,945,240	-2,245,357	-3,167,200		

Source: HDH (February 2024)

Table 10.4b Impact of Providing Affordable Housing as Change in Residual Value (£ per ha). Central Milton Keynes

Cost of providing Affordable Housing (Base mix with AHO and First Homes)

·	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with
	_			Housing			Undercroft
0.00%			0		0	0	0
5.00%			-514,251		-432,149	-1,239,768	-396,423
10.00%			-1,028,503		-864,297	-2,507,114	-792,846
15.00%			-1,665,605		-1,383,949	-4,065,556	-1,271,969
20.00%			-2,302,745		-1,908,874	-5,648,372	-1,753,431
25.00%			-2,939,837		-2,442,367	-7,231,061	-2,251,050
30.00%			-3,576,969		-2,980,814	-8,832,382	-2,756,286
35.00%			-4,214,100		-3,526,429	-10,469,068	-3,278,165
40.00%			-4,870,107		-4,074,830	-12,133,517	-3,799,852

Source: HDH (February 2024)

Table 10.4c Impact of Providing Affordable Housing as Change in Residual Value (£ per ha). Older Centres and City Estates

Cost of providing Affordable Housing (Base mix with AHO and First Homes)

		<u> </u>					
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with
				Housing			Undercroft
0.00%	0	0	0	0	0		
5.00%	-96,873	-185,239	-455,156	-229,051	-378,058		
10.00%	-193,746	-370,479	-910,311	-458,102	-759,935		
15.00%	-301,207	-615,712	-1,438,833	-712,779	-1,193,802		
20.00%	-408,680	-860,948	-1,967,411	-968,361	-1,633,955		
25.00%	-516,141	-1,106,173	-2,505,997	-1,224,486	-2,076,859		
30.00%	-623,608	-1,352,229	-3,060,585	-1,481,955	-2,524,384		
35.00%	-731,332	-1,601,434	-3,626,289	-1,741,979	-2,979,252		
40.00%	-840,080	-1,853,081	-4,201,738	-2,006,168	-3,436,372		

- 10.22 As shown in the tables in **Appendix M**, the Residual Value exceeds the BLV on most of the housing typologies across the areas, at 30% affordable housing, and at 40% on the largest greenfield typologies, indicating that these types of site are likely to be viable on this basis.
- 10.23 The results are less good on the flatted development. These generate a Residual Value that is less than the BLV (and EUV) except in Central Milton Keynes, where higher values are assumed than in the wider city.

- 10.24 This analysis shows that providing 30% affordable housing on flatted schemes is likely to cost over £2,500,000 per ha, but on greenfield sites, less than half this amount (because of the lower density).
- 10.25 By way of wider context, the cost of providing 5% affordable housing is not dissimilar to the cost of providing Zero Carbon, rather than building to the current Part L standard.
- 10.26 The tables included in **Appendix N** show the results of the appraisals where the type of affordable housing for rent is varied between Affordable Rent and Social Rent. In this analysis the affordable housing is assumed to be delivered in line with the requirements of the NPPF that 10% of all the housing should be Affordable Home Ownership and 25% of the affordable homes are First Homes. All other matters are as in the base appraisals at the start of this chapter.
- 10.27 This analysis shows that, on average, assuming 31% affordable housing, across the large greenfield housing typologies, the Residual Value is about £340,000 per ha less where the affordable housing for rent is provided as Social Rent rather than Affordable Rent and on the smaller greenfield typologies is over £3,600,000 less. In the flatted schemes the difference is well over £1,000,000 per ha. The consequence of this is that should the Council seek that all the affordable housing for rent is as Social Rent, the developer could typically afford to pay a landowner about substantially less than where the affordable housing for rent is as Affordable Rent. This is a significant difference that has the impact of reducing the scope for affordable housing provision by over 10%, although the impact varies considerably across the different typologies.
- 10.28 First Homes are required to be subject to a minimum discount of 30%. Paragraph 70-004-20210524 of the PPG gives councils scope (subject to conditions) to set an alternative discount of 40% or 50% (or to adopt a cap reduced below the £250,000) set out in the PPG. The Council's HEDNA identified that First Homes subject to a 50% discount would make a meaningful impact towards meeting the need for affordable housing, but First Homes subject to a 30% discount would not. The assumption in the analysis above is all on the basis that First Homes are subject to a 50% discount.
- 10.29 A further set of appraisals has been run with the First Homes being subject to a range of discounts and caps, the results of which are also set out in **Appendix N**.
- 10.30 This analysis shows that, on average, assuming 31% affordable housing, across the large-scale greenfield typologies, the Residual Value is about £30,000 per ha less where the First Homes are subject to a 40% discount rather than the minimum 30% discount, and assuming 30% affordable housing, the Residual Value is about £50,000 per ha less where the First Homes are subject to a 50% discount rather than the minimum 30% discount. This analysis also shows that, across the flatted schemes, the Residual Value is about £150,000 per ha less where the First Homes are subject to a 40% discount rather than the minimum 30% discount and is about £300,000 per ha less where the First Homes are subject to a 50% discount rather than the minimum 30% discount.
- 10.31 In the base analysis it is assumed that 32% of the affordable housing is provided as First Homes at a 50% discount. 32% is the minimum amount to achieve 10% AHO at 31% affordable housing. A further set of appraisals has been run with the proportion of First Homes being increased up to 50% of the total affordable housing (in 5% increments), the results of which are also set out in **Appendix N**.
- 10.32 Whilst this does have an impact, as the value of First Homes with a 50% discount, is broadly similar to the value of Social Rent, the impact is relatively modest.

# **10.4 Developer Contributions**

- 10.33 The above analysis considered the impact of affordable housing on development viability, taking into account the anticipated requirement for developer contributions of £25,000 per unit across, all the typologies. A range of developer contribution costs ranging from £0 to £60,000 per unit has been tested, initially this is against a zero affordable housing requirement. The tables included in **Appendix O** show the results of the appraisals.
- 10.34 In addition, the Council currently seeks a contribution of 0.5% of the scheme value towards public art. This is also tested.

Table 10.5a Impact of Providing Developer Contributions as Change in Residual Value (£ per ha). Rural and Higher Value Flanks

Cost of providing Developer Contributions										
£ per unit	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with			
				Housing			Undercroft			
£0	0	0	0	0	0					
£5,000	-65,466	-136,449	-453,475	-177,932	-437,230					
£10,000	-131,169	-272,898	-916,105	-355,864	-876,296					
£15,000	-196,872	-409,347	-1,391,919	-533,796	-1,319,591					
£20,000	-262,575	-545,796	-1,872,796	-711,960	-1,770,102					
£25,000	-328,278	-682,245	-2,365,874	-890,920	-2,222,541					
£30,000	-393,982	-818,694	-2,858,952	-1,069,880	-2,676,452					
£35,000	-459,685	-955,373	-3,353,348	-1,249,597	-3,131,550					
£40,000	-525,454	-1,092,766	-3,852,453	-1,430,478	-3,587,695					
£45,000	-592,107	-1,230,719	-4,353,626	-1,612,804	-4,044,143					
£50,000	-658,874	-1,369,387	-4,855,721	-1,797,334	-4,503,649					
£55,000	-725,641	-1,509,070	-5,360,684	-1,983,608	-4,964,114					
£60,000	-792,407	-1,650,743	-5,865,647	-2,170,305	-5,425,732					
Cost of providing 0.5%	% Public Art (	Contribution								

	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with
				Housing			Undercroft
Without Art	8,974	21,277	67,641	25,699	58,326		
With Art	0	0	0	0	0		

Table 10.5b Impact of Providing Developer Contributions as Change in Residual Value (£ per ha). Central Milton Keynes

Cost of providing Deve	Cost of providing Developer Contributions										
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with				
				Housing			Undercroft				
£0			0		0	0	0				
£5,000			-453,475		-416,236	-1,160,675	-346,540				
£10,000			-906,950		-836,832	-2,322,380	-696,691				
£15,000			-1,360,424		-1,263,256	-3,484,084	-1,057,180				
£20,000			-1,813,899		-1,694,484	-4,648,064	-1,420,791				
£25,000			-2,267,374		-2,127,933	-5,842,402	-1,792,788				
£30,000			-2,720,849		-2,565,163	-7,041,781	-2,169,603				
£35,000			-3,185,073		-3,004,166	-8,260,347	-2,546,418				
£40,000			-3,660,887		-3,446,342	-9,478,914	-2,923,233				
£45,000			-4,139,319		-3,895,236	-10,698,109	-3,301,076				
£50,000			-4,632,397		-4,347,225	-11,926,403	-3,683,925				
£55,000			-5,125,475		-4,800,470	-13,158,068	-4,066,847				
£60,000			-5,618,553		-5,254,381	-14,402,135	-4,449,768				
Cost of providing 0.5%	6 Public Art C	Contribution									
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with				
				Housing			Undercroft				
Without Art			62,208		56,253	189,834	51,676				
With Art			0		0	0	0				

Table 10.5c Impact of Providing Developer Contributions as Change in Residual Value (£ per ha). Older Centres and City Estates

Cost of providing I	Cost of providing Developer Contributions									
£ per unit	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with			
				Housing			Undercroft			
£0	0	0	0	0	0					
£5,000	-65,703	-136,449	-453,475	-178,047	-432,165					
£10,000	-131,406	-272,898	-906,950	-357,007	-868,777					
£15,000	-197,110	-409,347	-1,362,310	-535,967	-1,306,562					
£20,000	-262,813	-546,193	-1,836,275	-715,544	-1,747,504					
£25,000	-328,516	-683,604	-2,312,089	-896,196	-2,195,158					
£30,000	-394,649	-821,656	-2,802,133	-1,078,196	-2,646,525					
£35,000	-461,416	-960,166	-3,295,211	-1,262,549	-3,099,731					
£40,000	-528,183	-1,099,694	-3,788,289	-1,448,636	-3,553,643					
£45,000	-594,950	-1,241,324	-4,284,346	-1,635,333	-4,009,470					
£50,000	-661,762	-1,385,677	-4,784,942	-1,822,924	-4,465,622					
£55,000	-729,137	-1,530,091	-5,286,116	-2,013,695	-4,922,892					
£60,000	-796,550	-1,677,274	-5,789,287	-2,206,752	-5,382,503					
Cost of providing (	0.5% Public A	Art Contribution	on							
	Strategic	Green	Green Flats	Brown	Brown Flats	HD Flats	Flats with			
				Housing			Undercroft			
Without Art	8,974	21,450	65,273	26,093	57,980					
With Art	0	0	0	0	0					

Source: HDH (February 2024)

10.35 Averaged across the typologies, a £5,000 per unit developer contribution has the impact of reducing the Residual Value by about £250,000 per ha, and a £20,000 per unit developer contribution has the impact of reducing the Residual Value by about £1,00,000 per ha.

# 10.5 Cumulative Costs of Policy Requirements

10.36 The above analysis considered the impact of higher policy standards individually. The effect of affordable housing and developer contributions is now tested in three scenarios. It is important to note that these policy scenarios are provided, by HDH as part of the iterative plan-making process, so as to inform the development of the new Local Plan. These scenarios should not be seen as the Council's particular preference or priority.

**Table 10.6 Policy Scenarios for Policy Testing** 

	Lower Requirements	Mid Requirements	Higher Requirements
Biodiversity Net Gain	10%	10%	20%
Carbon and Energy	Future Homes Standard Option 1	Zero Carbon	Zero Carbon
Accessibility	100% M4(2) Accessible & Adaptable	95% M4(2) Accessible & Adaptable, 5% M4(3)a Wheelchair Adaptable	95% M4(2) Accessible & Adaptable, 5% M4(3)a Wheelchair Adaptable
Water Standard	Enhanced Building Regulations	Enhanced Building Regulations	Enhanced Building Regulations plus rainwater harvesting
Affordable Housing Mix	First Homes 32% Social Rent 0% Affordable Rent 68%	First Homes 32% Social Rent 34% Affordable Rent 34%	First Homes 32% Social Rent 68% Affordable Rent 0%
First Homes Discount	30%	50%	50%
Further developer contributions			0.5% Public Art

Source: February 2024

- 10.37 The appraisal results are summarised below. In the following analysis, the small sites (less than 10 units) are modelled with affordable housing, although it is important to note that these are under the affordable housing threshold included in paragraph 65 of the NPPF.
- 10.38 In the following table the typologies that are able to bear at least £25,000 per unit in developer contributions are shaded green.

Table 10.7a Maximum Levels of Developer Contributions. £/unit Rural and Higher Value Flanks

Affordable %	Strategic	Green	Green Flats	Brown Housing	Brown Flats	HD Flats	Flats with Undercroft		
	Lower Policy Requirements								
0%	£60,000	£60,000	£35,000	£50,000	£10,000				
10%	£60,000	£60,000	£30,000	£40,000	£5,000				
15%	£60,000	£60,000	£30,000	£35,000	£5,000				
20%	£60,000	£60,000	£25,000	£30,000	£0				
25%	£60,000	£55,000	£20,000	£25,000	£0				
30%	£60,000	£50,000	£20,000	£20,000	Unviable				
35%	£60,000	£45,000	£15,000	£15,000	Unviable				
40%	£55,000	£40,000	£15,000	£10,000	Unviable				
Mid Policy Requirements									
0%	£60,000	£60,000	£35,000	£50,000	£10,000				
10%	£60,000	£60,000	£25,000	£35,000	£0				
15%	£60,000	£60,000	£20,000	£30,000	£0				
20%	£60,000	£50,000	£15,000	£20,000	Unviable				
25%	£60,000	£45,000	£10,000	£15,000	Unviable				
30%	£60,000	£35,000	£5,000	£5,000	Unviable				
35%	£50,000	£30,000	£5,000	£0	Unviable				
40%	£50,000	£20,000	£0	£0	Unviable				
		Hi	gher Policy	Requiremer	nts				
0%	£60,000	£60,000	£30,000	£45,000	£0				
10%	£60,000	£60,000	£20,000	£20,000	Unviable				
15%	£60,000	£55,000	£15,000	£10,000	Unviable				
20%	£60,000	£45,000	£10,000	£0	Unviable				
25%	£55,000	£35,000	£5,000	£0	Unviable				
30%	£50,000	£25,000	£0	£0	Unviable				
35%	£40,000	£15,000	Unviable	Unviable	Unviable				
40%	£30,000	£5,000	Unviable	Unviable	Unviable				

Table 10.7b Maximum Levels of Developer Contributions. £/unit. Central Milton Keynes

Affordable %	Strategic	Green	Green Flats	Brown Housing	Brown Flats	HD Flats	Flats with Undercroft			
	Lower Policy Requirements									
0%			£60,000		£45,000	£45,000	£35,000			
10%			£55,000		£35,000	£35,000	£30,000			
15%			£50,000		£30,000	£30,000	£25,000			
20%			£45,000		£20,000	£25,000	£20,000			
25%			£40,000		£20,000	£20,000	£15,000			
30%			£35,000		£15,000	£15,000	£10,000			
35%			£30,000		£15,000	£15,000	£5,000			
40%			£25,000		£10,000	£10,000	£0			
	Mid Policy Requirements									
0%			£60,000		£40,000	£40,000	£35,000			
10%			£45,000		£30,000	£35,000	£25,000			
15%			£40,000		£25,000	£25,000	£20,000			
20%			£35,000		£20,000	£20,000	£10,000			
25%			£30,000		£10,000	£15,000	£5,000			
30%			£20,000		£5,000	£10,000	£0			
35%			£15,000		£0	£5,000	Unviable			
40%			£10,000		£0	£0	Unviable			
		Hi	gher Policy	Requiremer	nts					
0%			£55,000		£35,000	£35,000	£30,000			
10%			£40,000		£25,000	£30,000	£20,000			
15%			£35,000		£15,000	£15,000	£10,000			
20%			£25,000		£10,000	£5,000	£5,000			
25%			£20,000		£0	£0	Unviable			
30%			£10,000		£0	£0	Unviable			
35%			£5,000		£0	Unviable	Unviable			
40%			£0		Unviable	Unviable	Unviable			

Table 10.7c Maximum Levels of Developer Contributions. £/unit. Older Centres and City Estates

Affordable %	Strategic	Green	Green Flats	Brown Housing	Brown Flats	HD Flats	Flats with Undercroft		
70		Lo	wer Policy		nts		Oridororon		
0%	£60,000	£60,000	£45,000	£35,000	£20,000				
10%	£60,000	£55,000	£40,000	£30,000	£15,000				
15%	£60,000	£50,000	£35,000	£25,000	£10,000				
20%	£60,000	£45,000	£35,000	£25,000	£10,000				
25%	£55,000	£40,000	£30,000	£20,000	£5,000				
30%	£50,000	£35,000	£25,000	£15,000	£0				
35%	£45,000	£30,000	£25,000	£15,000	£0				
40%	£40,000	£25,000	£20,000	£10,000	Unviable				
Mid Policy Requirements									
0%	£60,000	£60,000	£45,000	£35,000	£15,000				
10%	£60,000	£45,000	£35,000	£25,000	£10,000				
15%	£55,000	£40,000	£30,000	£20,000	£5,000				
20%	£50,000	£35,000	£25,000	£15,000	£0				
25%	£40,000	£25,000	£20,000	£10,000	£0				
30%	£35,000	£20,000	£15,000	£10,000	Unviable				
35%	£30,000	£15,000	£10,000	£5,000	Unviable				
40%	£20,000	£5,000	£5,000	£0	Unviable				
		Hi	gher Policy	Requiremer	nts				
0%	£60,000	£55,000	£40,000	£30,000	£10,000				
10%	£60,000	£45,000	£30,000	£20,000	£5,000				
15%	£50,000	£35,000	£25,000	£15,000	£0				
20%	£40,000	£25,000	£20,000	£10,000	Unviable				
25%	£30,000	£15,000	£10,000	£5,000	Unviable				
30%	£25,000	£10,000	£5,000	£0	Unviable				
35%	£15,000	£0	£0	Unviable	Unviable				
40%	£5,000	Unviable	Unviable	Unviable	Unviable				

# 10.6 Suggested Policy Requirements

- 10.39 The early results of this report were discussed with the Council, in making these suggestions the following have been taken into account:
  - 10.39.1 The delivery of affordable housing is important. There is a requirement for both Affordable Rent and Social Rent, however seeking Social Rent does have an adverse impact on viability. The Council is comfortable with the tenure split identified through the Housing and Economic Development Needs Assessment 2023 (ORS, March 2024).
  - 10.39.2 The Council recognises that the PPG seeks at least 25% of affordable housing to be First Homes. To meet a meaningful level of affordable need, a 50% discount (rather than the minimum 30% discount) would be required.
  - 10.39.3 That it is likely that the new national policy requirements for further increases to Part M of Building Regulations (with all new homes to be built to Accessible and Adaptable Part M4(2) standards) will be adopted around the time that

- the new Local Plan is implemented. It would be prudent to assume that these are a requirement. Having said this, there is uncertainty over the direction of Government policy, so the Council should keep this under review.
- 10.39.4 The cost of providing wheelchair adaptable housing is significant. Whilst the Council notes the cost of this, it is considered important that there is some wheelchair provision.
- 10.39.5 The revisions to Approved Document L are a step towards the introduction of the Future Homes Standard in 2025. While precise details of the Future Homes Standard are currently (at February 2024) out for consultation, and bearing in mind the timetable for the introduction of the new Local Plan, it would be prudent to assume that the 'Option 1' is a requirement. The Council's adopted policies currently seek Zero Carbon, and whilst it is noted that it may be necessary to reframe the policy, the Council wishes to maintain a standard that is broadly equivalent or better than the standards currently sought. Again, there is uncertainty over the direction of Government policy, so the Council should keep this under review.
- 10.39.6 The early iteration of this Study assumed that the requirements for Carbon Offsetting would be superseded by the move to Zero Carbon construction. It is now understood that that the Council do wish to carry Carbon Offsetting forward. In the 2017 WPVS a cost of £500 per dwelling was assumed to be the cost of Carbon Offsetting. This was based on the requirements of the Council's Sustainable Construction Guide SPD April 2007, and a review of typical payments made. In discussion with the Council, we note that whilst the higher build standards should result in the number of credits per dwelling being reduced, the cost of credits has increased, and the cost of carbon credits (where they are required, depending on the specification of the building) is, estimated by the Council, to be less than ~£500 per unit. This cost is accounted for in the overall £30,000 per unit allowance for developer contributions.
- 10.39.7 The viability testing includes the testing of District Heating. District Heating is not a particular priority of the Council.
- 10.39.8 The viability testing includes the testing of Rainwater Harvesting. Mandatory Rainwater Harvesting is expensive and would impinge on the ability to provide other requirements.
- 10.39.9 As this project was being completed Anglian water advised the Council that 80LPPPD day should be a requirement. Informed by Water Ready A report to inform HM Government's roadmap for water efficient new homes (Future Homes Hub, April 2024)90, an additional cost of £2,000 per dwelling is tested.
- 10.39.10 The viability testing includes a range of greenfield sites, and these have the greatest capacity to bear planning obligations such as affordable housing and developer contributions. Whilst directing development away from the existing built-up area and into the rural areas may achieve greater levels of planning obligations, this does not sit well with wider planning considerations.
- 10.39.11 Brownfield sites comprise a small element of the land supply for future development (mostly in the form of town / city centre carparks and other low

<sup>&</sup>lt;sup>90</sup> Water Ready\_A report to inform HM Government-s roadmap for water efficient new homes.pdf (cdn-website.com)

intensity uses). This is most likely to be in the central areas of Milton Keynes and Bletchley. Brownfield site development, and in particular flatted schemes, are the least viable so the Council should be cautious about relying on such sites to deliver development. It is likely that it will be necessary to consider viability on brownfield sites at the development management stage.

- 10.39.12 Milton Keynes Council, the Milton Keynes Development Partnership, together with other public sector organisations such as Homes England, have a long track record of site assembly and preparation in the City's development market. Together they are significant landowners and control much of the land supply, particularly of the more challenging sites in Central Milton Keynes and the core areas. The Council is committed to delivering policy compliant development and has a long track record of doing so, both through actively intervening in the market and through working with the wider public sector to enable delivery.
- 10.39.13 The Council recognises that the density assumptions used in the LAA may be challenging to achieve if they were to seek 20% Biodiversity Net Gain on-site. If the Council were to pursue 20% BNG, then it may be necessary to revisit the site capacity assumptions.
- 10.39.14 There is a need for infrastructure funding, and the Council is in the process of updating its Infrastructure Delivery Plan to understand the requirements and costs further. The analysis suggests that most types of greenfield development have capacity to bear developer contributions. The infrastructure requirements of the potential strategic sites are not yet known. It will be necessary for the Council to establish the costs of strategic infrastructure and mitigation associated with the potential strategic sites and test a site's ability to bear those costs before selecting sites to be included in the Plan. It is recommended that the Council completes the updating of the IDP prior to making a decision in this regard.
- 10.40 The above results were discussed with the Council's officers. Further sets of appraisals were then run and subjected to sensitivity testing, based on the following policy requirements.

Affordable Housing 31% as 54% Social Rent, 14% Affordable Rent and

32% First Homes (50% cap).

Design 95% Part M4(2) / 5% Part M4(3), Water efficiency at

£2,000 per unit, 10% Biodiversity Net Gain, 2025

Part L + Zero Carbon.

Developer Contributions s106 as £30,000/unit.

- 10.41 In this these appraisals the principal changes are to increase the developer contributions to £30,000 per unit to include the contributions to public art, the higher water efficiency standard and the cost of carbon offsetting. Three further typologies have been added to reflect the further emerging potential strategic sites.
- 10.42 In addition to the above, a discussion has taken pace around the density assumptions used in the analysis.
  - 10.42.1 Based on more recent information, development around Campbell Park (typologies 17 and 18) is now expected to come forward at densities around

- 135 units per ha, rather than 100 units per ha. The modelling has been updated to reflect this.
- 10.42.2 The density on the potential urban extensions (typologies 1, 2 and 28) has been increased from 35 units per ha to 40 units per ha.
- 10.42.3 The development within the wider urban area has generally been modelled at about 45 units per ha. Around the urban hubs, development is expected to come forward at rates of around 60 units per ha. The modelling (typologies 11 and 12) has been updated to reflect this.
- 10.43 The appraisal results are set out in **Appendix P** and subject to sensitivity testing in terms of changes in costs and values.
- 10.44 If the Council were to follow this, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.
- 10.45 As set out earlier, the delivery of any large site is challenging. It is recommended that the Council engages with the owners of all the Strategic Sites in line with the advice set out in the Harman Guidance, and only includes these sites in the new Local Plan if they can be demonstrated to be viable.
- 10.46 Having said this, Strategic Sites are modelled as for the typologies in this assessment. It is necessary to highlight an assumption at this stage, as it is not representative of such large sites. The potential strategic sites are modelled on the basis that a site is acquired by the developer in a single tranche at the start of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased in phases. Such an approach benefits the developer in terms of cashflow and this will have a material impact on viability.

# 10.6.1 Impact of Change in Values and Costs

- 10.47 Whatever policies are adopted, the Plan should not be unduly sensitive to future changes in prices and costs. In this report, the analysis is based on the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produce various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 8.6% over the next 3 years<sup>91</sup>. A range of scenarios are tested with varied increases in build costs.
- 10.48 As set out in Chapter 4, there is uncertainty in the property market. Several price change scenarios are also tested. In this analysis, it has been assumed all other matters in the base appraisals remain unchanged and the policy requirements are as per the Suggested Policy Requirements heading above. In the appraisals (see **Appendix P**), only the costs of construction and the value of the market housing are altered.
- 10.49 The analysis demonstrates that a relatively small fall in values will adversely impact on viability. Conversely, a modest increase in value could have a significant impact in improving viability.

<sup>91</sup> BCIS General Building Cost Index February 2024 - 456.0 (Forecast), February 2027 - 495.3 (Forecast).

#### 10.6.1.1.1 Review

- 10.50 The direction of the market, as set out in Chapter 4 above, is improving, although this remains uncertain. Bearing in mind Milton Keynes Council's wish to develop housing, and the requirements to fund infrastructure, it is recommended that the Council keeps viability under review; should the economics of development change significantly it should consider undertaking a limited review of the Plan to adjust the affordable housing requirements or levels of developer contribution.
- 10.51 In this regard it is timely to highlight paragraph 10-009-20180724 of the PPG.

How should viability be reviewed during the lifetime of a project?

Plans should set out circumstances where review mechanisms may be appropriate, as well as clear process and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to ensure policy compliance and optimal public benefits through economic cycles. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.

Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time. As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project.

Paragraph: 009 Reference ID: 10-009-20190509

10.52 It is recommended that, on sites where the policy requirements are flexed, the Council includes review mechanisms.

#### 10.7 Build to Rent

10.53 The Council does not expect to allocate sites specifically for Build to Rent development however Built to Rent development is coming forward through the planning system and is being delivered. To reflect this a flatted scheme and a housing scheme have been modelled. A set of appraisals, see **Appendix Q**, have been run based on the assumptions set out in the previous section, however with the affordable housing varied from 0% to 40%. A developer contribution of £5,000 per unit is incorporated into the analysis. As per paragraphs 60-002-20180913 to 10-007-20180913 of the PPG, in this analysis the affordable element is assumed to be Affordable Private Rent, with a value of 80% of market value.

Table 10.8 Build to Rent Development, Appraisal Results (£ per ha)

			EUV	BLV	Residual Va	lue							
					0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Build to Rent - Flats	Rural and Flanks	25,000	625,000	524,967	449,456	373,945	298,434	222,923	146,854	68,546	-10,685	-89,915
Site 2	Build to Rent - Flats	CMK	1,000,000	1,200,000	304,144	229,621	154,761	77,645	-550	-78,745	-156,940	-235,135	-313,330
Site 3	Build to Rent - Flats	Core Estates	1,000,000	1,200,000	304,144	229,621	154,761	77,645	-550	-78,745	-156,940	-235,135	-313,330
Site 4	Build to Rent Housing	Rural and Flanks	25,000	625,000	999,063	946,083	893,103	840,123	787,143	734,163	681,184	628,204	575,224
Site 6	Build to Rent Housing	Core Estates	1,000,000	1,200,000	989,433	933,125	876,818	820,510	764,202	707,895	651,587	595,280	538,972

- 10.54 The results show that, with the exception in the higher value area Build to Rent flatted or housing development is unlikely to be viable even without affordable housing.
- 10.55 When considering these results, it is necessary to note that the testing in this report is carried out as per the PPG and Harman Guidance. This assumes that a developer

purchases a parcel of land, develops it and then sells it for a profit and that the sole driver of development is profit from the development process. This buy / build / sell process can be assessed through calculating the Residual Value and then comparing the Residual Value to the Benchmark land Value in the EUV Plus methodology set out in the PPG and it is recognised that is necessary to simplify the viability process in a report such as this and take a consistent approach across the different types of development.

- 10.56 This buy / build / sell process does not reflect the build to rent sector. Residential let property is particularly attractive to long term investors as, historically rents have increased a little father than inflation. This characteristic means that they can be incorporated into pension fund portfolios, where they can provide long term and predictable income flows. Further, the changes to the application of Stamp Duty, with the removal of Multiple Dwellings Relief (MDR) mean that the buy / build / sell process attracts additional costs.
- 10.57 The development in this sector is more frequently bases on a model where the investor, takes a long term approach that includes funding the scheme form the outset, albeit working with a developer. Rather than assessing the development by calculating the Residual Value they are more likely to assess the Internal Rate of Return to calculate the value of the long term income stream. Rather than simply being based on the initial rent, the anticipated increases in the rents, relative to the anticipated changes in underlying inflation are projected and then reflected in the valuation.
- 10.58 In spite of the results set out above, the Council should take into account, the experience through the development management process, where development is coming forward, when making judgements about the delivery of Built to Rent Development.
- 10.59 It is timely to note that paragraph 10-007-20180724 of the updated PPG specifically anticipates that the viability of Build to Rent schemes will be considered at the development management stage. It is therefore not considered proportionate to develop a specific set of policies in this regard. As set out above, the Council does not expect to allocate sites specifically for Build to Rent development. In any event, such development is unlikely to be viable, even without affordable housing. The Council should be cautious about relying on Build to Rent schemes to deliver development, unless there is clear evidence that such development would be forthcoming.

# 10.8 Older People's Housing

- 10.60 The Sheltered and Extracare sectors have been tested separately, as has an Integrated Retirement Community (IRC).
- 10.61 As for mainstream housing, a range of appraisals have been run at the policies requirements as set out earlier in this chapter. The results for affordable housing from 0% to 40% are presented below. As above the appraisals align with the suggested policy requirements set out earlier in the chapter. Allowance is made for s106 contributions of £5,000 per unit. The full appraisals are set out in **Appendix Q**.

Table 10.9 Older People's Housing, Appraisal Results (£ per ha)

			EUV	BLV	Residual Va	lue							
					0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 7	Sheltered Flats	Rural and Flanks	25,000	625,000	4,763,190	4,451,991	4,140,791	3,829,591	3,518,392	3,207,192	2,895,992	2,584,793	2,273,593
Site 8	Sheltered Flats	CMK	1,000,000	1,200,000	5,694,586	5,306,632	4,918,679	4,530,726	4,142,772	3,754,819	3,366,866	2,978,912	2,590,959
Site 9	Sheltered Flats	Core Estates	1,000,000	1,200,000	4,555,669	4,245,306	3,934,943	3,624,580	3,314,218	3,003,855	2,693,492	2,383,130	2,072,767
Site 10	Extra Care Flats	Rural and Flanks	25,000	625,000	5,345,659	4,865,360	4,385,062	3,904,763	3,424,465	2,944,166	2,463,868	1,983,569	1,503,271
Site 11	Extra Care Flats	CMK	1,000,000	1,200,000	4,911,336	4,433,726	3,956,117	3,478,508	3,000,899	2,523,290	2,045,681	1,568,072	1,090,463
Site 12	Extra Care Flats	Core Estates	1,000,000	1,200,000	4,911,336	4,433,726	3,956,117	3,478,508	3,000,899	2,523,290	2,045,681	1,568,072	1,090,463
Site 13	Integrated Retirement	Rural and Flanks	25,000	625,000	2,303,751	2,155,626	2,007,501	1,859,377	1,711,252	1,563,127	1,415,002	1,266,877	1,118,752
Site 15	Integrated Retirement	Core Estates	1,000,000	1,200,000	2,185,732	2,038,369	1,891,006	1,743,643	1,596,280	1,448,917	1,301,554	1,154,191	1,006,829

Source: HDH (December 2023)

- 10.62 Based on this analysis, specialist older people's housing is likely to be able to bear affordable housing across the formats tested.
- 10.63 When considering these results, it is timely to note that paragraph 10-007-20180724 of the PPG specifically anticipates that the viability of specialist housing schemes will be considered at the development management stage. It is therefore not considered proportionate to develop a specific set of policies in this regard.
- 10.64 The Council does not expect to allocate sites specifically for specialist older people's housing, however, may anticipate seeking such housing as part of the Strategic Sites. It will be necessary for the Council to consider the impact this may have on overall site viability when considering the deliverability of such sites and it may need to be flexible with regard to such requirements.

# 11. Non-Residential Appraisals

- 11.1 Based on the assumptions set out previously, a set of financial appraisals have been run for the non-residential development types.
- As with the residential appraisals, the Residual Valuation approach has been used. Appraisals have been run to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, we have used the same methodology with regard to the Benchmark Land Value (EUV Plus).
- 11.3 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to make an assessment of viability. The fact that a site is shown as viable does not necessarily mean that it will come forward, and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is actually happening on the ground in terms of development, and what planning applications are being determined and on what basis.
- 11.4 In the appraisal the costs are based on the BCIS costs, adjusted for the Zero Carbon.
- 11.5 The detailed appraisal results are set out in **Appendix R** and summarised in the following sections.

# 11.1 Employment Uses

11.6 Firstly, the main employment uses are considered. The table below summarises the results, comparing the Residual Value with the Benchmark Land Value.

**Table 11.1 Employment Appraisal Results** 

GREENFIELD									
		Offices - Central	Offices - Small	Offices - Park	Offices - Elsewhere	Industrial	Industrial - Small	Distribution	
CIL	£/m2	0	0	0	0	0	0	0	
RESIDUAL VALUE	Site	-1,451,597	-102,183	-4,159,816	-4,147,484	1,081,632	-338,331	4,739,731	
Existing Use Value	£/ha	50,000	50,000	50,000	50,000	25,000	50,000	25,000	
Benchmark Land Value	£/ha	650,000	650,000	650,000	650,000	625,000	650,000	625,000	
Residual Value	£/ha	-5,806,389	-3,065,480	-7,487,669	-16,589,936	961,451	-3,383,309	3,317,811	
BROWNFIELD	BROWNFIELD								
		Offices - Central	Offices - Small	Offices - Park	Offices - Elsewhere	Industrial	Industrial - Small	Distribution	
CIL	£/m2	0	0	0	0	0	0	0	
RESIDUAL VALUE	Site	-2,626,453	-146,224		-5,322,339	573,323	-404,585	4,368,121	
Existing Use Value	£/ha	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
Benchmark Land Value	£/ha	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	
Residual Value	£/ha	-15,758,716	-7,311,180	-9,662,920	-31,934,036	509,621	-4,045,851	3,057,685	

Source: HDH (June 2024)

11.7 To a large extent the above results are reflective of the current market. With the exception of large format industrial and distribution based uses, the employment uses are shown as being unviable, however this is not just an issue here, a finding supported by the fact that such development is only being brought forward to a limited extent on a speculative basis by the development industry. Where purpose built

development is coming forward (and it is coming forward), it tends to be from existing businesses for operational reasons.

- It is important to note that the analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than what may be seen to be an open market value and take a long term view as to the direction of the market based on the prospects of an area and wider economic factors. The limited development that is coming forward in the area is largely user-led, being brought forward by businesses that will use the eventual space for operational uses, rather than for investment purposes.
- 11.9 Bearing in mind the above, Council should be cautious in relation to setting policy requirements for employment uses that would impact on viability.
- 11.10 The delivery of all but the largest employment uses is challenging in the current market. The above appraisals assume that development is carried out assuming Zero Carbon (Offices 6% and Industrial +8%). A further set of appraisals has been run to test the impact of higher costs that may arise due to higher environmental standards. The costs will vary considerably from development type and the specifics of each building, so varied construction costs of 0%, 5%, 10%, 15% and 20% are applied to the appraisals.

Table 11.2 Effect of Varied Construction Costs on Employment Uses

GREENFIELD								
		Offices -	Offices -	Offices - Park	Offices -	Industrial	Industrial -	Distribution
		Central	Small		Elsewhere		Small	
CIL	£/m2	0	0	0	0	0	0	0
RESIDUAL VALUE	Site	-1,451,597	-102,183	-4,159,816	-4,147,484	1,081,632	-338,331	4,739,731
Existing Use Value	£/ha	50,000	50,000	50,000	50,000	25,000	50,000	25,000
Benchmark Land Value	£/ha	650,000	650,000	650,000	650,000	625,000	650,000	625,000
Residual Value	£/ha	-5,806,389	-3,065,480	-7,487,669	-16,589,936	961,451	-3,383,309	3,317,811
BCIS Plus	0%	-2,229,298	-2,074,937	-5,877,978	-13,012,845	1,335,667	-2,796,040	3,585,816
	5%	-5,210,208	-2,900,389	-7,219,387	-15,993,754	1,101,782	-3,163,083	3,418,313
	10%	-8,191,117	-3,725,841	-8,560,796	-18,974,664	867,897	-3,530,127	3,250,810
	15%	-11,172,026	-4,551,294	-9,902,205	-21,955,573	634,012	-3,897,170	3,083,307
	20%	-14,152,936	-5,376,746	-11,243,615	-24,936,483	400,128	-4,264,214	2,915,804
BROWNFIELD								
		Offices -	Offices -	Offices - Park	Offices -	Industrial	Industrial -	Distribution
		Central	Small		Elsewhere		Small	
CIL	£/m2	0	0	0	0	0	0	0
RESIDUAL VALUE	Site	-2,626,453	-146,224	-5,368,289	-5,322,339	573,323	-404,585	4,368,121
Existing Use Value	£/ha	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Benchmark Land Value	£/ha	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
Residual Value	£/ha	-15,758,716	-7,311,180	-9,662,920	-31,934,036	509,621	-4,045,851	3,057,685
5005	201							
BCIS Plus		-9,997,333	-5,538,512	-7,934,505	-26,172,653	911,437	-3,415,267	3,339,090
	5%	-14,798,485	-7,015,735	-9,374,851	-30,973,806	660,302	-3,809,382	3,163,212
	10%	-19,599,638	-8,492,958	-10,815,196	-35,774,958	409,167	-4,203,497	2,987,333
	15%	-24,400,790	-9,970,182	-12,255,542	-40,576,111	158,032	-4,597,612	2,811,455
	20%	-29,201,943	-11,447,405	-13,695,888	-45,377,263	-93,103	-4,991,727	2,635,577

Source: HDH (June 2024)

11.11	This analysis shows that the application of additional costs is not the overriding factor in determining whether development is likely to be viable in the Milton Keynes market.

# 12. Summary and Recommendations

- 12.1 This chapter brings together the findings of this report and provides a non-technical summary of the overall assessment that can be read on a standalone basis. Having said this, a viability assessment of this type is, by its very nature, a technical document that is prepared to address the specific requirements of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), so it is recommended the report is read in full. As this is a summary chapter, some of the content of earlier chapters is repeated.
- Milton Keynes City Council (MKCC) is preparing the Milton Keynes City Plan 2050 (MKCP 2050). The MKCP 2050 is a Local Plan for the growth and development of Milton Keynes over the period 2022-2050. The Whole Plan Viability Study (WPVS) has been commissioned to:
  - Examine whether the impact on development viability of the policy requirements and developer contributions sought by MKCC for infrastructure and facilities.
  - To assess the impact of the level of contributions towards strategic infrastructure and mitigation sought from potential new key strategic sites.
- 12.3 This viability assessment builds on the Council's existing viability work, specifically the MKCC Whole Plan Viability Study 2017 (AECOM & HDH, November 2017). A technical consultation was carried out in November 2023. Representatives of the main developers, development site landowners, their agents, planning agents and consultants working in the area and housing associations were invited to comment on an early draft of this report.
- 12.4 The Viability Assessment sets out the methodology used, and the key assumptions adopted. It contains an assessment of the effect of the policy options, in the context of national policies and requirements, in relation to the planned development. This will allow the Council to further engage with stakeholders, to ensure that the new Plan is effective.

# 12.1 Compliance

12.5 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). HDH confirms that the relevant RICS Guidance has been followed.

# 12.2 Uncertainty

This update is being carried out during a period of uncertainty, due to the continued impact of the war in Ukraine, conflict in the Middle East and significant levels of inflation and the forthcoming general election. As a result, there are uncertainties around the values of property and the costs of construction. It is not the purpose of this assessment to predict what the impact may be and how long the effect will be. It is recommended that the Council keeps the assessment under review.

# 12.3 Viability Testing under the NPPF and PPG

- 12.7 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the updated NPPF. The overall requirement is that 'policy requirements should be informed by evidence of infrastructure and Affordable Housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106.'
- 12.8 This study is based on typologies that are representative of the type of development expected to come forward under the adopted Local Plan. In addition, the seven potential strategic sites are tested individually.
- 12.9 The updated PPG sets out that viability should be tested using the Existing Use Value Plus (EUV Plus) approach:

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).

- 12.10 The Benchmark Land Value (BLV) is the amount the Residual Value must exceed for the development to be considered viable.
- 12.11 The Government published an updated National Planning Policy Framework in December 2023. This updated NPPF does make some significant changes to the planning system, however, does not change the place of viability testing in the planmaking process. The methodology used in this report is consistent with the updated NPPF, the CIL Regulations (as amended) and the updated PPG.
- 12.12 The Levelling-up and Regeneration Act became law in late October 2023. The Act will have a significant impact on the overall plan-making process, but does not alter the place of viability in the current Local Plan process. The Act includes reference to a new national Infrastructure Levy that would be set, having regard to viability, and makes reference to the Infrastructure Levy Regulations. In March 2023, the Department for Levelling Up Housing & Communities published Open consultation, Technical consultation on the Infrastructure Levy (March 2023). Under the proposals set out in the consultation, CIL and the delivery of affordable housing would be combined into a single Infrastructure Levy, that would be calculated as a proportion of a scheme's value above a threshold. The Council will need to monitor further announcements in this regard.

# 12.3.1 Viability Guidance

12.13 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

#### **Gross Development Value**

(The combined value of the complete development) LESS

#### Cost of creating the asset, including a profit margin

(Construction + fees + finance charges)

#### .

#### **RESIDUAL VALUE**

- 12.14 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).
- 12.15 In line with the PPG, this study is based on the EUV Plus (EUV+) methodology, that is to compare the Residual Value generated by financial development appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV is central to the assessment of viability. It must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the market value of the land both with and without the benefit of planning permission for development.
- 12.16 The NPPF and the PPG are clear that the assessment of viability should be based on existing available evidence. The evidence that is available from the Council has been reviewed. This includes that which has been prepared earlier in the plan-making process, and that which the Council holds, in the form of development appraisals that have been submitted by developers in connection with specific developments to support negotiations around the provision of affordable housing or s106 contributions.

#### 12.4 Residential Market

12.17 An assessment of the housing market has been undertaken. The housing market peaked late in 2007 and then fell considerably in the 2007/2008 recession during what became known as the 'Credit Crunch'. Average house prices across England and Wales have recovered to their pre-recession peak, this is strongly influenced by London. The November 2017 WPWS was based on data collected in August 2017. Since then, average house prices have increased by about 24% in Milton Keynes. This is a little more than across Buckinghamshire as a whole (23%), but a little less than the change across England and Wales (25%) over the same period. These increases are substantial. Over the same period this data shows that average newbuild values have increased by about 42% in the MKCC area.

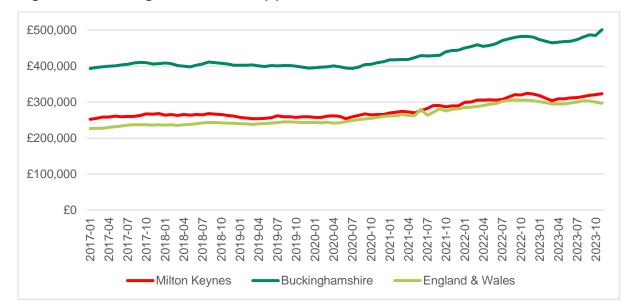


Figure 12.1 Average House Prices (£)

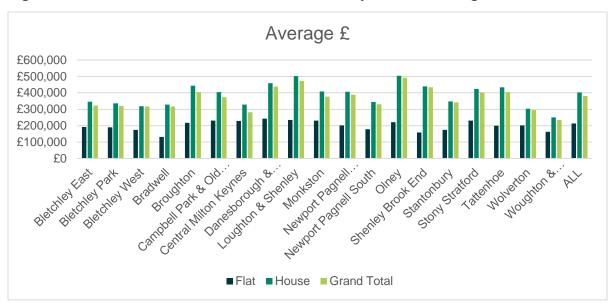
Source: Land Registry (February 2024). Contains public sector information licensed under the Open Government Licence v3.0.

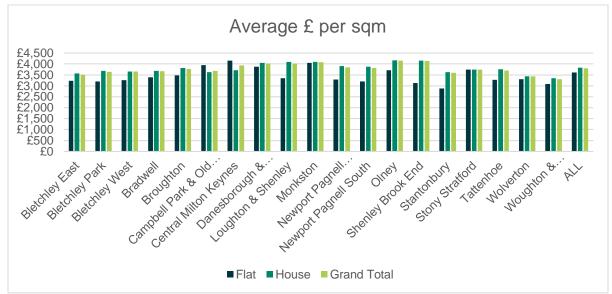
- 12.18 Based on data published by the Office for National Statistics (ONS), when ranked across England and Wales, the average house price for MKCC is 133rd (out of 331) at £367,147. To set this in context, the council at the middle of the rank (166th West Suffolk), has an average price of £337,186. The MKCC median price is lower than the average at 335,000.
- 12.19 The Land Registry shows that the average price paid for newbuild homes in the Council area (£470,470) is £166,031 (or 55%) more than the average price paid for existing homes (£304,439).

#### 12.4.1The Local Market

12.20 A survey of asking prices across the Council area was carried out in September 2023. Through using online tools such as rightmove.co.uk and zoopla.co.uk, median asking prices were estimated. Data from Landmark was analysed. This data includes the records 11,016 sales since the start of 2020. Of these, floor areas are available for 9,911 sales and the number of bedrooms is available for 4,786 sales. The data is available for newbuild and existing homes.

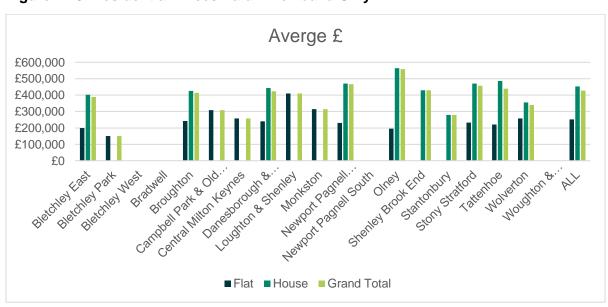
Figure 12.2 Residential Prices Paid – From January 2020 – Existing and Newbuild

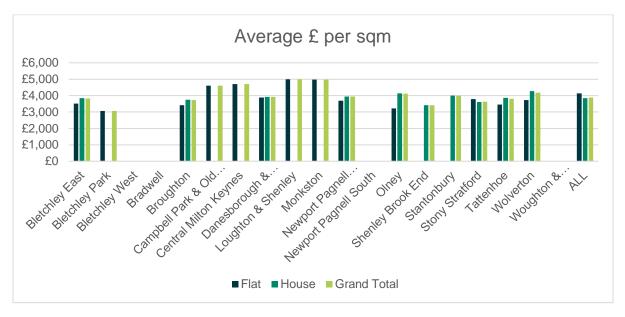




Source: Landmark (October 2023)

Figure 12.3 Residential Prices Paid – Newbuild Only





Source: Landmark (October 2023)

12.21 Based on the asking prices from active developments and informed by the general pattern of all house prices across the study area, and taking into account the comments made through the consultation process, the following price assumptions are used.

Table 12.1 2024 Updated Residential Price Assumptions (£ per sqm)

Rural/High Value/Flanks	Houses	£4,600
	Flats	£4,300
Central Milton Keynes	Houses	£4,600
	Flats	£5,000
Older Centres and City	Houses	£4,300
Estates	Flats	£4,500

Source: HDH (February 2024)

# 12.4.2Affordable Housing

12.22 In this study, it is assumed that affordable housing is constructed by the site developer and then sold to a Registered Provider (RP). The following values are used:

Social Rent £1,520 per sqm

Affordable Rent £2,980 per sqm

Shared Ownership 70% market value

First Homes 70% market value capped at £250,000.

12.23 In addition, values are derived for Build to Rent housing, student housing and specialist older people's housing.

# 12.5 Non-Residential Market

12.24 The employment and retail sectors have been surveyed and the following value assumptions have been derived:

Table 12.2 Commercial Value Assumptions £ per sqm May 2024

	Rent £ per sqm/year	Yield	Capitalised Rent £ per sqm	Appraisal Assumption £ per sqm
CMK Large Office	350	8.50%	4,117	4,000
CMK Small Office				3,500
Business Park Office				3,250
Large Industrial	100	5.50%	1,818	2,000
Small Industrial				1,500
Logistics	150	6.00%	2,500	2,500

Source: AECOM (June 2024)

#### 12.6 Land Values

12.25 In this assessment the following Existing Use Value (EUV) assumptions are used.

Table 12.3 Existing Use Value Land Prices

PDL	£1,000,000 per
	ha
Agricultural	£25,000 per ha
Paddock	£50,000 per ha

Source: HDH (October 2023)

12.26 The updated PPG makes specific reference to Benchmark Land Values (BLV) so it is necessary to address this. The following Benchmark Land Value assumptions are used:

Brownfield/Urban Sites: EUV Plus 20%.

Greenfield Sites: Generally £600,000 per ha

Strategic Sites: EUV times 10

# **12.7 Development Costs**

- 12.27 These are the costs and other assumptions required to produce the financial appraisals.
- 12.28 The cost assumptions are derived from the Building Cost Information Service (BCIS) data using the figures re-based for Milton Keynes. The cost figure for 'Estate Housing Generally' is £1,496 per sqm. The use of the BCIS data is suggested in the PPG, it is necessary to appreciate that the volume housebuilders are likely to be able to achieve significant saving due to their economies of scale.
- 12.29 In addition to the BCIS build cost, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping, and other external costs). A scale of allowances has been developed for the residential sites, ranging from 5% of build costs for flatted schemes, to 15% for the larger greenfield schemes.

12.30 An additional allowance is made for abnormal costs of 3% of the BCIS costs on brownfield sites. Abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs.

#### 12.7.1Fees

12.31 For both residential and non-residential development, professional fees are assumed to amount to 8% of build costs. Additional allowances are made for acquisition and disposal costs, planning application fees and Stamp Duty Land Tax.

#### 12.7.2Contingencies

12.32 In line with comments made through the technical consultation, a contingency of 5% has been allowed for across the brownfield typologies and 2.5% across the greenfield typologies.

# 12.7.3S106 Contributions and the costs of strategic infrastructure

12.33 The Council seeks payments from developers to mitigate the impact of the development through improvements to the local infrastructure through the s106 and s278. Allowance has been made for these (see below).

# 12.7.4Financial and Other Appraisal Assumptions

12.34 The appraisals assume interest of 7.5% p.a. for total debit balances. No allowance is made for equity provided by the developer.

# 12.7.5Developers' return

- 12.35 The updated PPG says 'For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies'. The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.
- 12.36 An assumption of 17.5% is used in relation to market housing and in relation to affordable housing. 15% is assumed for other types of development.

# 12.8 Local Plan Policy Requirements

- 12.37 The Milton Keynes City Plan 2050 (MKCP 2050) is a new plan that shall set out the Council's preferred strategy for meeting the Borough's needs until 2050. The viability modelling at this stage tests a series of policy assumptions and scenarios and is informed by targeted stakeholder engagement. The preliminary modelling shall be used to help decision makers to refine the emerging MKCP 2050.
- 12.38 The emerging MKCP 2050 is at an early stage. The policies have not yet been drafted. In this report a wide spectrum of policy options are reviewed, but it is important to note that, at this stage, some of the options that are considered are included for completeness, and that these are simply options that may or may not be progressed

into the new Local Plan. In particular, the Council has asked that the following policy areas be considered:

- Climate Change/Net Zero Carbon
- Developer contributions

The cost implications of the emerging national policy requirements and local approaches have been reviewed.

# 12.9 Modelling

- 12.39 The approach is to model a set of development sites that are broadly representative of the type of development that is likely to come forward under the new Local Plan.
- 12.40 A set of typologies have been developed to represent the future residential development.
- 12.41 The approach is to model a set of development sites that are broadly representative of the type of development that is likely to come forward under the new Local Plan.
- 12.42 The modelling of the greenfield sites and LAA sites was initially based on the assumptions set out in the Milton Keynes Council Housing Land Phasing Methodology 2021 (MKC, August 2021) which is understood to be the most up to date position. As the report was being completed some of the typologies were updated to reflect the wider developing evidence base.
- 12.43 A range of non-residential uses are also modelled.

# 12.10 Residential Appraisals

- 12.44 The appraisals use the residual valuation approach, they assess the value of a site after taking into account the costs of development, the likely income from sales and/or rents and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be viable, it is necessary for this Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).
- 12.45 Sets of appraisals have been run based including a varied affordable housing requirement, varied levels of environmental standards and varied developer contributions.
- 12.46 A report of this type applies relatively simple assumptions that are broadly reflective of an area to make an assessment of viability. The fact that a typology is shown as viable does not necessarily mean that, that type of development will come forward and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is actually happening on the ground in terms of development and the comments of the site promoters.

# 12.10.1 Base Appraisals

12.47 The base appraisals are carried out on the basis of the 2025 increase to Part L of Building Regulations, the mandating of Accessible and Adaptable standards under Part M of Building Regulations, mandatory EV Charging and 10% Biodiversity Net Gain. The full policy-on scenario with all the policy requirements, unless stated, being the following assumptions:

Affordable Housing 31% as 54% Social Rent, 14% Affordable Rent and 32%

First Homes (50% cap) – in line with the requirements for

10% AHO and 25% of affordable homes to be First Homes.

Design 95% Part M4(2) / 5% Part M4(3),

Water efficiency, 10% Biodiversity Net Gain,

2025 Part L + Zero Carbon.

Developer Contributions s106 as £25,000/unit plus art contribution of 0.5% of costs.

12.48 Whilst the study models the Plan:MK affordable housing percentage of 31% in the base appraisal, the HEDNA study contains a target of 27% affordable housing. This study will undertake sensitivity testing to model the effects of different affordable housing percentages on overall viability.

12.49 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology. The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. In the above tables, the results for all the typologies are shown. In the subsequent tables, only the typologies relevant for each area are shown. In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development:

Table 12.4a Residential Typologies, – Residual Values v BLV. Rural and Higher Value **Flanks** 

			EUV	BLV	Residual Value
Site 1	Strategic Green 2,500	Rural & Flanks	25,000	250,000	808,490
Site 2	Strategic Green 1,000	Rural & Flanks	25,000	250,000	957,024
Site 3	Large Green 300	Rural & Flanks	25,000	625,000	918,729
Site 4	Green 100	Rural & Flanks	25,000	625,000	734,074
Site 5	Green 100 HD Flats	Rural & Flanks	25,000	625,000	-1,338,491
Site 6	Green 60	Rural & Flanks	25,000	625,000	732,322
Site 7	Green 60 HD Flats	Rural & Flanks	25,000	625,000	-1,391,085
Site 8	Green 33	Rural & Flanks	25,000	625,000	1,158,142
Site 9	Green 21	Rural & Flanks	25,000	625,000	1,116,267
Site 10	Green 15	Rural & Flanks	50,000	650,000	868,979
Site 11	Brown 120 Housing	Rural & Flanks	1,000,000	1,200,000	659,151
Site 12	Brown Housing 75	Rural & Flanks	1,000,000	1,200,000	652,015

Site 13	Brown Housing 30	Rural & Flanks	1,000,000	1,200,000	1,148,897
Site 14	Brown Housing 18	Rural & Flanks	1,000,000	1,200,000	1,185,199
Site 15	Brown Housing 9	Rural & Flanks	1,000,000	1,200,000	1,518,828
Site 16	Brown Housing 6	Rural & Flanks	1,000,000	1,200,000	1,606,494
Site 17	Flats 225	Rural & Flanks	1,000,000	1,200,000	-851,445
Site 18	Flats 90	Rural & Flanks	1,000,000	1,200,000	-3,305,021
Site 19	Flats 35	Rural & Flanks	1,000,000	1,200,000	-3,668,419
Site 20	Flats 18	Rural & Flanks	1,000,000	1,200,000	-2,524,490
Site 21	Flats 9	Rural & Flanks	1,000,000	1,200,000	-1,179,016
Site 22	Flats 6	Rural & Flanks	1,000,000	1,200,000	-1,813,871

Table 12.4b Residential Typologies, - Residual Values v BLV. Central Milton Keynes

			EUV	BLV	Residual Value
Site 5	Green 100 HD Flats	СМК	25,000	625,000	943,123
Site 7	Green 60 HD Flats	CMK	25,000	625,000	994,350
Site 11	Brown 120 Housing	CMK	1,000,000	1,200,000	659,151
Site 12	Brown Housing 75	CMK	1,000,000	1,200,000	652,015
Site 13	Brown Housing 30	CMK	1,000,000	1,200,000	1,148,897
Site 14	Brown Housing 18	CMK	1,000,000	1,200,000	1,185,199
Site 15	Brown Housing 9	CMK	1,000,000	1,200,000	1,518,828
Site 16	Brown Housing 6	CMK	1,000,000	1,200,000	1,606,494
Site 17	Flats 225	CMK	1,000,000	1,200,000	789,819
Site 18	Flats 90	CMK	1,000,000	1,200,000	-879,921
Site 19	Flats 35	CMK	1,000,000	1,200,000	-1,133,169
Site 20	Flats 18	CMK	1,000,000	1,200,000	-113,925
Site 21	Flats 9	CMK	1,000,000	1,200,000	468,395
Site 22	Flats 6	CMK	1,000,000	1,200,000	720,608
Site 23	HD Flats 225	CMK	1,000,000	1,200,000	-986,511
Site 24	HD Flats 120	CMK	1,000,000	1,200,000	-8,259,394
Site 25	Flats with Undercroft 125	CMK	1,000,000	1,200,000	-834,596
Site 26	Flats with Undercroft 42	СМК	1,000,000	1,200,000	-883,673

Table 12.4c Residential Typologies, – Residual Values v BLV. Older Centres and City Estates

			EUV	BLV	Residual Value
Site 2	Strategic Green 1,000	Older Core	25,000	250,000	749,890
Site 3	Large Green 300	Older Core	25,000	625,000	696,368
Site 4	Green 100	Older Core	25,000	625,000	435,286
Site 5	Green 100 HD Flats	Older Core	25,000	625,000	-660,816
Site 6	Green 60	Older Core	25,000	625,000	426,445
Site 7	Green 60 HD Flats	Older Core	25,000	625,000	-684,033
Site 8	Green 33	Older Core	25,000	625,000	696,096
Site 9	Green 21	Older Core	25,000	625,000	659,984
Site 10	Green 15	Older Core	50,000	650,000	345,264
Site 11	Brown 120 Housing	Older Core	1,000,000	1,200,000	333,351
Site 12	Brown Housing 75	Older Core	1,000,000	1,200,000	319,682
Site 13	Brown Housing 30	Older Core	1,000,000	1,200,000	566,353
Site 14	Brown Housing 18	Older Core	1,000,000	1,200,000	588,853
Site 15	Brown Housing 9	Older Core	1,000,000	1,200,000	899,483
Site 16	Brown Housing 6	Older Core	1,000,000	1,200,000	971,693
Site 17	Flats 225	Older Core	1,000,000	1,200,000	-364,552
Site 18	Flats 90	Older Core	1,000,000	1,200,000	-2,604,248
Site 19	Flats 35	Older Core	1,000,000	1,200,000	-2,936,082
Site 20	Flats 18	Older Core	1,000,000	1,200,000	-1,828,258
Site 21	Flats 9	Older Core	1,000,000	1,200,000	-697,891
Site 22	Flats 6	Older Core	1,000,000	1,200,000	-1,073,679

- 12.50 The results vary between the different price areas, but more so based on the types of site modelled through the typologies. The brownfield sites and the denser sites generate a Residual Value that is generally less than those generated by the greenfield sites. This is for a number of reasons, including the abnormal cost and contingency assumption applied to brownfield sites, the higher costs of building flats, relative to the costs of building houses.
- 12.51 It is important to note that the policy obligations incorporated into the above analysis is greater than the adopted policy requirements, and that planning applications are frequently subject to site specific viability testing that leads to the current policy requirements being flexed.
- 12.52 The modelling includes the several typologies representing potential strategic sites. These generate a positive Residual Value that exceeds the BLV, indicating that such sites are likely to be viable. Regardless of these results, it is recommended that that the Council engages with the owners in line with the advice set out in the Harman Guidance.
- 12.53 The initial analysis is based on the Council's current policy aspirations. These are more than the existing requirements. The Council is exploring various options so further sets of appraisals have been run to establish the costs of the additional policy requirements. Before doing this, further appraisals have been run to understand an issue that was highlighted through the technical consultation, being the level of the developer's return assumptions. The approach to deriving the Benchmark Land Value

was also questioned, this is considered under the suggested Policy Requirements heading below.

#### 12.10.2 Varied Policy Requirements

- 12.54 The Council is exploring various policy options, including seeking higher environmental standards, greater accessibility, and reviewing the approach to developer contributions. Sets of appraisals have been run to establish the costs of the additional policy requirements.
- 12.55 The starting place for the analysis is Zero Carbon (as advised by Arup). Further appraisals have been run at the current standard, the anticipated 2025 increase to Part L of Building Regulations as per the December 2023 consultation (Future Homes Standard Option 2 and Option 1). In addition, varied levels of Biodiversity Net Gain, and varied levels of Accessible and Adaptable standards under Part M of Building Regulations are tested.
- 12.56 The amount the Residual Value falls reflects the reduction in the maximum amount a developer can pay for land as a consequence of that policy requirements, and is related to the density of the type of development, by way of an example, seeking Zero Carbon on flatted development is likely to reduce the Residual Value by over £610,000 per ha, whilst the impact is about £100,000 per ha on the very large, and lower density, potential strategic sites. These differences are largely due to the density assumptions used in the modelling.
- 12.57 The increase from the 2025 Future Home Standard Option 1 to Zero Carbon is significant, whilst the move from 10% to 20% BNG or the incorporation of 5% wheelchair adaptable standards, where the balance of the housing is to Accessible and Adaptable (M4(2) standards) is less so.
- 12.58 The cost of developing to the FHS Option 1 (the lower of the two proposed standards) is about twice the cost of seeking 10% of new homes to be to wheelchair adaptable standards (where the balance of the housing is to Accessible and Adaptable (M4(2) standards).

# 12.10.3 Varied Affordable Housing

- 12.59 The current affordable housing policy seeks 31% affordable housing. The Council's updated housing evidence suggests an affordable housing tenure mix of 32% First Homes (where the First Homes are subject to a 50% discount), 54% Social Rent and 14% Affordable Rent. This mix is consistent with paragraph 66 of the NPPF, that seeks a minimum of 10% affordable home ownership units, and in line with Paragraph 70-001-21210524 of the PPG, it is assumed that 25% of the affordable homes are First Homes.
- 12.60 The affordable housing is assumed to be delivered as per the above mix, but in all cases also in line with 10% AHO and 25% First Homes. All other matters are as in the base appraisals at the start of this chapter.
- 12.61 The Residual Value exceeds the BLV on most of the housing typologies across the areas, at 30% affordable housing, and at 40% on the largest greenfield typologies, indicating that these types of site are likely to be viable on this basis. The results are less good on the flatted development. These generate a Residual Value that is less than the BLV (and EUV) except in Central Milton Keynes, where higher values are assumed than in the wider city.

- 12.62 This analysis shows that providing 30% affordable housing on flatted schemes is likely to cost over £2,500,000 per ha, but on greenfield sites, less than half this amount (because of the lower density).
- 12.63 By way of wider context, the cost of providing 5% affordable housing is not dissimilar to the cost of providing Zero Carbon, rather than building to the current Part L standard.
- 12.64 Appraisals have also been run, where the type of affordable housing for rent is varied between Affordable Rent and Social Rent. In this analysis the affordable housing is assumed to be delivered in line with the requirements of the NPPF that 10% of all the housing should be Affordable Home Ownership and 25% of the affordable homes are First Homes. All other matters are as in the base appraisals at the start of this chapter.
- 12.65 On average, across the large greenfield housing typologies, the Residual Value is about £340,000 per ha less where the affordable housing for rent is provided as Social Rent rather than Affordable Rent and on the smaller greenfield typologies is over £3,600,000 less. In the flatted schemes the difference is well over £1,000,000 per ha. The consequence of this is that should the Council seek that all the affordable housing for rent is as Social Rent, the developer could typically afford to pay a landowner about substantially less than where the affordable housing for rent is as Affordable Rent. This is a significant difference that has the impact of reducing the scope for affordable housing provision by over 10%, although the impact varies considerably across the different typologies.
- 12.66 A further set of appraisals has been run with the First Homes being subject to a range of discounts and caps. This analysis shows that, across the large-scale greenfield typologies, the Residual Value is about £30,000 per ha less where the First Homes are subject to a 40% discount rather than the minimum 30% discount, and assuming 30% affordable housing, the Residual Value is about £50,000 per ha less where the First Homes are subject to a 50% discount rather than the minimum 30% discount. This analysis also shows that, across the flatted schemes, the Residual Value is about £150,000 per ha less where the First Homes are subject to a 40% discount rather than the minimum 30% discount and is about £300,000 per ha less where the First Homes are subject to a 50% discount rather than the minimum 30% discount.
- 12.67 A further set of appraisals has been run with the proportion of First Homes being increased up to 50% of the total affordable housing (in 5% increments. Whilst this does have an impact, as the value of First Homes with a 50% discount, is broadly similar to the value of Social Rent, the impact is relatively modest.

# 12.10.4 Developer Contributions

- 12.68 The above analysis considered the impact of affordable housing on development viability, taking into account the anticipated requirement for developer contributions of £25,000 per unit across, all the typologies. A range of developer contribution costs ranging from £0 to £60,000 per unit has been tested.
- 12.69 Averaged across the typologies, a £5,000 per unit developer contribution has the impact of reducing the Residual Value by about £250,000 per ha, and a £20,000 per unit developer contribution has the impact of reducing the Residual Value by about £1,00,000 per ha.

# 12.11 Cumulative Costs of Policy Requirements

12.70 The above analysis considered the impact of higher policy standards individually. The effect of affordable housing and developer contributions has also been tested in three scenarios. It is important to note that these policy scenarios are provided, by HDH as part of the iterative plan-making process, so as to inform the development of the new Local Plan. These scenarios should not be seen as the Council's particular preference or priority.

**Table 12.5 Policy Scenarios for Policy Testing** 

	Lower	Mid	Higher
	Requirements	Requirements	Requirements
Biodiversity Net	10%	10%	20%
Gain			
Carbon and	Future Homes	Zero Carbon	Zero Carbon
Energy	Standard Option 1		
Accessibility	100% M4(2)	95% M4(2)	95% M4(2)
	Accessible &	Accessible &	Accessible &
	Adaptable	Adaptable, 5%	Adaptable, 5%
		M4(3)a Wheelchair	M4(3)a Wheelchair
		Adaptable	Adaptable
Water Standard	Enhanced Building	Enhanced Building	Enhanced Building
	Regulations	Regulations	Regulations plus
			rainwater
			harvesting
Affordable Housing	First Homes 32%	First Homes 32%	First Homes 32%
Mix	Social Rent 0%	Social Rent 34%	Social Rent 68%
	Affordable Rent	Affordable Rent	Affordable Rent
	68%	34%	0%
First Homes	30%	50%	50%
Discount			
Further developer			0.5% Public Art
contributions			

Source: MKCC (February 2024)

12.71 The appraisal results are summarised below. In the following analysis, the small sites (less than 10 units) are modelled with affordable housing, although it is important to note that these are under the affordable housing threshold included in paragraph 65 of the NPPF. In the following table the typologies that are able to bear at least £25,000 per unit in developer contributions are shaded green.

Table 12.6a Maximum Levels of Developer Contributions. £/unit Rural and Higher Value Flanks

Affordable %	Strategic	Green	Green Flats	Brown Housing	Brown Flats	HD Flats	Flats with Undercroft
		Lo	wer Policy	Requiremen	its		
0%	£60,000	£60,000	£35,000	£50,000	£10,000		
10%	£60,000	£60,000	£30,000	£40,000	£5,000		
15%	£60,000	£60,000	£30,000	£35,000	£5,000		
20%	£60,000	£60,000	£25,000	£30,000	£0		
25%	£60,000	£55,000	£20,000	£25,000	£0		
30%	£60,000	£50,000	£20,000	£20,000	Unviable		
35%	£60,000	£45,000	£15,000	£15,000	Unviable		
40%	£55,000	£40,000	£15,000	£10,000	Unviable		
		ľ	Mid Policy R	equirement	S		
0%	£60,000	£60,000	£35,000	£50,000	£10,000		
10%	£60,000	£60,000	£25,000	£35,000	£0		
15%	£60,000	£60,000	£20,000	£30,000	£0		
20%	£60,000	£50,000	£15,000	£20,000	Unviable		
25%	£60,000	£45,000	£10,000	£15,000	Unviable		
30%	£60,000	£35,000	£5,000	£5,000	Unviable		
35%	£50,000	£30,000	£5,000	£0	Unviable		
40%	£50,000	£20,000	£0	£0	Unviable		
		Hi	gher Policy	Requiremer	nts		
0%	£60,000	£60,000	£30,000	£45,000	£0		
10%	£60,000	£60,000	£20,000	£20,000	Unviable		
15%	£60,000	£55,000	£15,000	£10,000	Unviable		
20%	£60,000	£45,000	£10,000	£0	Unviable		
25%	£55,000	£35,000	£5,000	£0	Unviable		
30%	£50,000	£25,000	£0	£0	Unviable		
35%	£40,000	£15,000	Unviable	Unviable	Unviable		
40%	£30,000	£5,000	Unviable	Unviable	Unviable		

Source: HDH (February 2024)

Table 12.6b Maximum Levels of Developer Contributions. £/unit. Central Milton Keynes

Affordable %	Strategic	Green	Green Flats	Brown Housing	Brown Flats	HD Flats	Flats with Undercroft
Lower Policy Requirements							
0%			£60,000		£45,000	£45,000	£35,000
10%			£55,000		£35,000	£35,000	£30,000
15%			£50,000		£30,000	£30,000	£25,000
20%			£45,000		£20,000	£25,000	£20,000
25%			£40,000		£20,000	£20,000	£15,000
30%			£35,000		£15,000	£15,000	£10,000
35%			£30,000		£15,000	£15,000	£5,000
40%			£25,000		£10,000	£10,000	£0
			Mid Policy R	equirement	S		
0%			£60,000		£40,000	£40,000	£35,000
10%			£45,000		£30,000	£35,000	£25,000
15%			£40,000		£25,000	£25,000	£20,000
20%			£35,000		£20,000	£20,000	£10,000
25%			£30,000		£10,000	£15,000	£5,000
30%			£20,000		£5,000	£10,000	£0
35%			£15,000		£0	£5,000	Unviable
40%			£10,000		£0	£0	Unviable
		Hi	gher Policy	Requiremer	nts		
0%			£55,000		£35,000	£35,000	£30,000
10%			£40,000		£25,000	£30,000	£20,000
15%			£35,000		£15,000	£15,000	£10,000
20%			£25,000		£10,000	£5,000	£5,000
25%			£20,000		£0	£0	Unviable
30%			£10,000		£0	£0	Unviable
35%			£5,000		£0	Unviable	Unviable
40%			£0		Unviable	Unviable	Unviable

Source: HDH (February 2024)

Table 12.6c Maximum Levels of Developer Contributions. £/unit. Older Centres and City Estates

Affordable	Strategic	Green	Green Flats		Brown Flats	HD Flats	Flats with
%				Housing	4 -		Undercroft
			wer Policy		1		
0%	£60,000	£60,000	£45,000	£35,000	£20,000		
10%	£60,000	£55,000	£40,000	£30,000	£15,000		
15%	£60,000	£50,000	£35,000	£25,000	£10,000		
20%	£60,000	£45,000	£35,000	£25,000	£10,000		
25%	£55,000	£40,000	£30,000	£20,000	£5,000		
30%	£50,000	£35,000	£25,000	£15,000	£0		
35%	£45,000	£30,000	£25,000	£15,000	£0		
40%	£40,000	£25,000	£20,000	£10,000	Unviable		
		ı	Mid Policy R	equirement	s		
0%	£60,000	£60,000	£45,000	£35,000	£15,000		
10%	£60,000	£45,000	£35,000	£25,000	£10,000		
15%	£55,000	£40,000	£30,000	£20,000	£5,000		
20%	£50,000	£35,000	£25,000	£15,000	£0		
25%	£40,000	£25,000	£20,000	£10,000	£0		
30%	£35,000	£20,000	£15,000	£10,000	Unviable		
35%	£30,000	£15,000	£10,000	£5,000	Unviable		
40%	£20,000	£5,000	£5,000	£0	Unviable		
		Hi	gher Policy	Requiremer	nts		
0%	£60,000	£55,000	£40,000	£30,000	£10,000		
10%	£60,000	£45,000	£30,000	£20,000	£5,000		
15%	£50,000	£35,000	£25,000	£15,000	£0		
20%	£40,000	£25,000	£20,000	£10,000	Unviable		
25%	£30,000	£15,000	£10,000	£5,000	Unviable		
30%	£25,000	£10,000	£5,000	£0	Unviable		
35%	£15,000	£0	£0	Unviable	Unviable		
40%	£5,000	Unviable	Unviable	Unviable	Unviable		

Source: HDH (February 2024)

## 12.12 Suggested Policy Requirements

- 12.72 The early results of this report were discussed with the Council, in making these suggestions the following have been taken into account:
  - The delivery of affordable housing is important. There is a requirement for both Affordable Rent and Social Rent, however seeking Social Rent does have an adverse impact on viability. The Council is comfortable with the tenure split identified through the Housing and Economic Development Needs Assessment 2023 (ORS, March 2024).
  - The Council recognises that the PPG seeks at least 25% of affordable housing to be First Homes. To meet a meaningful level of affordable need, a 50% discount (rather than the minimum 30% discount) would be required.
  - That it is likely that the new national policy requirements for further increases to Part M of Building Regulations (with all new homes to be built to Accessible and Adaptable – Part M4(2) standards) will be adopted around the time that

- the new Local Plan is implemented. It would be prudent to assume that these are a requirement. However, there is uncertainty over the direction of Government policy, so the Council should keep this under review.
- The cost of providing wheelchair adaptable housing is significant. Whilst the Council notes the cost of this, it is considered important that there is some wheelchair provision.
- The revisions to Approved Document L are a step towards the introduction of the Future Homes Standard in 2025. While precise details of the Future Homes Standard are currently (at February 2024) out for consultation, and bearing in mind the timetable for the introduction of the new Local Plan, it would be prudent to assume that the 'Option 1' is a requirement. The Council's adopted policies currently seek Zero Carbon, and whilst it is noted that it may be necessary to reframe the policy, the Council wishes to maintain a standard that is broadly equivalent or better than the standards currently sought. Again, there is uncertainty over the direction of Government policy, so the Council should keep this under review.
- In the early iterations of this Study had been assumed that the requirements and costs for Carbon Offsetting, and related costs, would be superseded by the move to Zero Carbon construction. As set out above, the typical additional costs of the carbon offset requirement in the Sustainable Construction Guide SPD April 2007 were about £500/unit which was tested previously in 2017. It is now understood that that the Council do wish to carry this forward. It is understood that whilst the number of 'credits per dwelling has reduced, the cost of each credit has increased. An additional cost of £200 per unit is treated as a cost in the final appraisals in this report.
- The viability testing includes the testing of District Heating. District Heating is not a particular priority of the Council.
- The viability testing includes the testing of Rainwater Harvesting. Mandatory Rainwater Harvesting is expensive and would impinge on the ability to provide other requirements.
- As this project was being completed Anglian water advised the Council that 80LPPPD day should be a requirement. Informed by Water Ready – A report to inform HM Government's roadmap for water efficient new homes (Future Homes Hub, April 2024), an additional cost of £2,000 per dwelling is tested.
- The viability testing includes a range of greenfield sites, and these have the
  greatest capacity to bear planning obligations such as affordable housing
  and developer contributions. Whilst directing development away from the
  existing built-up area and into the rural areas may achieve greater levels of
  planning obligations, this does not sit well with wider planning considerations.
- Brownfield sites comprise a small element of the land supply for future development (mostly in the form of town / city centre carparks and other low intensity uses). This is most likely to be in the central areas of Milton Keynes and Bletchley. Brownfield site development, and in particular flatted schemes, are the least viable so the Council should be cautious about relying on such sites to deliver development. It is likely that it will be necessary to consider viability on brownfield sites at the development management stage.
- Milton Keynes Council, the Milton Keynes Development Partnership, together with other public sector organisations such as Homes England,

have a long track record of site assembly and preparation in the City's development market. Together they are significant landowners and control much of the land supply, particularly of the more challenging sites in Central Milton Keynes and the core areas. The Council is committed to delivering policy compliant development and has a long track record of doing so, both through actively intervening in the market and through working with the wider public sector to enable delivery.

- The Council recognises that the density assumptions used in the LAA may be challenging to achieve if they were to seek 20% Biodiversity Net Gain onsite. If the Council were to pursue 20% BNG, then it may be necessary to revisit the site capacity assumptions.
- There is a need for infrastructure funding, and the Council is in the process of updating its Infrastructure Delivery Plan to understand the requirements and costs further. The analysis suggests that most types of greenfield development have capacity to bear developer contributions. The infrastructure requirements of the potential strategic sites are not yet known. It will be necessary for the Council to establish the costs of strategic infrastructure and mitigation associated with the potential strategic sites and test a site's ability to bear those costs before selecting sites to be included in the Plan. It is recommended that the Council completes the updating of the IDP prior to making a decision in this regard.
- 12.73 The above results were discussed with the Council's officers. Further sets of appraisals were then run and subjected to sensitivity testing, based on the following policy requirements.

a. Affordable Housing 31% as 54% Social Rent, 14% Affordable Rent and

32% First Homes (50% cap).

b. Design 95% Part M4(2) / 5% Part M4(3), Water efficiency at

£2,000 per unit, 10% Biodiversity Net Gain, 2025

Part L + Zero Carbon

- c. Developer Contributions s106 as £30,000/unit.
- 12.74 In this these appraisals the principal changes are to increase the developer contributions to £30,000 per unit to include the contributions to public art, the higher water efficiency standard and the cost of carbon offsetting. Three further typologies have been added to reflect the further emerging potential strategic sites.
- 12.75 In addition to the above, a discussion has taken place around the density assumptions used in the analysis.
  - a. Based on more recent information, development around Campbell Park (typologies 17 and 18) is now expected to come forward at densities around 135 units per ha, rather than 100 units per ha. The modelling has been updated to reflect this.
  - b. The density on the potential urban extensions (typologies 1, 2 and 28) has been increased from 35 units per ha to 40 units per ha.

- c. The development within the wider urban area has generally been modelled at about 45 units per ha. Around the urban hubs, development is expected to come forward at rates of around 60 units per ha. The modelling (typologies 11 and 12) has been updated to reflect this.
- 12.76 If the Council were to follow this, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.
- 12.77 As set out earlier, the delivery of any large site is challenging. It is recommended that the Council engages with the owners of all the Strategic Sites in line with the advice set out in the Harman Guidance, and only includes these sites in the new Local Plan if they can be demonstrated to be viable.
- 12.78 Having said this, Strategic Sites are modelled as for the typologies in this assessment. It is necessary to highlight an assumption at this stage, as it is not representative of such large sites. The potential strategic sites are modelled on the basis that a site is acquired by the developer in a single tranche at the start of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased in phases. Such an approach benefits the developer in terms of cashflow and this will have a material impact on viability.

### **12.12.1** Build to Rent

- 12.79 The Council does not expect to allocate sites specifically for Build to Rent development however Built to Rent development is coming forward through the planning system and is being delivered. To reflect this a flatted scheme and a housing scheme have been modelled. A set of appraisals, have been run based on the assumptions set out in the previous section, however with the affordable housing varied from 0% to 40%. A developer contribution of £5,000 per unit is incorporated into the analysis. As per paragraphs 60-002-20180913 to 10-007-20180913 of the PPG, in this analysis the affordable element is assumed to be Affordable Private Rent, with a value of 80% of market value.
- 12.80 The results show that, with the exception in the higher value area Build to Rent flatted or housing development is unlikely to be viable even without affordable housing.
- 12.81 When considering these results, it is necessary to note that the testing in this report is carried out as per the PPG and Harman Guidance. This assumes that a developer purchases a parcel of land, develops it and then sells it for a profit and that the sole driver of development is profit from the development process. This buy / build / sell process can be assessed through calculating the Residual Value and then comparing the Residual Value to the Benchmark land Value in the EUV Plus methodology set out in the PPG and it is recognised that is necessary to simplify the viability process in a report such as this and take a consistent approach across the different types of development.
- 12.82 This buy / build / sell process does not reflect the build to rent sector. Residential let property is particularly attractive to long term investors as, historically rents have increased a little farther than inflation. This characteristic means that they can be incorporated into pension fund portfolios, where they can provide long term and

- predictable income flows. Further, the changes to the application of Stamp Duty, with the removal of Multiple Dwellings Relief (MDR) mean that the buy / build / sell process attracts additional costs.
- 12.83 The development in this sector is more frequently based on a model where the investor, takes a long term approach that includes funding the scheme form the outset, albeit working with a developer. Rather than assessing the development by calculating the Residual Value they are more likely to assess the Internal Rate of Return to calculate the value of the long term income stream. Rather than simply being based on the initial rent, the anticipated increases in the rents, relative to the anticipated changes in underlying inflation are projected and then reflected in the valuation.
- 12.84 In spite of the results set out above, the Council should take into account, the experience through the development management process, where development is coming forward, when making judgements about the delivery of Built to Rent Development.
- 12.85 It is timely to note that paragraph 10-007-20180724 of the updated PPG specifically anticipates that the viability of Build to Rent schemes will be considered at the development management stage. It is therefore not considered proportionate to develop a specific set of policies in this regard. The Council does not expect to allocate sites specifically for Build to Rent development. In any event, such development is unlikely to be viable, even without affordable housing. The Council should be cautious about relying on Build to Rent schemes to deliver development, unless there is clear evidence that such development would be forthcoming.

### 12.12.2 Older People's Housing

- 12.86 The Sheltered and Extracare sectors have been tested separately, as has an Integrated Retirement Community (IRC).
- 12.87 As for mainstream housing, a range of appraisals have been run at the policies requirements as set out earlier in this chapter. The results for affordable housing from 0% to 40% are presented below. As above the appraisals align with the suggested policy requirements set out earlier in the chapter. Allowance is made for s106 contributions of £5,000 per unit.
- 12.88 Based on this analysis, specialist older people's housing is likely to be able to bear affordable housing across the formats tested.
- 12.89 The Council does not expect to allocate sites specifically for specialist older people's housing, however, may anticipate seeking such housing as part of the Strategic Sites. It will be necessary for the Council to consider the impact this may have on overall site viability when considering the deliverability of such sites and it may need to be flexible with regard to such requirements.

# 12.13 Non-Residential Appraisals

As with the residential appraisals, the Residual Valuation approach has been used. Appraisals have been run to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the value from an

- alternative use. To assess viability, we have used the same methodology with regard to the Benchmark Land Value (EUV Plus).
- 12.91 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to make an assessment of viability. The fact that a site is shown as viable does not necessarily mean that it will come forward, and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is actually happening on the ground in terms of development, and what planning applications are being determined and on what basis.
- 12.92 In the appraisal the costs are based on the BCIS costs, adjusted for the Zero Carbon.

### 12.13.1 Employment Uses

- 12.93 Firstly, the main employment uses are considered. The table below summarises the results, comparing the Residual Value with the Benchmark Land Value.
- 12.94 The results are reflective of the current market. With the exception of large format industrial and distribution based uses, the employment uses are shown as being unviable, however this is not just an issue here, a finding supported by the fact that such development is only being brought forward to a limited extent on a speculative basis by the development industry. Where purpose built development is coming forward (and it is coming forward), it tends to be from existing businesses for operational reasons.
- 12.95 It is important to note that the analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than what may be seen to be an open market value and take a long term view as to the direction of the market based on the prospects of an area and wider economic factors. The limited development that is coming forward in the area is largely user-led, being brought forward by businesses that will use the eventual space for operational uses, rather than for investment purposes.
- 12.96 Bearing in mind the above, Council should be cautious in relation to setting policy requirements for employment uses that would impact on viability.
- 12.97 The delivery of all but the largest employment uses is challenging in the current market. The above appraisals assume that development is carried out assuming Zero Carbon (Offices 6% and Industrial +8%). A further set of appraisals has been run to test the impact of higher costs that may arise due to higher environmental standards.
- 12.98 This analysis shows that the application of additional costs is not the overriding factor in determining whether development is likely to be viable in the Milton Keynes market,

## 12.14 Conclusions and Recommendations

12.99 The property market across the Milton Keynes City Council area is mixed, and the outlook is uncertain, with considerable inflationary and wider economic uncertainties.

Most types of residential and non-residential development are coming forward, and most market lead housing schemes are delivering affordable housing.

12.100 The testing highlights the relationships between policy requirements and how they may impact on viability and ultimately the delivery of development. Through the iterative process, the emerging results were discussed with the Council's officers. The following combined set of planning obligations were settled on.

a. Affordable Housing 31% as 54% Social Rent, 14% Affordable Rent and

32% First Homes (50% cap).

b. Design 95% Part M4(2) / 5% Part M4(3),

Water efficiency at £2,000 per unit, 10% Biodiversity

Net Gain,

2025 Part L + Zero Carbon + £200 per unit for

carbon offsetting.

c. Developer Contributions s106 as £30,000/unit.

- 12.101 If the Council were to follow this, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.
- 12.102 As set out earlier, the delivery of any large site is challenging. It is recommended that the Council engages with the owners of all the Strategic Sites in line with the advice set out in the Harman Guidance, and only includes these sites in the new Local Plan if they can be demonstrated to be viable.
- 12.103 Having said this, Strategic Sites are modelled as for the typologies in this assessment. It is necessary to highlight an assumption at this stage, as it is not representative of such large sites. The potential strategic sites are modelled on the basis that a site is acquired by the developer in a single tranche at the start of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased in phases. Such an approach benefits the developer in terms of cashflow and this will have a material impact on viability.
- 12.104 Employment uses are not shown as being viable, with the exception of the large scale uses; the Council should be cautious in seeking additional standards from such development.

# **Appendix A Specification**

### Brief for Milton Keynes Whole Plan Viability Study July 2023

### A.1 Introduction

- Milton Keynes City Council (MKCC) wishes to commission consultants to carry out a Whole Plan Viability Study (WPVS) for the Borough of Milton Keynes, one of the fastest growing and most dynamic local authority areas in the UK. The WPVS is one of several documents being prepared as part of the evidence base for the New City Plan (NCP) a Local Plan for the growth and development of Milton Keynes over the period 2022-2050.
- 2. The WPVS will examine whether the policy requirements and developer contributions sought by MKCC for infrastructure and facilities, renders types of residential and commercial development unviable. The WPVS will also examine if the level of contributions sought from potential new key strategic sites within the NCP renders their development unviable. This study will be conducted in two phases. Firstly, to inform the Regulation 18 draft NCP (consultation expected July 2024 to September 2024) and secondly to inform the proposed submission NCP (Regulation 19 stage), for an eight-week consultation expected in February and March 2025. The WPVS will form a key part of the MKCC's evidence base for the NCP and should comply with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) insofar as the viability testing of local plans.

# A.2 Purpose of the WVPS

3. In accordance with national planning policy and guidance the WPVS will assess and examine if the cumulative impact of the policy requirements and contributions sought by MKCC from development and from allocated strategic sites would render development unviable. The policy requirements and contributions sought by MKCC will be set out within the NCP and will cover topics including, but not limited to, the levels and types of affordable housing provision required, together with other infrastructure including education, health, transport, flood and water management, green and digital infrastructure and waste planning and management.

## A.3 Background and context

- 4. The NCP will replace the current Local Plan (Plan:MK) adopted in March 2019. The starting point for preparing the NCP are the long-term ambitions for growth in Milton Keynes set out in the Milton Keynes Strategy for 2050 adopted by MKCC in January 2021. The Strategy aims for a steady population increase from around 287,000 in 2021 (Census Figure) to around 410,000 people within the Borough by 2050, as the best means of achieving Seven Big Ambitions:
  - a. Strengthen those qualities that make Milton Keynes special
  - b. Make Milton Keynes a leading green and cultural city by global standards
  - c. Ensure everyone has their own decent home to rent or buy
  - d. Build safe communities that support health and wellbeing
  - e. Provide jobs for everyone by supporting businesses, and attracting new ones
  - f. Offer better opportunities for everyone to learn and develop their skills
  - g. Make it easier for everyone to travel on foot, by bike and with better public transport
- 5. The Strategy for 2050 is not a statutory planning document. Nonetheless, it is an annex to the Council Plan and clearly sets out MKCC's objectives and aspirations for growth in Milton Keynes, which has been informed by a suite of evidence studies and extensive stakeholder engagement. As such, it provides a solid foundation for developing the NCP for Milton Keynes.

6. Nationally, the Government undertook a twelve-week public consultation from 17 March to 9 June 2023 on a National Infrastructure Levy designed to reform the existing system of developer contributions in England – Section 106 planning obligations and the Community Infrastructure Levy. It is uncertain if the Government will legislate to implement the levy proposal.

# A.4 Developer Contributions and Planning Obligations

- 7. Following the adoption of Milton Keynes Urban Development Area Tariff SPD in 2007, MKCC has used Tariff arrangements to maximise infrastructure provision, whilst providing certainty for developers and landowners over their development contributions.
- 8. Our original tariff (Tariff 1) funded infrastructure provision for the development of strategic sites such the Eastern and Western Expansion Areas. It is estimated to have secured around £430 million for infrastructure provision within the City (of which £275 million has been received to date), as well as land for schools and community uses. For further details about the MK Tariff, please see link...
- 9. Tariff 1 is now closed to additional contributions. However, a new tariff (Tariff 2A) has been negotiated and signed for the development of Milton Keynes East, a development of around 5000 dwellings and negotiations are under way for Tariff 2B for South East Milton Keynes, a development of around 3000 dwellings. In effect, the tariff operates as a multi-lateral agreement between the main landowners and promoters agreeing the arrangements for funding shared infrastructure costs. Unless it is unable to do so following the introduction of a National Infrastructure Levy, MKCC proposes to use new tariff arrangements (Tariff 3) to secure contributions for the development of strategic sites within the NCP.
- 10. Alongside the MK Tariff, MKCC has successfully operated a S106 regime for all applicable developments outside of the site-specific MK Tariff agreements. Both Tariff 2A and the current S106 regime were informed by the Whole Plan Viability Study that informed the current local plan, Plan:MK

# A.5 Milton Keynes NCP Ambition and Objectives Consultation

11. Public consultation on the NCP has already started with the Ambition and Objectives and Sustainability Appraisal Scoping Report consultations held from 31 January to 16 March 2023. NCP priorities include sustainability, shaping the built environment to help achieve net zero carbon by 2030 and be carbon negative by 2050, walkable neighbourhoods, promoting better physical and mental health, delivering genuinely affordable housing and inclusive places and new jobs, a green city with parks and open spaces providing opportunities for everyone to easily access attractive open areas.

## A.6 Evidence Base Studies

12. To prepare the evidence base for the NCP, MKCC has commissioned a range of technical studies. Studies considered most relevant to the WPVS are detailed in Table 2...when these studies are expected to be completed and the name of the MKCC officer who leads on the study.

# A.7 Key Outputs of this Study

- a. To produce a viability assessment of the NCP's policy and infrastructure requirements reflecting the recommended approach in national planning guidance, (NPPF and PPG) including standardised inputs and other relevant inputs (RICS).
- b. To assess and examine if national and local standards, and the emerging NCP policy requirements, are realistic and deliverable or if they render development unviable at both a high level and for specified strategic sites.

- c. To set out the methodology used, and the key assumptions adopted, in testing national and local standards and planning policy requirements for agreed typologies of development (residential and commercial) at Regulation 18 and 19 stages of the NCP.
- d. To assess the viability of different affordable housing requirements (overall % requirement, different Affordable Housing products/tenures including First Homes, and size mix) for different development typologies and distinct character areas of MK as defined by average sale values or other appropriate criteria.
- e. This study should include some disaggregation of the costs of development for other planning obligations including, but not limited to, open space, waste, education, active travel infrastructure and health to enable transparency about the trade-offs and choices open to MKCC when preparing the NCP for submission. For example, if MKCC wanted to maximise affordable housing provision what would be the trade-offs associated with that decision in terms of the provision of other infrastructure and facilities.

# **Appendix B Consultees**

### **B.1** Attendees

Ian Bennett – Storey Homes

Clive Faine – Abbeygate Developments Ltd

Jerry Major - Willmott Dixon

Rhys Bartle - Stonewater

Emma Risby - Persimmon Homes

David Fovargue - Marrons

Lauren White - Hallam Land

Dave Lakin - GUHG

John Gale - Savills

Damien Lippett - MKDP

Jason Tait – Planning Prospects

Alice Kirkham - Redrow

Jessica O'Neil - CORA

Martin Stannells - Guinness

Sunita Aujla - Paradigm Housing

Stacey Rawlings - Roebuck Land

Robbie Locke - CORA

Fiona Whyte – Peabody

Gabriel Kenyon – MKCC

Charlotte Stevens - MKCC

Steve Eccles - Socius

Tim Waller – Waller Planning

# **Appendix C Consultation** Questionnaire

Name	
Firm / Developer	
On behalf of	
Site	
Date	

## **Local Plan Viability Consultation**

# 12th December 2023 to 12th January 2024

- 1. Milton Keynes City Council is in the process of preparing a New City (Local) Plan. This will replace the current adopted *Plan:MK*, *2016*. AECOM and HDH Planning & Development Ltd have been appointed to update the Council's viability evidence and produce this Whole Plan Viability Assessment as required by the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).
- 2. A pre-consultation draft report has been prepared for comment. It is an early working draft setting out the proposed methodology, modelling and assumptions. It is inevitable that some of these will change as a result of the consultation. This early draft report does not include results or recommendations, these will be included following feedback on the base assumptions and thus ensure that the analysis is firmly based and robust.
- 3. This questionnaire is being circulated, with the pre-consultation draft report, to landowners, site promoters, developers, housing associations, agents and others involved in the local development markets. Consultees are invited to comment on any aspect of this draft report. This questionnaire has been prepared to facilitate comments, however there is no specific need to use the questionnaire form, or to limit the responses to the particular questions or topics.
- 4. The pre-consultation draft report sets out the evidence as collated by AECOM and HDH. It draws on a wide range of sources. It is important that responses submitted through this consultation are supported by evidence. Comments that simply observe a particular assumption is too low or too high are not helpful in establishing the correct assumption. Responses need to be supported by evidence, or alternatively point to sources of evidence that AECOM/HDH can draw on and use to evidence the changes made in the next iteration of this viability assessment.
- 5. Please do not feel that you need to comment to all aspects of the report please comment of those areas where you have expertise. Where there are areas of agreement it is useful for these to be acknowledged.
- 6. Please return to the following via email by midnight on Friday 12<sup>th</sup> January 2024 to:

david.a.carlisle@aecom.com

7. The pre-consultation report is set out in Chapters as follows:

### Chapter 1

- 8. This chapter sets out the context to this report.
- 9. It is important to note that the HDH is a firm of Chartered Surveyors and is therefore regulated by the RICS. The report is prepared in line with the requirements of *Financial viability in planning: conduct and reporting. 1st edition, May 2019.* It is mandatory for Chartered Surveyors to follow this guidance, including surveyors responding to this consultation.
- 10. Please provide any comments on the context and scope of the project.

Context	
Response.	

### Chapter 2

- 11. This chapter sets out the approach to viability testing, including a review of the requirements of the 2021 NPPF and the updated PPG.
- 12. Please provide any comments on the overall approach taken.

Regulation and Framework.	
Response.	
	ļ

Chap	oter	3
------	------	---

13. Th	s cha	apter	sets	out	the	metho	dology	used.
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14.	Please provide any comments with regard to the methodology used, including the use of the	ıe
	'Existing Use Value Plus' approach.	

Methodology		
Response.		

### Chapter 4

15. This chapter sets out an assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different geographical areas. Please provide any comments on the assumptions proposed, providing evidence to support the comments made:

Market Housing Values - Typologies
Response.
Build to Rent Housing Values
Response.
Affordable Housing Values
Response.
Older Peoples Housing Values
Response.

Ch	ap	te	r	5

16.	This chapter includes an assessment of the non-residential market.	Are these in line with your
	understanding of the market?	

### Chapter 6

- 17. This chapter includes an assessment of the approach to Existing Use Value and to establishing Benchmark Land Value.
- 18. The EUV assumptions are set out in Table 6.4. Are these in line with the current market?

<b>EUV Assumptions</b>		
Response.	 	

19. Does the BLV provide an adequate landowner's premium? If not, why not, and what assumption should be used – and why?

BLV Assumptions	
Response.	

### Chapter 7

20. The cost and general development assumptions to be used in the development appraisals are set out through this chapter. Do the assumptions used reflect current development costs in the City?

Construction and Development Costs
Response.
Chapter 8
This chapter includes a summary of a range of extant policy requirements and possible future
policies that the Council is considering, together with our understanding of how they are
implemented and whether they add to the costs of development.
implemented and whether they add to the costs of development.
Does this correspond to the working of the policies on the ground?
Current local policy requirements
Response.
Are there other emerging areas of national policy that should be taken into account?
Emerging national policy requirements
Response.
Chapter 9
The modelling will be based on the expected development to come forward under the New
City Plan.
Oity Fidin.
Do the typologies reflect the expected range of residential development?
Typologies
Response.

21.

22.

23.

24.

25.

Modelling A	ssumptions
Response.	
Several non- included?	-residential uses will be modelled (office, industrial, retail), do others need to be
Non-resider	ntial development modelling assumptions

### Chapter 10

28. In due course this chapter will set the results of the appraisals and consideration of residential development.

### **Chapter 11**

29. In due course this chapter will set the results of the appraisals and consideration of residential development.

### Chapter 12

- 30. In due course this chapter will set out the findings and recommendations.
- 31. It is planned to test the following scenarios:
  - a. Housing
    - Affordable Housing
    - Overall requirement
    - Tenure Mix, Social Rent / Affordable Rent / Affordable Home Ownership / First Homes
    - Commuted Sums

•	Accessible	and Adapta	ble Standards
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- b. Biodiversity net gain, over national requirements
- c. Water Standards
- d. Climate Change
  - Towards zero carbon (different steps)
- e. Developer Contributions s106, Open Space Contributions.
- f. Relationship between developer contributions and affordable housing
- g. Custom and self build
- 32. Should further sensitivity testing be carried out?

Development Scenarios and Sensitivity Testing
Response.

Thank you for your assistance with this consultation. Please return this questionnaire (or other response as per the instructions on Page 1.

# **Appendix D Consultation Presentation and Event Notes**

The Pages in this appendix are not numbered



# Whole Plan Viability Study

### **Consultation Event**

23rd November 2023



Please use the chat icon to ask questions or leave comments



Please raise a hand to ask a question or to make a commen



To avoid sound interference please mute your microphone



1

1

### Local Plan Review

- Development
  - New allocations (including Strategic Sites)
- New policies to
  - respond to climate change
  - respond to updated evidence
- Respond to national changes
  - Future Homes Standard / Future Building Standard
  - First Homes 25% of affordable, AHO 10% of all
  - % Biodiversity Net Gain, EV Charging, Accessible and Adaptable (M4(2))



# Agenda

NPPF, PPG and Guidance

Levelling Up Act and Infrastructure Levy

Methodology

Harman Guidance / RICS Guidance / PPG

Main Assumptions

- Prices
- Costs
- Commercial prices

Modelling

The Viability Test

Moving Forward



2

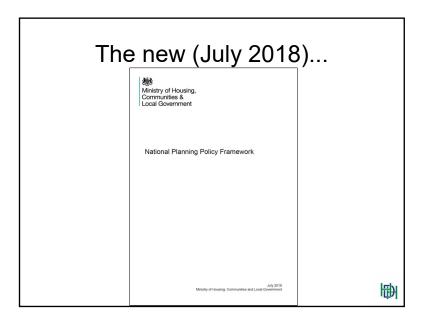
# Key issue

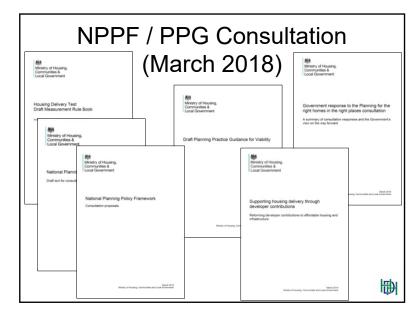
- Delivery of Planned Development
- Reduced scope for viability testing at the Development Management stage.
  - Based on 'changes since the plan was brought into force' and 'should be based upon and refer back to the viability assessment that informed the plan'

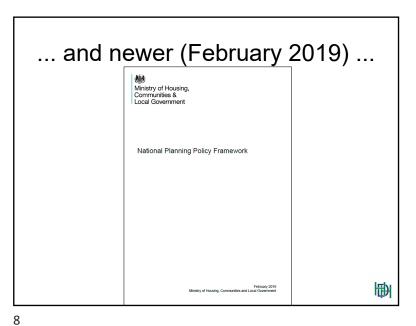


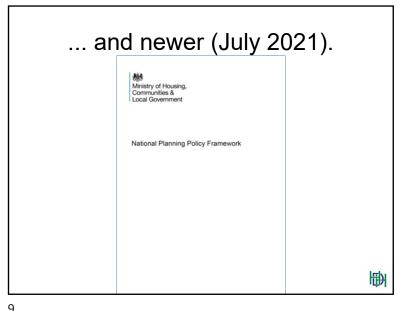
3













... and newest (September 2023).

Ministry of Housing, Communities & Local Government

National Planning Policy Framework



10

12

# 2020 White Paper - Viability

Assessments of housing need, viability and environmental impacts are too complex and opaque: Land supply decisions are based on projections of household and business 'need' typically over 15- or 20-year periods. These figures are highly contested and do not provide a clear basis for the scale of development to be planned for. Assessments of environmental impacts and viability add complexity and bureaucracy but do not necessarily lead to environmental improvements nor ensure sites are brought forward and delivered:

Local Plans should be subject to a single statutory "sustainable development" test, and unnecessary assessments and requirements that cause delay and challenge in the current system should be abolished. This would mean replacing the existing tests of soundness, updating requirements for assessments (including on the environment and viability) and abolishing the Duty to Cooperate.



# 2020 White Paper – Pillar Three

- Proposal 19: The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationallyset rate or rates and the current system of planning obligations abolished.
- Proposal 21: The reformed Infrastructure Levy should deliver affordable housing provision



13

# Levelling-up and Regeneration Act

#### 204G Amount

- (5) For the purposes of subsection (2), IL regulations may make provision about—
  - (a) how the level of affordable housing provided in the area is to be measured, and
  - (b) how the level of funding provided by developers is to be
- (4) A charging authority, in setting rates or other criteria, must have regard, to the extent and in the manner specified by IL regulations,
  - (a) matters specified by IL regulations relating to the economic viability of development (which may include, in particular, actual or potential economic effects of the imposition of IL);
  - (b) (b) matters specified by IL regulations relating to the actual or potential economic effects (including increases in the value of



# 2022 Queen's Speech

"A bill will be brought forward to drive local growth, empowering local leaders to regenerate their areas, and ensuring everyone can share in the United Kingdom's success. The planning system will be reformed to give residents more involvement in local development."

The main benefits of the Bill would be:

- Capturing more of the financial value created by development with a locally set, non-negotiable levy to deliver the infrastructure that communities need. such as housing, schools, GPs and new roads.
- Simplifying and standardising the process for local plans so that they are produced more quickly and are easier for communities to influence.



14

16

# Infrastructure Levy





# The big change...

#### **2012 NPPF**

#### 173

... 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

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

#### PPG 2018 / 2019

#### 10-009-20190509

... ensure policy compliance and optimal public benefits through economic cycles...

#### 10-010-20180724

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

17

# PPG Viability in plan-making

- 10-003 based on 'Typologies'
- 10-004 use average costs and values
- 10-005 test strategic sites (if any)
- 10-006 consultation
- 10-013 EUV Plus (it give BLV)



#### 2012 NPPF - Footnote 11

11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

#### 2021 NPPF - glossary

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

18

# Standard Viability Test - Residual Value

#### STEP 1

### **Gross Development Value**

(The combined value of the complete development)

LESS

## Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

### **RESIDUAL VALUE**

### STEP 2

20

Residual Value v Existing Use Value

20



# **PPG Standardised inputs**

- 10-010
  - viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission
- 10-011
  - average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data



21

### PPG BLV - 10-014

- · Based on EUV
- Allow for a premium to the landowner
- Reflect abnormal costs, site specific infrastructure and fees
- Be informed by market evidence from policy compliant schemes
  - In plan making, the landowner premium should be tested and balanced against emerging policies.



### PPG Land Value 10-013

Benchmark Land Value (BLV)

=

Existing Use Value (EUV) 'plus a premium for the landowner'



22

### PPG Landowners' Premium

### 10-016

 The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.



# PPG Developers' Return

- 10-018
  - For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. ... A lower figure may be more appropriate in consideration of delivery of affordable housing ...



25

# 'New' / Current issues – for this project

- · Cumulative impact of policy
- Greater emphasis on plan making stage only include deliverable sites
- Reduced scope for viability at application stage
- Greater transparency
- Strategic Sites in due course



## Abnormal and IDP Costs

- Normal abnormals v abnormal abnormals
- Site Infrastructure Costs

'These costs should be taken into account when defining benchmark land value'.

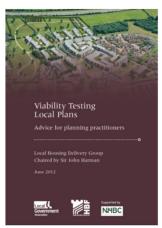
Are reflected in a lower land price! But when is it too low?

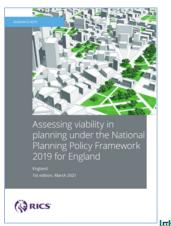


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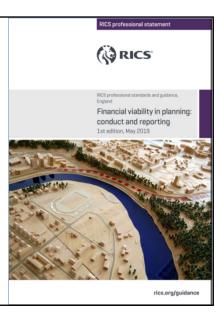
### Harman / RICS



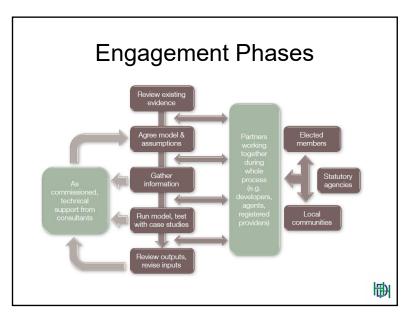


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# Mandatory RICS Guidance



29



# RICS Guidance - so what?

- · mandatory for Chartered Surveyors
- with objectivity, impartially and without interference and with reference to all appropriate available sources of information
- · include instructions
- · no performance-related or contingent fees
- presumption is that a viability assessment should be published in full
- · a non-technical summary
- · incudes appropriate sensitivity testing
- responsible for sub-contractors / specialists
- · (value engineering)



30

# Methodology

- · Data Gathering
  - Values
  - Costs
  - Land
- Modelling
  - Typologies
  - Residential, employment, retail
- Appraisals
  - Residual Value v EUV Plus

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31

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# Standard Viability Test - Residual Value

#### STEP 1

### **Gross Development Value**

(The combined value of the complete development) LESS

### Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

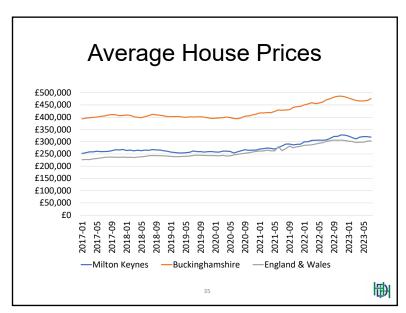
### **RESIDUAL VALUE**

### STEP 2

Residual Value v Existing Use Value

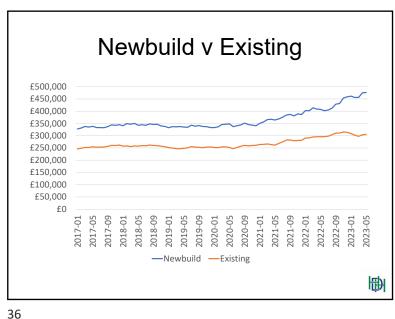


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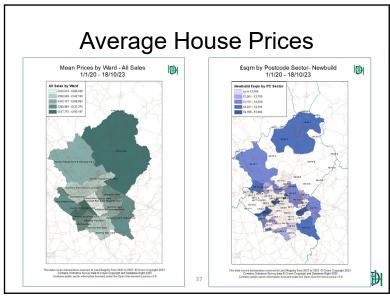


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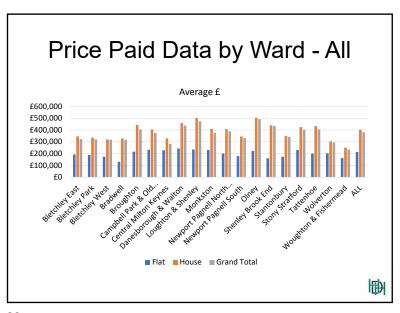


Median Asking Prices

£600,000
£500,000
£400,000
£200,000
£100,000
£100,000
£100,000
£1 Bed 2 Bed 3 Bed 4 Bed

38

37



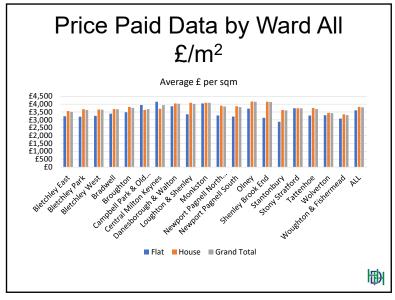
Price Paid Data by Ward - Newbuild

Averge £

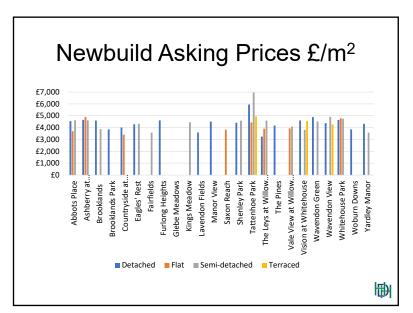
£600,000
£400,000
£200,000
£100,000
£100,000
£0

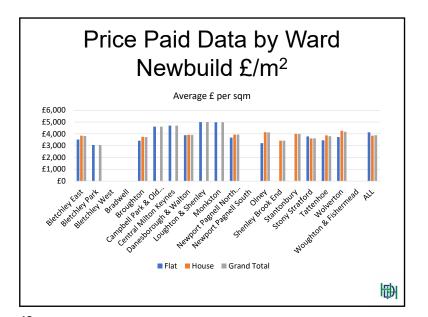
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42

Rural/High	Houses	£4,600
Value/Flanks	Flats	£4,300
Central Milton Keynes	Houses	£5,000
	Flats	£5,000
City Core/Older	Houses	£4,300
Centres and City	Flats	
Estates		£4,500

43

4.4

# **Build to Rent**

	1 bed	2 bed	3 bed
Gross Rent	£950	£1,300	£1,500
(£/month)			
Gross Rent	£11,400	£15,600	£18,000
(£/annum)			
Net Rent	£9,120	£12,480	£14,400
(£/annum)			
Value	£202,667	£277,333	£320,000
sqm	50	70	84
£ per sqm	£4,053	£3,962	£3,810



45

# Older Peoples Housing

Milton Keynes				
	Area (m²)	£	£/m²	
3 bed semi-detached		370,000		
I bed Sheltered	50	277,500	5,550	
2 bed Sheltered	75	370,000	4,933	
1 bed Extracare	65	346,875	5,337	
2 bed Extracare	80	462,500	5,781	
	Bleto	chley		
3 bed semi-detached		325,000		
I bed Sheltered	50	243,750	4,875	
2 bed Sheltered	75	325,000	4,333	
1 bed Extracare	65	304,688	4,688	
2 bed Extracare	80	406,250	5,078	
	Newport	Pagnell		
3 bed semi-detached		350,000		
I bed Sheltered	50	262,500	5,250	
2 bed Sheltered	75	350,000	4,667	
1 bed Extracare	65	328,125	5,048	
2 bed Extracare	80	437,500	5,469	
	Woburn	n Sands		
	Area (m²)	£	£/m²	
3 bed semi-detached		375,000		
I bed Sheltered	50	281,250	5,625	
2 bed Sheltered	75	375,000	5,000	
1 bed Extracare	65	351,563	5,409	
2 bed Extracare	80	468,750	5,859	
	Olr	ney		
3 bed semi-detached		390,000		
I bed Sheltered	50	292,500	5,850	
2 bed Sheltered	75	390,000	5,200	
1 bed Extracare	65	365,625	5,62	
2 bed Extracare	80	487.500	6.094	

# Affordable Housing

Social Rent

 $-£1,520/m^2$ 

Affordable Rent

-£2,980/m<sup>2</sup>

Shared Ownership

- 70% OMV, 50% Share; Rent 2.75%

• First Homes

- 70% OMV / £250,000 cap



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# Non-Residential Values

DRAFT Non- Residential Value Assumptions				
	Rent	Yield	Capitalised Rent	Appraisal
	£/m2/year		£/m2	Assumption
				£/m2
CMK Large Office	250	6.25%	4,000	4,000
Business Park				3,500
Large Office				
CMK Small Office				3,750
Business Park				3,750
Small Office				
Offices elsewhere	190	8.5%	2,235	2,250
Large Industrial	100	5.50%	1,428	1,500
Small Industrial				1,250
Logistics	200	4.25%		4,512
Retail CMK	300	6.50%	4,615	4,500
Retail Other	200	7.00%	2,857	2,750



# 

Existing Use Value £/ha

Agricultural Land £25,000/ha

• Paddock Land £50,000/ha

• Previously Developed £1,000,000/ha

50

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49

**Development Costs 1** 

Construction BCIS

- 200+ units Lower Q

Other sites Median

• Site Costs 5% (urban flats) to 15%

• Brownfield +5%

• Fees 8%

• Contingencies 2.5% / 5%

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Development Costs 2

• Interest 7.5%

50

• Developer's Return 17.5% Market Housing

6% Affordable

15% non res &

specialist

• Sales 2.5% + 1%

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51 52

### **Starting Policies**

Affordable Housing - 31%

As 25% First Homes, 67% Affordable Rent, balance Shared Ownership (as per NPPF and PPG)

Biodiversity Net Gain - 10%

Accessible and Adaptable

100% M4(2)

Climate Change

'Zero Carbon' (+7% BCIS)

Open Space - not modelled

Water Usage

Enhanced Building Regs

**Developer Contributions** 

£33,000 (for today)



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## A Pragmatic Viability Test

We are NOT trying to replicate a particular business model Test should be broadly representative

'Existing use value plus'

- reality checked against market value
- Will EUV Plus provide landowner's premiums?
- Land owner's have expectations (life changing?)
- · Will land come forward?



## Modelling

			Current Use	Units		Area	а На		Den Unit		Density
					Total	Gross	Net	%	Gross	Net	m2/ha
1	Strategic Green 2,500	Green	Agricultural	2,500	142.857	142.857	71.429	50.0%	17.50	35.00	3,265
2	Strategic Green 1,000	Green	Agricultural	1,000	57.143	57.143	28.571	50.0%	17.50	35.00	3,266
3	Large Green 300	Green	Agricultural	300	17.143	17.143	8.571	50.0%	17.50	35.00	3,263
4	Large Green 100	Green	Agricultural	100	3.810	3.810	2.857	75.0%	26.25	35.00	3,254
5	Large Green 100 HD	Green	Agricultural	100	1.000	1.000	1.000	100.0%	100.00	100.00	8,719
6	Large Green 60	Green	Agricultural	60	1.714	1.714	1.714	100.0%	35.00	35.00	3,200
7	Large Green 60 HD	Green	Agricultural	60	0.600	0.600	0.600	100.0%	100.00	100.00	8,682
8	Medium Green 33	Green	Agricultural	33	0.943	0.943	0.943	100.0%	35.00	35.00	3,220
9	Medium Green 21	Green	Agricultural	21	0.600	0.600	0.600	100.0%	35.00	35.00	3,207
10	Medium Green 15	Green	Paddock	15	0.429	0.429	0.429	100.0%	35.00	35.00	3,397
11	Large Brown 120	Brown	PDL	120	1.200	1.200	1.200	100.0%	100.00	100.00	8,727
12	Large Brown 75	Brown	PDL	75	0.750	0.750	0.750	100.0%	100.00	100.00	8,730
13	Medium Brown 30	Brown	PDL	30	1.071	1.071	0.857	80.0%	28.00	35.00	3,026
14	Medium Brown 18	Brown	PDL	18	0.180	0.180	0.180	100.0%	100.00	100.00	8,513
15	Central Flats 225	Brown	PDL	250	1.000	1.000	1.000	100.0%	250.00	250.00	19,934
16	Central Flats 42	Brown	PDL	42	1.200	1.200	1.200	100.0%	35.00	35.00	2,805
17	Small Green 9	Green	Paddock	9	0.257	0.257	0.257	100.0%	35.00	35.00	3,158
18	Small Green 4	Green	Paddock	4	0.114	0.114	0.114	100.0%	35.00	35.00	3,465
19	Small Brown 9	Brown	PDL	9	0.257	0.257	0.257	100.0%	35.00	35.00	3,103
20	Small Brown 4	Green	Agricultural	4	0.167	0.167	0.133	80.0%	24.00	30.00	2,730
21	Flats 42 PRS	Brown		42	0.646	0.646	0.646	100.0%	65.00	65.00	4,726
22	Housing 42 PRS	Green	Agricultural	42	1.200	1.200	1.200	100.0%	35.00	35.00	3,012

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#### Benchmark Land Value?

Brownfield Site

EUV + 20%

Greenfield Sites

Generally EUV + £600,000/ha

Strategic Sites? EUV x10



55 56

4.4

## Very Early Results

- Subject change to reflect the consultation
- For illustrative purposes only
- Based on 31% affordable



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### Residual Value v BI V

	1/631	uuai	V	alut v	DLV	
				EUV	BLV	Residual Value
Site 1	Strategic Green 2,500	BASE		25,000	250,000	1,049,738
Site 2	Strategic Green 1,000	BASE		25,000	250,000	1,242,305
Site 3	Large Green 300	BASE		25,000	625,000	1,220,115
Site 4	Large Green 100	BASE		25,000	625,000	1,450,761
Site 5	Large Green 100 HD	BASE		25,000	625,000	3,320,230
Site 6	Large Green 60	BASE		25,000	625,000	1,474,845
Site 7	Large Green 60 HD	BASE		25,000	625,000	4,574,695
Site 8	Medium Green 33	BASE		25,000	625,000	2,147,641
Site 9	Medium Green 21	BASE		25,000	625,000	2,221,535
Site 10	Medium Green 15	BASE		25,000	625,000	1,108,545
Site 11	Large Brown 120	BASE		1,000,000	1,200,000	1,837,314
Site 12	Large Brown 75	BASE		1,000,000	1,200,000	1,679,018
Site 13	Medium Brown 30	BASE		1,000,000	1,200,000	656,563
Site 14	Medium Brown 18	BASE		1,000,000	1,200,000	2,687,968
Site 15	Central Flats 225	BASE		1,000,000	1,200,000	-4,900,945
Site 16	Central Flats 42	BASE		1,000,000	1,200,000	-598,437
Site 17	Small Green 9	BASE		50,000	650,000	1,669,763
Site 18	Small Green 4	BASE		50,000	650,000	2,075,585
Site 19	Small Brown 9	BASE		1,000,000	1,200,000	1,469,337
Site 20	Small Brown 4	BASE		1,000,000	1,200,000	756,432
Site 21	Flats 42 PRS	BASE		1,000,000	1,200,000	-3,122,051
Site 22	Housing 42 PRS	BASE		25,000	630,000	1,235

## **Early Draft Appraisal Outputs**

					Area	(ha)	Units	Re	esidual Value	(£)
					Gross	Net		Gross ha	Net ha	Si
Site 1	Strategic Green 2,500	BASE	Green	Agricultural	142.86	71.43	2,500	1,049,738	2,099,475	149,962,5
Site 2	Strategic Green 1,000	BASE	Green	Agricultural	57.14	28.57	1,000	1,242,305	2,484,609	70,988,8
Site 3	Large Green 300	BASE	Green	Agricultural	17.14	8.57	300	1,220,115	2,440,229	20,916,2
Site 4	Large Green 100	BASE	Green	Agricultural	3.81	2.86	100	1,450,761	1,934,348	5,526,7
Site 5	Large Green 100 HD	BASE	Green	Agricultural	1.00	1.00	100	3,320,230	3,320,230	3,320,2
Site 6	Large Green 60	BASE	Green	Agricultural	1.71	1.71	60	1,474,845	1,474,845	2,528,3
Site 7	Large Green 60 HD	BASE	Green	Agricultural	0.60	0.60	60	4,574,695	4,574,695	2,744,8
Site 8	Medium Green 33	BASE	Green	Agricultural	0.94	0.94	33	2,147,641	2,147,641	2,024,9
Site 9	Medium Green 21	BASE	Green	Agricultural	0.60	0.60	21	2,221,535	2,221,535	1,332,9
Site 10	Medium Green 15	BASE	Green	Paddock	0.43	0.43	15	1,108,545	1,108,545	475,0
Site 11	Large Brown 120	BASE	Brown	PDL	1.20	1.20	120	1,837,314	1,837,314	2,204,7
Site 12	Large Brown 75	BASE	Brown	PDL	0.75	0.75	75	1,679,018	1,679,018	1,259,2
Site 13	Medium Brown 30	BASE	Brown	PDL	1.07	0.86	30	656,563	820,704	703,4
Site 14	Medium Brown 18	BASE	Brown	PDL	0.18	0.18	18	2,687,968	2,687,968	483,8
Site 15	Central Flats 225	BASE	Brown	PDL	1.00	1.00	250	-4,900,945	-4,900,945	-4,900,9
Site 16	Central Flats 42	BASE	Brown	PDL	1.20	1.20	42	-598,437	-598,437	-718,1
Site 17	Small Green 9	BASE	Green	Paddock	0.26	0.26	9	1,669,763	1,669,763	429,3
Site 18	Small Green 4	BASE	Green	Paddock	0.11	0.11	4	2,075,585	2,075,585	237,2
Site 19	Small Brown 9	BASE	Green	PDL	0.26	0.26	9	1,469,337	1,469,337	377,8
Site 20	Small Brown 4	BASE	Brown	Agricultural	0.17	0.13	4	756,432	945,539	126,0
Site 21	Flats 42 PRS	BASE	Brown	PDL	0.65	0.65	42	-3,122,051	-3,122,051	-2,017,3
Site 22	Housing 42 PRS	BASE	Green	Agricultural	1.20	1.20	42	1,235	1,235	1,4



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#### Scenarios to be tested

- Housing
  - · Affordable Housing
  - Overall requirement (up to 30%)
  - Tenure Mix, Social Rent / Affordable Rent / Affordable Home Ownership / First Homes
  - Accessible and Adaptable Standards
- Biodiversity net gain, over national requirements
- Water Standards
- Climate Change
  - Towards zero carbon (different steps), district heating
- Developer Contributions s106, Open Space Contributions.
- Relationship between developer contributions and affordable housing
- Custom and self build



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## Moving Forward

- Circulate presentation
- Circulate rough and ready first draft of report

# Comments to By Midday Friday 15<sup>th</sup> December 2023

• Full draft in February 2024



# Milton Keynes City Council, Local Plan Viability Assessment, Stakeholder Workshop 23<sup>rd</sup> November 2023 [edited transcript taken from recording]

Please note: The below transcript does not include the presenters introductory talk, the slides for this are available in at the start of this appendix. The extracts focus on inputs received from the consultees during the call held on 23<sup>rd</sup> November 2023 and all contributions have been anonymised.

#### AECOM/HDH introduction:

The council is reviewing the local plan, it's going to include new allocations and strategic sites. There will be new policies. Some are to respond to things like climate change, but also to respond to the council's updated evidence base. And that will include things like the SHLAA, the strategic housing market assessment, which will inform mix and type of housing, the need for highways improvements and all the other things that a plan needs to take into account. But it also needs to respond to national changes. Since we last did one of these studies four or five years ago, we've had the future home standard and future buildings standard announced while moving towards zero carbon and the council has aspirations to go beyond that where feasible. So we're going to look at that as well. We'll look at first homes and mandatory affordable home ownership, biodiversity net gain, mandatory electric vehicle charging, accessible and adaptable standards, all those things need to be picked up now. And this is the opportunity to do that, to make sure that we're thinking about both national policies and local policies together.

So the key issue is that is the delivery of planned development...the core purpose of viability work is to check that when the plan is implemented, it will do what it sets out to do. And the council hasn't come up with so many policy obligations and the like that development grinds to a halt and doesn't come forward. The purpose of the viability testing is really about deliverability and what is deliverable and not as is set out in the glossary of the NPPF. It is really about is development going to come forward.

#### Consultee:

We're doing build to rent, we've got 400 being built at the moment in CMK and we've done about 1,500 in CMK over the last 7 to 10 years. 4.5% yield is too high...there isn't enormous headroom within the build to rent sector.

#### Consultee:

In terms of the new national policies you talked about first homes. They are probably not of interest to housing associations. And actually the introduction of first homes will take out the capital offer from the housing associations because at the moment shared ownership would provide more cross subsidy than social rental affordable. So my sense is if these [assumptions] are based on the current market and in the future, there will be lower offers coming from housing associations and obviously through the consultation we can share some sense of what we see.

#### Consultee:

The impact of first homes is that the 25% top slice is something that a developer will have to cash flow with a return at the end of a sale rather than the traditional affordable housing where they get it paid. The impact of first homes is I think significant and

perhaps hasn't been taken as seriously by the industry as it should. In the sense that the level that an offer arrives at for smaller properties probably means we wouldn't do it [the scheme]. The revenue generated from it is closer to an affordable rent revenue rather than a shared ownership revenue. So it is actually taking money out of the pockets of developers in developing it and that needs to be factored in, in the overall viability position.

#### Consultee:

The shared ownership assumption that there's a 50% shared ownership lease [isn't correct]. For Homes England going forward, you can offer 25%, we would never offer 50% share on a property because it probably won't hit our affordability criteria and being a charity, we wouldn't be able to do it. So I think that share is, is probably too high, lowest 25%, but it's probably something like 30 or 35%.

#### Consultee:

It doesn't make an enormous difference to the value because as the share goes down the rent goes up and the way the rent is capitalised. I was just going to say most of our sales are in that the Milton Keynes local authority area we achieved just over 40% average sale. We have seen some shifting down of that in the last six months because we started selling our first site which has got the new shared ownership model where people can buy from 10% shared ownership. In terms of Government policy, they've just changed how we can indexation on the rent, on the un-owned share, the rent which has taken some capacity out of what what's shared ownership. So they've gone from a an RPI based to CPI and it it's knocked about a percent off future rental streams each year.

#### Consultee:

As a commercial [non-residential] developer, I would perhaps challenge some of the assumptions based upon our knowledge. It's good that you've narrowed it down to the way you've done it. Happy to respond with some detailed comments and views based upon reality on the ground as it were.

#### Consultee:

[Regarding land value comps] Two of those schemes are ours and some of those stats are out of step. You know one of those schemes we're doing 20% affordable, 80% market rent. The figure there is 10%.

#### Consultee:

Re: Agricultural land value, I think that's perhaps a little on the low side. And another thing to take into account is the creation of Biodiversity Net Gain 'banks', which has had a huge impact on agricultural land values in certain places. The [Biodiversity Net Gain] market is just so new and it's very specific to different areas as well we've noticed.

#### Consultee:

How are you factoring in Part L [Building Regulations] costs because BCIS doesn't include it?

#### Consultee:

8% professional fees is really low

#### Consultee:

On the BNG point, is it feeding into how much land will be required, for example? So if we are looking at achieving it on site, we need a vast amount more land than we might previously assumed for strategic sites.

#### Consultee:

Another thing which will impact this is the obviously the climate change and the water usage. My experience of trying to get to zero carbon homes and a low water usage home is that you actually have to increase the internal build space to include all the equipment and kits as well as the expense of that kit. So in reality you actually probably produce homes which are slightly larger than what we would normally produce and that would have an effect on the obviously the whole impact of the viability. It could be as big as four square metres in a in a standard 2 bed house. Now if that is the case then that is a large amount of money which has to go out through viability. So some of these starting policies are all laudable, but they have [viability] implications and will incur costs.

#### Consultee:

Re: BNG, I think it's very much a question of what you're starting with, and so the baseline condition of the site will have a massive impact on whether you're able to achieve it on site. So for example, even just the difference between whether you're looking at an arable site or a one in pastoral use can make a huge difference. If you're having to pay the for an access road for a woodland, for example, then you're really going to struggle to meet it on site at all. And actually I thought it was interesting that you were assuming off site for brownfield when and very often if you're starting with a paving over the site, it's going to be easier to achieve. I think assuming that BNG can be achieved on all Greenfield sites simply is too much of a big assumption based on the work we've done so far.

#### Consultee:

I'm sure you'll be monitoring what's happening on current planning applications and the decisions which are coming out of development control here in CMK. A recent decision to refuse an application for major city centre tower was interesting in terms of the debate at development committee and the recommendation from planning officers on this question of viability were fascinating in terms of the assumptions that were made and the priorities that officers felt were relevant in recommending approval. The development committee did not accept this.

#### AECOM/HDH:

Thank you very much for bearing with us, contributing in the chat and verbally. We appreciate that you might not want to provide feedback at this stage or make any knee jerk or premature comments. But once you have the report, it would be brilliant if people can give us that check and balance using your local knowledge and point to some local scheme comps.

# **Appendix E Price Paid Data**

The following tables include the Landmark Data, as summarised in Chapter 4.

## E.1 2020 - 2023

## **E.2** Existing

Count of Sale Value	Column Lat 🕶				
Row Labels	Detached F	lat	Semi-detache	Terraced	Grand Total
Bletchley East	100	107	230	150	587
Bletchley Park	129	46	224	117	516
Bletchley West	130	6	169	128	433
Bradwell	111	18	113	97	339
Broughton	263	149	126	98	636
Campbell Park & Old Woughton	154	47	93	69	363
Central Milton Keynes	62	71	41	57	231
Danesborough & Walton	250	58	162	99	569
Loughton & Shenley	214	44	106	67	431
Monkston	176	49	101	77	403
Newport Pagnell North & Hanslop	e 170	62	208	133	573
Newport Pagnell South	139	44	163	179	525
Olney	247	25	151	129	552
Shenley Brook End	222	8	72	64	366
Stantonbury	143	14	104	118	379
Stony Stratford	136	94	166	187	583
Tattenhoe	197	50	103	101	451
Wolverton	72	43	130	300	545
Woughton & Fishermead	13	24	33	68	138
Grand Total	2,928	959	2,495	2,238	8,620

Average of Sale Value	Column Lat 🕶				
Row Labels	▼ Detached	Flat	Semi-detache	Terraced	Grand Total
Bletchley East	£400,321	£191,077	£311,843	£277,713	£296,181
Bletchley Park	£430,857	£194,353	£312,907	£272,724	£322,715
Bletchley West	£411,636	£173,333	£293,491	£259,328	£317,198
Bradwell	£435,300	£130,466	£287,962	£251,645	£317,451
Broughton	£551,566	£211,860	£357,128	£321,841	£398,062
Campbell Park & Old Woughton	£517,699	£198,894	£303,497	£284,195	£377,158
Central Milton Keynes	£406,476	£196,468	£302,134	£264,617	£288,404
Danesborough & Walton	£614,131	£247,013	£362,718	£321,967	£454,296
Loughton & Shenley	£640,799	£231,402	£338,821	£311,582	£473,558
Monkston	£522,705	£182,789	£313,065	£271,455	£380,829
Newport Pagnell North & Hanslo	pe £531,854	£199,197	£322,750	£298,977	£365,901
Newport Pagnell South	£464,262	£178,445	£326,313	£269,151	£330,954
Olney	£599,725	£225,100	£394,262	£363,426	£471,332
Shenley Brook End	£527,105	£159,563	£296,883	£298,452	£433,799
Stantonbury	£457,538	£173,464	£285,625	£272,513	£342,264
Stony Stratford	£537,965	£230,041	£331,468	£326,380	£361,653
Tattenhoe	£510,452	£193,970	£354,074	£325,105	£398,144
Wolverton	£398,045	£187,657	£290,356	£277,330	£289,310
Woughton & Fishermead	£307,653	£162,646	£244,590	£241,221	£234,619
Grand Total	£519,808	£202,224	£322,287	£290,709	£367,824
Average of Price per sqm	Column Lat 🕶				
Average of Price per sqm Row Labels	Column Lat T Detached	Flat	Semi-detache	Terraced	Grand Total
			Semi-detache £3,500	Terraced £3,309	Grand Total £3,372
Row Labels	▼ Detached	Flat £3,179			
Row Labels Bletchley East	Detached £3,387	Flat £3,179	£3,500	£3,309	£3,372
Row Labels Bletchley East Bletchley Park	Detached £3,387 £3,855	£3,179 £3,230 £3,256	£3,500 £3,697	£3,309 £3,435	£3,372 £3,642
Row Labels Bletchley East Bletchley Park Bletchley West	Detached £3,387 £3,855 £3,767	£3,179 £3,230 £3,256 £3,395	£3,500 £3,697 £3,628	£3,309 £3,435 £3,581	£3,372 £3,642 £3,651
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton	£3,387 £3,855 £3,767 £3,936	£3,179 £3,230 £3,256 £3,395 £3,497	£3,500 £3,697 £3,628 £3,664	£3,309 £3,435 £3,581 £3,439	£3,372 £3,642 £3,651 £3,672
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton	£3,387 £3,855 £3,767 £3,936 £3,932	£3,179 £3,230 £3,256 £3,395 £3,497 £3,634	£3,500 £3,697 £3,628 £3,664 £3,845	£3,309 £3,435 £3,581 £3,439 £3,770	£3,372 £3,642 £3,651 £3,672 £3,791
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton	£3,387 £3,855 £3,767 £3,936 £3,932 £3,735	£3,179 £3,230 £3,256 £3,395 £3,497 £3,634 £3,533 £3,845	£3,500 £3,697 £3,628 £3,664 £3,845 £3,738	£3,309 £3,435 £3,581 £3,439 £3,770 £3,221	£3,372 £3,642 £3,651 £3,672 £3,791 £3,630
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes	£3,387 £3,855 £3,767 £3,936 £3,932 £3,735 £3,826	£3,179 £3,230 £3,256 £3,395 £3,497 £3,634 £3,533	£3,500 £3,697 £3,628 £3,664 £3,845 £3,738 £3,683	£3,309 £3,435 £3,581 £3,439 £3,770 £3,221 £3,589	£3,372 £3,642 £3,651 £3,672 £3,791 £3,630 £3,651
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston	£3,387 £3,855 £3,767 £3,936 £3,735 £3,735 £3,826 £4,218 £4,074 £3,981	£3,179 £3,230 £3,256 £3,395 £3,497 £3,634 £3,533 £3,845 £3,303 £3,499	£3,500 £3,697 £3,628 £3,664 £3,845 £3,738 £3,683 £4,198	£3,309 £3,435 £3,581 £3,439 £3,770 £3,221 £3,589 £4,176 £3,996 £4,282	£3,372 £3,642 £3,651 £3,672 £3,791 £3,630 £3,651 £4,167 £4,018 £4,013
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley	£3,387 £3,855 £3,767 £3,936 £3,735 £3,735 £3,826 £4,218 £4,074 £3,981	£3,179 £3,230 £3,256 £3,395 £3,497 £3,634 £3,533 £3,845 £3,303 £3,499	£3,500 £3,697 £3,628 £3,664 £3,845 £3,738 £3,683 £4,198 £4,182	£3,309 £3,435 £3,581 £3,439 £3,770 £3,221 £3,589 £4,176 £3,996	£3,372 £3,642 £3,651 £3,672 £3,791 £3,630 £3,651 £4,167 £4,018
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston Newport Pagnell North & Hansle	£3,387 £3,855 £3,767 £3,936 £3,735 £3,735 £3,826 £4,218 £4,074 £3,981	£3,179 £3,230 £3,256 £3,395 £3,497 £3,634 £3,533 £3,845 £3,303 £3,499	£3,500 £3,697 £3,628 £3,664 £3,845 £3,738 £3,683 £4,198 £4,182 £4,157	£3,309 £3,435 £3,581 £3,439 £3,770 £3,221 £3,589 £4,176 £3,996 £4,282	£3,372 £3,642 £3,651 £3,672 £3,791 £3,630 £3,651 £4,167 £4,018 £4,013
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston Newport Pagnell North & Hansle Newport Pagnell South Olney	£3,387 £3,855 £3,767 £3,936 £3,735 £3,826 £4,218 £4,074 £3,981 £9,991 £4,226	£3,179 £3,230 £3,256 £3,395 £3,497 £3,634 £3,533 £3,845 £3,303 £3,499 £3,260 £3,208 £3,776	£3,500 £3,697 £3,628 £3,664 £3,845 £3,738 £3,683 £4,198 £4,182 £4,157 £3,858 £3,824 £4,180	£3,309 £3,435 £3,581 £3,439 £3,770 £3,221 £3,589 £4,176 £3,996 £4,282 £3,855 £3,807 £4,095	£3,372 £3,642 £3,651 £3,672 £3,791 £3,630 £3,651 £4,167 £4,018 £4,013 £3,823 £3,815 £4,160
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Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston Newport Pagnell North & Hansle Newport Pagnell South Olney Shenley Brook End Stantonbury Stony Stratford Tattenhoe	£3,387 £3,855 £3,767 £3,936 £3,932 £3,735 £3,826 £4,218 £4,074 £3,981 £3,991 £4,226 £4,090 £3,829 £4,021 £3,888	£3,179 £3,230 £3,256 £3,395 £3,497 £3,634 £3,533 £3,845 £3,303 £3,499 £3,260 £3,208 £3,776 £3,130 £2,877 £3,724 £3,206 £3,143	£3,500 £3,697 £3,628 £3,664 £3,845 £3,738 £3,683 £4,198 £4,157 £3,858 £3,824 £4,180 £4,381 £3,685 £3,776 £3,846	£3,309 £3,435 £3,581 £3,439 £3,770 £3,221 £3,589 £4,176 £3,996 £4,282 £3,855 £3,807 £4,095 £4,209 £3,338 £3,284	£3,372 £3,642 £3,651 £3,672 £3,791 £3,630 £3,651 £4,167 £4,018 £4,013 £3,823 £3,815 £4,160 £4,148 £3,599 £3,837 £3,673

## E.3 Newbuild

Count of Sale Value	Column Lat 🕶				
Row Labels	▼ Detached	Flat	Semi-detache		Grand Total
Bletchley East	94	18	102	25	239
Bletchley Park		6			6
Broughton	198	26	101	77	402
Campbell Park & Old Woughton		20			20
Central Milton Keynes		78			78
Danesborough & Walton	288	66	253	72	679
Loughton & Shenley		1			1
Monkston		28			28
Newport Pagnell North & Hanslo	•	3	20	9	171
Olney	129	3	32	13	177
Shenley Brook End	4		1		5
Stantonbury				1	1
Stony Stratford	245	26	101	64	436
Tattenhoe	52	15	13	6	86
Wolverton	6	11	23	27	67
Grand Total	1,155	301	646	294	2,396
Average of Sale Value	Column Lat 🕶				
Row Labels	▼ Detached	Flat	Semi-detache	Terraced	Grand Total
Bletchley East	£479,866	£199,217	£349,423	£330,292	£387,413
Bletchley Park		£149,808			£149,808
Broughton	£481,094	£241,692	£373,647	£354,166	£414,303
Campbell Park & Old Woughton		£308,500			£308,500
Central Milton Keynes		£257,363			£257,363
Danesborough & Walton	£522,310	£239,472	£378,982	£350,496	£423,194
Loughton & Shenley		£410,000			£410,000
Monkston		£314,000			£314,000
Newport Pagnell North & Hanslo	pe £495,579	£229,950	£342,096	£367,773	£466,241
Olney	£620,261	£195,983	£400,948	£399,762	£557,225
Shenley Brook End	£442,500		£380,000		£430,000
Stantonbury				£280,000	£280,000
Stony Stratford	£537,702	£233,034	£376,063	£357,682	£455,665
Tattenhoe	£531,500	£220,662	£372,626	£338,911	£439,832
Wolverton	£344,625	£257,591	£386,391	£332,537	£339,802
Grand Total	£521,992	£250,832	£373,108	£351,885	£426,913

Average of Price per sqm	Column Lat 🕶				
Row Labels	▼ Detached Flat		Semi-detache	Terraced	Grand Total
Bletchley East	£3,869	£3,519	£3,808	£3,891	£3,819
Bletchley Park		£3,060			£3,060
Broughton	£3,809	£3,419	£3,802	£3,541	£3,731
Campbell Park & Old Woughton		£4,610			£4,610
Central Milton Keynes		£4,704			£4,704
Danesborough & Walton	£3,902	£3,886	£3,946	£3,903	£3,917
Loughton & Shenley		£5,000			£5,000
Monkston		£4,977			£4,977
Newport Pagnell North & Hanslo	pe £3,967	£3,685	£3,955	£3,536	£3,938
Olney	£4,128	£3,215	£4,253	£4,011	£4,127
Shenley Brook End	£3,458		£3,276		£3,422
Stantonbury				£4,000	£4,000
Stony Stratford	£3,650	£3,783	£3,579	£3,530	£3,624
Tattenhoe	£4,018	£3,452	£3,446	£3,524	£3,798
Wolverton	£3,781	£3,733	£3,908	£4,684	£4,181
Grand Total	£3,866	£4,128	£3,847	£3,784	£3,884

## E.4 2020

# E.5 Existing

Count of Sale Value	Column Lat 📭				
Row Labels	Detached	Flat	Semi-detache	Terraced	Grand Total
Bletchley East	30	26	61	29	146
Bletchley Park	28	10	52	27	117
Bletchley West	33	3	43	28	107
Bradwell	33	5	26	18	82
Broughton	62	33	35	23	153
Campbell Park & Old Woughton	41	7	24	17	89
Central Milton Keynes	16	14	16	11	57
Danesborough & Walton	58	9	38	21	126
Loughton & Shenley	67	10	23	18	118
Monkston	48	8	31	21	108
Newport Pagnell North & Hanslo	pe 43	14	58	40	155
Newport Pagnell South	33	9	41	42	125
Olney	65	4	25	27	121
Shenley Brook End	67	1	14	18	100
Stantonbury	36	6	30	29	101
Stony Stratford	34	13	50	53	150
Tattenhoe	46	8	20	24	98
Wolverton	14	6	35	68	123
Woughton & Fishermead	2	4	10	11	27
Grand Total	756	190	632	525	2,103

Average of Sale Value	Column Lat 🕶				
Row Labels	▼ Detached	Flat	Semi-detache	Terraced	Grand Total
Bletchley East	£368,968	£187,942	£287,270	£255,793	£280,117
Bletchley Park	£401,014	£182,600	£282,688	£247,081	£294,234
Bletchley West	£383,061	£155,000	£268,942	£230,839	£290,972
Bradwell	£402,341	£106,000	£247,173	£241,444	£299,753
Broughton	£469,073	£205,703	£328,200	£307,717	£355,786
Campbell Park & Old Woughton	£482,401	£176,643	£287,938	£263,029	£364,010
Central Milton Keynes	£365,688	£199,678	£281,438	£251,273	£279,184
Danesborough & Walton	£584,327	£220,554	£326,579	£309,474	£434,801
Loughton & Shenley	£575,081	£282,950	£311,913	£278,667	£453,813
Monkston	£474,511	£168,688	£294,952	£250,155	£356,693
Newport Pagnell North & Hanslo	pe £469,396	£197,643	£320,103	£266,800	£336,704
Newport Pagnell South	£459,500	£170,889	£322,305	£246,179	£322,044
Olney	£546,438	£239,250	£340,540	£358,489	£451,803
Shenley Brook End	£486,427	£118,000	£276,325	£277,833	£415,781
Stantonbury	£397,168	£165,833	£269,317	£249,845	£303,149
Stony Stratford	£464,868	£231,192	£313,982	£299,066	£335,737
Tattenhoe	£501,870	£192,875	£303,700	£292,167	£384,847
Wolverton	£346,514	£171,000	£266,879	£262,334	£268,754
Woughton & Fishermead	£256,000	£129,875	£224,050	£222,727	£211,926
Grand Total	£476,369	£195,583	£296,580	£270,606	£345,603
	170,007	2.70,000		1270,000	20.0,000
Average of Price per sqm	Column Lat 🕶		2270,000	1270,000	20 10 1000
			Semi-detache		Grand Total
Average of Price per sqm	Column Lat 🕶	Flat			
Average of Price per sqm Row Labels	Column Lat .T  Detached	Flat £3,017	Semi-detache	Terraced	Grand Total
Average of Price per sqm Row Labels Bletchley East	Column Lat T Detached £3,179	Flat £3,017 £2,965	Semi-detache £3,153	Terraced £3,151	Grand Total £3,134
Average of Price per sqm Row Labels Bletchley East Bletchley Park	Column Lat T Detached £3,179 £3,677	Flat £3,017 £2,965 £3,225	Semi-detache £3,153 £3,242	Terraced £3,151 £3,008	Grand Total £3,134 £3,273
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West	Column Lat T Detached £3,179 £3,677 £3,445	£3,017 £2,965 £3,225 £3,406	Semi-detache £3,153 £3,242 £3,221	Terraced £3,151 £3,008 £3,188	Grand Total £3,134 £3,273 £3,292 £3,409
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell	Column Lat T Detached £3,179 £3,677 £3,445 £3,514	Flat £3,017 £2,965 £3,225 £3,406 £3,495	Semi-detache £3,153 £3,242 £3,221 £3,456	Terraced £3,151 £3,008 £3,188 £3,124	Grand Total £3,134 £3,273 £3,292 £3,409 £3,528
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton	Column Lat T Detached  £3,179 £3,677 £3,445 £3,514 £3,553	Flat £3,017 £2,965 £3,225 £3,406 £3,495 £3,554	Semi-detache £3,153 £3,242 £3,221 £3,456 £3,559	Terraced £3,151 £3,008 £3,188 £3,124 £3,462	Grand Total £3,134 £3,273 £3,292 £3,409 £3,528
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton	Column Lat To Detached  £3,179 £3,677 £3,445 £3,514 £3,553 £3,526	Flat	Semi-detache £3,153 £3,242 £3,221 £3,456 £3,559 £3,404 £3,457 £3,840	Terraced £3,151 £3,008 £3,188 £3,124 £3,462 £3,022	Grand Total £3,134 £3,273 £3,292 £3,409 £3,528 £3,416 £3,544 £3,880
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes	Column Lat To Detached  £3,179 £3,677 £3,445 £3,514 £3,553 £3,526 £3,635	£3,017 £2,965 £3,225 £3,406 £3,495 £3,554 £3,563 £4,011	Semi-detache £3,153 £3,242 £3,221 £3,456 £3,559 £3,404 £3,457	Terraced £3,151 £3,008 £3,188 £3,124 £3,462 £3,022 £3,502	Grand Total £3,134 £3,273 £3,292 £3,409 £3,528 £3,416 £3,544
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton	Column Lat T Detached  £3,179 £3,677 £3,445 £3,514 £3,553 £3,526 £3,635 £3,922	£3,017 £2,965 £3,225 £3,406 £3,495 £3,554 £3,563 £4,011 £3,603	Semi-detache £3,153 £3,242 £3,221 £3,456 £3,559 £3,404 £3,457 £3,840	E3,151 £3,008 £3,188 £3,124 £3,462 £3,022 £3,502 £3,794	Grand Total £3,134 £3,273 £3,292 £3,409 £3,528 £3,416 £3,544 £3,880
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston Newport Pagnell North & Hanslo	Column Lat To Detached  £3,179 £3,677 £3,445 £3,514 £3,553 £3,526 £3,635 £3,738 £3,738 £3,608	Flat  £3,017 £2,965 £3,225 £3,406 £3,495 £3,554 £3,563 £4,011 £3,603 £3,107	Semi-detache £3,153 £3,242 £3,221 £3,456 £3,559 £3,404 £3,457 £3,840 £3,697	E3,151 £3,008 £3,188 £3,124 £3,462 £3,022 £3,502 £3,794 £3,976	E3,134 £3,273 £3,292 £3,409 £3,528 £3,416 £3,544 £3,880 £3,758 £3,693
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston	Column Lat T Detached  £3,179 £3,677 £3,445 £3,514 £3,553 £3,526 £3,635 £3,922 £3,738 £3,608 pe £3,701 £3,725	£3,017 £2,965 £3,225 £3,406 £3,495 £3,554 £3,563 £4,011 £3,603 £3,107 £3,059 £3,011	Semi-detache £3,153 £3,242 £3,221 £3,456 £3,559 £3,404 £3,457 £3,840 £3,697 £3,882	E3,151 £3,008 £3,188 £3,124 £3,462 £3,022 £3,502 £3,794 £3,976 £3,846 £3,616 £3,698	Grand Total £3,134 £3,273 £3,292 £3,409 £3,528 £3,416 £3,544 £3,880 £3,758 £3,693 £3,547
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston Newport Pagnell North & Hanslo Newport Pagnell South Olney	Column Lat T Detached  £3,179 £3,677 £3,445 £3,514 £3,553 £3,526 £3,635 £3,722 £3,738 £3,701 £3,725 £3,911	Flat  £3,017 £2,965 £3,225 £3,406 £3,495 £3,554 £3,563 £4,011 £3,603 £3,107 £3,059 £3,011 £3,861	E3,153 £3,242 £3,221 £3,456 £3,559 £3,404 £3,457 £3,840 £3,697 £3,882 £3,479 £3,470 £3,650	E3,151 £3,008 £3,188 £3,124 £3,462 £3,022 £3,502 £3,794 £3,976 £3,846 £3,616 £3,698 £4,007	Grand Total £3,134 £3,273 £3,292 £3,409 £3,528 £3,416 £3,544 £3,880 £3,758 £3,693 £3,547
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston Newport Pagnell North & Hanslo Newport Pagnell South Olney Shenley Brook End	Column Lat T Detached  £3,179 £3,677 £3,445 £3,514 £3,553 £3,526 £3,635 £3,722 £3,738 £3,608 pe £3,701 £3,725 £3,911 £3,729	Flat  £3,017 £2,965 £3,225 £3,406 £3,495 £3,554 £3,563 £4,011 £3,603 £3,107 £3,059 £3,011 £3,861 £2,744	Semi-detache £3,153 £3,242 £3,221 £3,456 £3,559 £3,404 £3,457 £3,840 £3,697 £3,882 £3,479 £3,470 £3,650 £3,804	E3,151 £3,008 £3,188 £3,124 £3,462 £3,022 £3,502 £3,794 £3,976 £3,846 £3,616 £3,698 £4,007 £3,713	Grand Total £3,134 £3,273 £3,292 £3,409 £3,528 £3,416 £3,544 £3,880 £3,758 £3,693 £3,547 £3,588 £3,699 £3,723
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston Newport Pagnell North & Hanslo Newport Pagnell South Olney Shenley Brook End Stantonbury	Column Lat T Detached  £3,179 £3,677 £3,445 £3,514 £3,553 £3,526 £3,635 £3,922 £3,738 £3,608 pe £3,701 £3,725 £3,911 £3,729 £3,429	£3,017 £2,965 £3,225 £3,406 £3,495 £3,554 £3,563 £4,011 £3,603 £3,107 £3,059 £3,011 £3,861 £2,744 £2,787	Semi-detache £3,153 £3,242 £3,221 £3,456 £3,559 £3,404 £3,457 £3,840 £3,697 £3,882 £3,479 £3,470 £3,650 £3,804 £3,260	E3,151 £3,008 £3,188 £3,124 £3,462 £3,022 £3,502 £3,794 £3,976 £3,846 £3,616 £3,698 £4,007 £3,713 £3,133	Grand Total     £3,134     £3,273     £3,292     £3,409     £3,528     £3,416     £3,544     £3,880     £3,758     £3,693     £3,588     £3,869     £3,723     £3,723     £3,247
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston Newport Pagnell North & Hanslo Newport Pagnell South Olney Shenley Brook End Stantonbury Stony Stratford	Column Lat T	E3,017 £2,965 £3,225 £3,406 £3,495 £3,554 £3,563 £4,011 £3,603 £3,107 £3,059 £3,011 £3,861 £2,744 £2,787 £3,658	Semi-detache £3,153 £3,242 £3,221 £3,456 £3,559 £3,404 £3,457 £3,840 £3,697 £3,882 £3,479 £3,470 £3,650 £3,804 £3,260 £3,578	E3,151 £3,008 £3,188 £3,124 £3,462 £3,022 £3,502 £3,794 £3,976 £3,846 £3,616 £3,698 £4,007 £3,713 £3,133 £3,555	Grand Total     £3,134     £3,273     £3,292     £3,409     £3,528     £3,416     £3,544     £3,880     £3,758     £3,693     £3,547     £3,588     £3,869     £3,723     £3,723     £3,723     £3,578
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston Newport Pagnell North & Hanslo Newport Pagnell South Olney Shenley Brook End Stantonbury Stony Stratford Tattenhoe	Column Lat T	Flat  £3,017 £2,965 £3,225 £3,406 £3,495 £3,554 £3,563 £4,011 £3,603 £3,107 £3,059 £3,011 £3,861 £2,744 £2,787 £3,658 £3,056	E3,153 £3,242 £3,221 £3,456 £3,559 £3,404 £3,457 £3,840 £3,697 £3,882 £3,479 £3,470 £3,650 £3,804 £3,260 £3,578 £3,305	E3,151 £3,008 £3,188 £3,124 £3,462 £3,022 £3,502 £3,794 £3,976 £3,846 £3,616 £3,698 £4,007 £3,713 £3,133 £3,555 £2,898	E3,134 £3,273 £3,292 £3,409 £3,528 £3,416 £3,544 £3,880 £3,758 £3,693 £3,547 £3,588 £3,869 £3,723 £3,247 £3,578 £3,300
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston Newport Pagnell North & Hanslo Newport Pagnell South Olney Shenley Brook End Stantonbury Stony Stratford Tattenhoe Wolverton	Column Lat T	Flat  £3,017 £2,965 £3,225 £3,406 £3,495 £3,554 £3,563 £4,011 £3,603 £3,107 £3,059 £3,011 £3,861 £2,744 £2,787 £3,658 £3,056	Semi-detache £3,153 £3,242 £3,221 £3,456 £3,559 £3,404 £3,457 £3,840 £3,697 £3,882 £3,479 £3,470 £3,650 £3,804 £3,260 £3,578 £3,305 £3,308	E3,151 £3,008 £3,188 £3,124 £3,462 £3,022 £3,502 £3,794 £3,976 £3,846 £3,616 £3,698 £4,007 £3,713 £3,133 £3,555	E3,134 £3,273 £3,292 £3,409 £3,528 £3,416 £3,544 £3,880 £3,758 £3,693 £3,547 £3,588 £3,869 £3,723 £3,247 £3,578 £3,300
Average of Price per sqm Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston Newport Pagnell North & Hanslo Newport Pagnell South Olney Shenley Brook End Stantonbury Stony Stratford Tattenhoe	Column Lat T	E3,017 £2,965 £3,225 £3,406 £3,495 £3,554 £3,563 £4,011 £3,603 £3,107 £3,059 £3,011 £3,861 £2,744 £2,787 £3,658 £3,014 £2,865	E3,153 £3,242 £3,221 £3,456 £3,559 £3,404 £3,457 £3,840 £3,697 £3,882 £3,479 £3,470 £3,650 £3,804 £3,260 £3,578 £3,305	E3,151 £3,008 £3,188 £3,124 £3,462 £3,022 £3,502 £3,794 £3,976 £3,846 £3,616 £3,698 £4,007 £3,713 £3,133 £3,555 £2,898	E3,134 £3,273 £3,292 £3,409 £3,528 £3,416 £3,544 £3,880 £3,758 £3,693 £3,547 £3,588 £3,869 £3,723 £3,247 £3,578 £3,300

## E.6 Newbuild

Count of Sale Value	Column Lat	7				
Row Labels	▼ Detached	Flat		Semi-detache	Terraced	Grand Total
Bletchley East	1		9	28	10	63
Bletchley Park			4			4
Broughton	9	4	11	47	32	184
Campbell Park & Old Woughton			2			2
Central Milton Keynes			15			15
Danesborough & Walton	6	9	24	73	20	186
Newport Pagnell North & Hanslo	pe 5	3	2	8	2	65
Olney	. 2	)	3	5	4	32
Shenley Brook End		2		1		3
Stony Stratford	10	5		59	23	188
Tattenhoe	3	5		5	6	47
Wolverton		2		9		11
Grand Total	39	3	70	235	97	800
Average of Sale Value	Column Lat	r				
Row Labels	Detached	Flat		Semi-detache	Terraced	Grand Total
Bletchley East	£369,41	)	£181,050	£317,753	£300,424	£308,593
Bletchley Park			£148,475			£148,475
Broughton	£485,66	5	£227,557	£372,831	£334,275	£415,085
Campbell Park & Old Woughton			£552,450			£552,450
Central Milton Keynes			£250,300			£250,300
Danesborough & Walton	£507,26	1	£240,660	£371,370	£344,072	£401,981
Newport Pagnell North & Hanslo	pe £476,29	)	£222,450	£334,744	£364,995	£447,634
Olney	£641,58	9	£195,983	£471,070	£487,500	£553,909
Shenley Brook End	£452,50	)		£380,000		£428,333
Stony Stratford	£521,57			£371,379	£350,984	£453,570
Tattenhoe	£539,79			£376,500	£338,911	£496,776
Wolverton	£276,37			£382,778		£363,432
Grand Total	£504,56		£234,208	£366,733	£344,006	£420,953
Average of Price per sqm	Column Lat					
Row Labels	▼ Detached	Flat		Semi-detache		Grand Total
Bletchley East	£3,73	9	£3,536	£3,684	£3,680	£3,676
Bletchley Park			£3,095			£3,095
Broughton	£3,66	ó	£3,220	£3,502	£3,761	£3,614
Campbell Park & Old Woughton			£5,581			£5,581
Central Milton Keynes			£4,481			£4,481
Danesborough & Walton	£3,74		£3,700	£3,704	£3,563	
Newport Pagnell North & Hanslo	•		£3,672	•	£3,510	
Olney	£3,76		£3,215	£3,401	£3,221	£3,589
Shenley Brook End	£3,40			£3,276		£3,361
Stony Stratford	£3,51			£3,487	£3,640	£3,518
Tattenhoe	£4,05			£3,765	£3,524	£3,953
Wolverton	£3,16		00 7/5	£3,564	00 ( : :	£3,492
Grand Total	£3,70	1	£3,768	£3,604	£3,641	£3,675

## E.7 2021

## E.8 Existing

Count of Sale Value         Column Lat T         Semi-detache Terraced         Grand Total           Row Labels         ■ Detached         Flat         Semi-detache Terraced         Grand Total           Bletchley East         38         33         99         44         21           Bletchley Park         56         12         104         50         22           Bletchley West         59         1         54         48         16           Bradwell         39         4         43         40         12           Broughton         100         57         51         39         24           Campbell Park & Old Woughton         62         20         33         30         14           Central Millton Keynes         22         21         14         26         8           Danesborough & Walton         90         20         73         41         22           Loughton & Shenley         79         15         48         20         16           Monkston         56         19         37         20         13           Newport Pagnell North & Hanslope         75         17         100         49         24           Newport
Bletchley Park 56 12 104 50 22 Bletchley West 59 1 54 48 16 Bradwell 39 4 43 40 12 Broughton 100 57 51 39 24 Campbell Park & Old Woughton 62 20 33 30 114 Central Milton Keynes 22 21 114 26 8 Danesborough & Walton 90 20 73 41 22 Loughton & Shenley 79 15 48 20 16 Monkston 56 19 37 20 13 Newport Pagnell North & Hanslope 75 17 100 49 24 Newport Pagnell South 53 17 62 73 20 Olney 87 10 68 61 22 Shenley Brook End 76 4 28 25 13 Stantonbury 58 2 37 46 14 Story Stratford 50 33 58 64 20 Woughton & Fishermead 3 3 18 23 44 Grand Total 1,112 325 1,033 847 3,31 Average of Sale Value Column Lat 7 Row Labels \$
Bletchley West 59 1 54 48 16 Bradwell 39 4 43 40 12 Broughton 100 57 51 39 24 Campbell Park & Old Woughton 62 20 33 30 14 Central Milton Keynes 22 21 14 26 8 Danesborough & Walton 90 20 73 41 22 Loughton & Shenley 79 15 48 20 16 Monkston 56 19 37 20 13 Newport Pagnell North & Hanslope 75 17 100 49 24 Newport Pagnell South 53 17 62 73 20 Olney 87 10 68 61 22 Shenley Brook End 76 4 28 25 13 Stantonbury 58 2 37 46 14 Stony Stratford 50 33 58 64 20 Tattenhoe 76 18 41 41 17 Wolverton 33 19 65 107 22 Woughton & Fishermead 3 3 8 18 23 4 Grand Total 1,112 325 1,033 847 3,31 Average of Sale Value Column Lat ▼ Row Labels ▼ Detached Flat Semi-detache Terraced Grand Total Bletchley Brok End £372,147 £188,424 £308,361 £266,124 £292,50 Bletchley Park £398,268 £190,500 £307,418 £257,800 £312,84 Bradwell £411,086 £160,000 £273,759 £249,208 £315,79 Bradwell £411,086 £160,000 £273,759 £249,08 £315,79 Bradwell £410,795 £139,672 £284,814 £240,183 £305,03 Broughton Keynes £404,000 £192,583 £322,214 £264,794 £293,10 Danesborough & Walton £606,439 £229,113 £365,952 £314,951 £441,02
Bletchley West 59 1 54 48 16 Bradwell 39 4 43 40 12 Broughton 100 57 51 39 24 Campbell Park & Old Woughton 62 20 33 30 14 Central Milton Keynes 22 21 14 26 8 Danesborough & Walton 90 20 73 41 22 Loughton & Shenley 79 15 48 20 16 Monkston 56 19 37 20 13 Newport Pagnell North & Hanslope 75 17 100 49 24 Newport Pagnell South 53 17 62 73 20 Olney 87 10 68 61 22 Shenley Brook End 76 4 28 25 13 Stantonbury 58 2 37 46 14 Stony Stratford 50 33 58 64 20 Tattenhoe 76 18 41 41 17 Wolverton 33 19 65 107 22 Woughton & Fishermead 3 3 8 18 23 4 Grand Total 1,112 325 1,033 847 3,31 Average of Sale Value Column Lat ▼ Row Labels ▼ Detached Flat Semi-detache Terraced Grand Total Bletchley Brok End £372,147 £188,424 £308,361 £266,124 £292,50 Bletchley Park £398,268 £190,500 £307,418 £257,800 £312,84 Bradwell £411,086 £160,000 £273,759 £249,208 £315,79 Bradwell £411,086 £160,000 £273,759 £249,08 £315,79 Bradwell £410,795 £139,672 £284,814 £240,183 £305,03 Broughton Keynes £404,000 £192,583 £322,214 £264,794 £293,10 Danesborough & Walton £606,439 £229,113 £365,952 £314,951 £441,02
Bradwell 39 4 43 40 12 Broughton 100 57 51 39 24 Campbell Park & Old Woughton 62 20 33 30 14 Central Milton Keynes 22 21 14 26 8 Danesborough & Walton 90 20 73 41 22 Loughton & Shenley 79 15 48 20 16 Monkston 56 19 37 20 13 Newport Pagnell North & Hanslope 75 17 100 49 24 Newport Pagnell South 53 17 62 73 20 Olney 87 10 68 61 22 Shenley Brook End 76 4 28 25 13 Stantonbury 58 2 37 46 14 Stony Stratford 50 33 58 64 20 Wolverton 33 19 65 107 22 Woughton & Fishermead 3 3 3 18 23 4 Grand Total 1,112 325 1,033 847 3,31 Average of Sale Value Column Lat ▼ Row Labels
Campbell Park & Old Woughton Central Milton Keynes Central Milton
Central Milton Keynes         22         21         14         26         8           Danesborough & Walton         90         20         73         41         22           Loughton & Shenley         79         15         48         20         16           Monkston         56         19         37         20         13           Newport Pagnell North & Hanslope         75         17         100         49         24           Newport Pagnell South         53         17         62         73         20           Olney         87         10         68         61         22           Shenley Brook End         76         4         28         25         13           Stantonbury         58         2         37         46         14           Stony Stratford         50         33         58         64         20           Tattenhoe         76         18         41         41         17           Wolverton         33         19         65         107         22           Woughton & Fishermead         3         3         18         23         4           Average of Sale Value <td< td=""></td<>
Central Milton Keynes         22         21         14         26         8           Danesborough & Walton         90         20         73         41         22           Loughton & Shenley         79         15         48         20         16           Monkston         56         19         37         20         13           Newport Pagnell North & Hanslope         75         17         100         49         24           Newport Pagnell South         53         17         62         73         20           Olney         87         10         68         61         22           Shenley Brook End         76         4         28         25         13           Stantonbury         58         2         37         46         14           Stony Stratford         50         33         58         64         20           Tattenhoe         76         18         41         41         17           Wolverton         33         19         65         107         22           Woughton & Fishermead         3         3         18         23         4           Average of Sale Value <td< td=""></td<>
Danesborough & Walton
Monkston         56         19         37         20         13           Newport Pagnell North & Hanslope         75         17         100         49         24           Newport Pagnell South         53         17         62         73         20           Olney         87         10         68         61         22           Shenley Brook End         76         4         28         25         13           Stantonbury         58         2         37         46         14           Stony Stratford         50         33         58         64         20           Tattenhoe         76         18         41         41         17           Wolyerton         33         19         65         107         22           Woughton & Fishermead         3         3         18         23         4           Grand Total         1,112         325         1,033         847         3,31           Average of Sale Value         Column Lat T         Enst.         Semi-detache Terraced         Grand Total           Bletchley East         £372,147         £188,424         £308,361         £266,124         £292,50
Newport Pagnell North & Hanslope  Newport Pagnell South  Sampley Brook End  Newport Pagnell South  Newport Pagnell South  Newport Pagnell South  Sampley Brook End  Stantonbury  Stantonbu
Newport Pagnell South 53 17 62 73 20 Olney 87 10 68 61 22 Shenley Brook End 76 4 28 25 13 Stantonbury 58 2 37 46 14 Stony Stratford 50 33 58 64 20 Tattenhoe 76 18 41 41 17 Wolverton 33 19 65 107 22 Woughton & Fishermead 3 3 18 23 4 Grand Total 1,112 325 1,033 847 3,31 Average of Sale Value Column Lat ▼ Row Labels Detached Flat Semi-detache Terraced Grand Total Bletchley East £372,147 £188,424 £308,361 £266,124 £292,50 Bletchley Park £398,268 £190,500 £307,418 £257,800 £312,84 Bletchley West £411,086 £160,000 £273,759 £249,208 £315,79 Bradwell £410,795 £139,672 £284,814 £240,183 £305,03 Broughton £557,275 £212,104 £351,604 £320,194 £397,72 Campbell Park & Old Woughton £516,915 £201,375 £301,779 £280,417 £375,50 Central Milton Keynes £404,000 £192,583 £322,214 £264,794 £293,10 Danesborough & Walton £606,439 £229,113 £365,952 £314,951 £441,02
Newport Pagnell South 53 17 62 73 20 Olney 87 10 68 61 22 Shenley Brook End 76 4 28 25 13 Stantonbury 58 2 37 46 14 Stony Stratford 50 33 58 64 20 Tattenhoe 76 18 41 41 17 Wolverton 33 19 65 107 22 Woughton & Fishermead 3 3 18 23 4 Grand Total 1,112 325 1,033 847 3,31 Average of Sale Value Column Lat ▼ Row Labels Detached Flat Semi-detache Terraced Grand Total Bletchley East £372,147 £188,424 £308,361 £266,124 £292,50 Bletchley Park £398,268 £190,500 £307,418 £257,800 £312,84 Bletchley West £411,086 £160,000 £273,759 £249,208 £315,79 Bradwell £410,795 £139,672 £284,814 £240,183 £305,03 Broughton £557,275 £212,104 £351,604 £320,194 £397,72 Campbell Park & Old Woughton £516,915 £201,375 £301,779 £280,417 £375,50 Central Milton Keynes £404,000 £192,583 £322,214 £264,794 £293,10 Danesborough & Walton £606,439 £229,113 £365,952 £314,951 £441,02
Shenley Brook End       76       4       28       25       13         Stantonbury       58       2       37       46       14         Stony Stratford       50       33       58       64       20         Tattenhoe       76       18       41       41       17         Wolverton       33       19       65       107       22         Woughton & Fishermead       3       3       18       23       4         Grand Total       1,112       325       1,033       847       3,31         Average of Sale Value       Column Lat ▼         Row Labels       ✓ Detached       Flat       Semi-detache Terraced       Grand Total         Bletchley East       £372,147       £188,424       £308,361       £266,124       £292,50         Bletchley Park       £398,268       £190,500       £307,418       £257,800       £312,84         Bletchley West       £411,086       £160,000       £273,759       £249,208       £315,79         Bradwell       £410,795       £139,672       £284,814       £240,183       £305,03         Broughton       £557,275       £212,104       £351,604       £320,194
Stantonbury       58       2       37       46       14         Stony Stratford       50       33       58       64       20         Tattenhoe       76       18       41       41       17         Wolyerton       33       19       65       107       22         Woughton & Fishermead       3       3       18       23       4         Grand Total       1,112       325       1,033       847       3,31         Average of Sale Value       Column Lat ▼       Row Labels       Detached       Flat       Semi-detache Terraced       Grand Total         Bletchley East       £372,147       £188,424       £308,361       £266,124       £292,50         Bletchley Park       £398,268       £190,500       £307,418       £257,800       £312,84         Bletchley West       £411,086       £160,000       £273,759       £249,208       £315,79         Broughton       £557,275       £212,104       £351,604       £320,194       £397,72         Campbell Park & Old Woughton       £516,915       £201,375       £301,779       £280,417       £375,50         Central Milton Keynes       £404,000
Stony Stratford         50         33         58         64         20           Tattenhoe         76         18         41         41         17           Wolverton         33         19         65         107         22           Woughton & Fishermead         3         3         18         23         4           Grand Total         1,112         325         1,033         847         3,31           Average of Sale Value         Column Lat ▼         Example Row Labels         Column Lat ▼         Example Row Labels         Detached         Flat         Semi-detache Terraced         Grand Total           Bletchley East         £372,147         £188,424         £308,361         £266,124         £292,50           Bletchley Park         £398,268         £190,500         £307,418         £257,800         £312,84           Bletchley West         £411,086         £160,000         £273,759         £249,208         £315,79           Bradwell         £410,795         £139,672         £284,814         £240,183         £305,03           Broughton         £557,275         £212,104         £351,604         £320,194         £397,22           <
Tattenhoe       76       18       41       41       17         Wolverton       33       19       65       107       22         Woughton & Fishermead       3       3       18       23       4         Grand Total       1,112       325       1,033       847       3,31         Average of Sale Value       Column Lat√         Row Labels       Detached       Flat       Semi-detache Terraced       Grand Total         Bletchley East       £372,147       £188,424       £308,361       £266,124       £292,50         Bletchley Park       £398,268       £190,500       £307,418       £257,800       £312,84         Bletchley West       £411,086       £160,000       £273,759       £249,208       £315,79         Bradwell       £410,795       £139,672       £284,814       £240,183       £305,03         Broughton       £557,275       £212,104       £351,604       £320,194       £397,72         Campbell Park & Old Woughton       £516,915       £201,375       £301,779       £280,417       £375,50         Central Milton Keynes       £404,000       £192,583       £322,214       £264,794       £293,10 <t< td=""></t<>
Wolverton         33         19         65         107         22           Woughton & Fishermead         3         3         18         23         4           Grand Total         1,112         325         1,033         847         3,31           Average of Sale Value         Column Lat         ▼         Experimental Semi-detache Terraced         Grand Total           Bletchley East         £372,147         £188,424         £308,361         £266,124         £292,50           Bletchley Park         £398,268         £190,500         £307,418         £257,800         £312,84           Bletchley West         £411,086         £160,000         £273,759         £249,208         £315,79           Bradwell         £410,795         £139,672         £284,814         £240,183         £305,03           Broughton         £557,275         £212,104         £351,604         £320,194         £397,72           Campbell Park & Old Woughton         £516,915         £201,375         £301,779         £280,417         £375,50           Central Milton Keynes         £404,000         £192,583         £322,214         £264,794         £293,10           Danesborough & Walton         £606,439
Woughton & Fishermead         3         3         18         23         4           Grand Total         1,112         325         1,033         847         3,31           Average of Sale Value         Column Lat ▼         Row Labels         Detached Flat         Semi-detache Terraced Grand Total           Bletchley East         £372,147         £188,424         £308,361         £266,124         £292,50           Bletchley Park         £398,268         £190,500         £307,418         £257,800         £312,84           Bletchley West         £411,086         £160,000         £273,759         £249,208         £315,79           Bradwell         £410,795         £139,672         £284,814         £240,183         £305,03           Broughton         £557,275         £212,104         £351,604         £320,194         £397,72           Campbell Park & Old Woughton         £516,915         £201,375         £301,779         £280,417         £375,50           Central Milton Keynes         £404,000         £192,583         £322,214         £264,794         £293,10           Danesborough & Walton         £666,439         £229,113         £365,952         £314,951         £441,02
Grand Total         1,112         325         1,033         847         3,31           Average of Sale Value         Column Lat         ▼         Detached         Flat         Semi-detache Terraced         Grand Total           Bletchley East         £372,147         £188,424         £308,361         £266,124         £292,50           Bletchley Park         £398,268         £190,500         £307,418         £257,800         £312,84           Bletchley West         £411,086         £160,000         £273,759         £249,208         £315,79           Bradwell         £410,795         £139,672         £284,814         £240,183         £305,03           Broughton         £557,275         £212,104         £351,604         £320,194         £397,72           Campbell Park & Old Woughton         £516,915         £201,375         £301,779         £280,417         £375,50           Central Milton Keynes         £404,000         £192,583         £322,214         £264,794         £293,10           Danesborough & Walton         £606,439         £229,113         £365,952         £314,951         £441,02
Average of Sale Value         Column Lat         Image: Column Lat Image: Colu
Row Labels         → Detached         Flat         Semi-detache Terraced         Grand Total           Bletchley East         £372,147         £188,424         £308,361         £266,124         £292,50           Bletchley Park         £398,268         £190,500         £307,418         £257,800         £312,84           Bletchley West         £411,086         £160,000         £273,759         £249,208         £315,79           Bradwell         £410,795         £139,672         £284,814         £240,183         £305,03           Broughton         £557,275         £212,104         £351,604         £320,194         £397,72           Campbell Park & Old Woughton         £516,915         £201,375         £301,779         £280,417         £375,50           Central Milton Keynes         £404,000         £192,583         £322,214         £264,794         £293,10           Danesborough & Walton         £606,439         £229,113         £365,952         £314,951         £441,02
Bletchley East         £372,147         £188,424         £308,361         £266,124         £292,50           Bletchley Park         £398,268         £190,500         £307,418         £257,800         £312,84           Bletchley West         £411,086         £160,000         £273,759         £249,208         £315,79           Bradwell         £410,795         £139,672         £284,814         £240,183         £305,03           Broughton         £557,275         £212,104         £351,604         £320,194         £397,72           Campbell Park & Old Woughton         £516,915         £201,375         £301,779         £280,417         £375,50           Central Milton Keynes         £404,000         £192,583         £322,214         £264,794         £293,10           Danesborough & Walton         £606,439         £229,113         £365,952         £314,951         £441,02
Bletchley Park       £398,268       £190,500       £307,418       £257,800       £312,84         Bletchley West       £411,086       £160,000       £273,759       £249,208       £315,79         Bradwell       £410,795       £139,672       £284,814       £240,183       £305,03         Broughton       £557,275       £212,104       £351,604       £320,194       £397,72         Campbell Park & Old Woughton       £516,915       £201,375       £301,779       £280,417       £375,50         Central Milton Keynes       £404,000       £192,583       £322,214       £264,794       £293,10         Danesborough & Walton       £606,439       £229,113       £365,952       £314,951       £441,02
Bletchley West       £411,086       £160,000       £273,759       £249,208       £315,79         Bradwell       £410,795       £139,672       £284,814       £240,183       £305,03         Broughton       £557,275       £212,104       £351,604       £320,194       £397,72         Campbell Park & Old Woughton       £516,915       £201,375       £301,779       £280,417       £375,50         Central Milton Keynes       £404,000       £192,583       £322,214       £264,794       £293,10         Danesborough & Walton       £606,439       £229,113       £365,952       £314,951       £441,02
Bradwell       £410,795       £139,672       £284,814       £240,183       £305,03         Broughton       £557,275       £212,104       £351,604       £320,194       £397,72         Campbell Park & Old Woughton       £516,915       £201,375       £301,779       £280,417       £375,50         Central Milton Keynes       £404,000       £192,583       £322,214       £264,794       £293,10         Danesborough & Walton       £606,439       £229,113       £365,952       £314,951       £441,02
Broughton       £557,275       £212,104       £351,604       £320,194       £397,72         Campbell Park & Old Woughton       £516,915       £201,375       £301,779       £280,417       £375,50         Central Milton Keynes       £404,000       £192,583       £322,214       £264,794       £293,10         Danesborough & Walton       £606,439       £229,113       £365,952       £314,951       £441,02
Campbell Park & Old Woughton       £516,915       £201,375       £301,779       £280,417       £375,50         Central Milton Keynes       £404,000       £192,583       £322,214       £264,794       £293,10         Danesborough & Walton       £606,439       £229,113       £365,952       £314,951       £441,02
Central Milton Keynes         £404,000         £192,583         £322,214         £264,794         £293,10           Danesborough & Walton         £606,439         £229,113         £365,952         £314,951         £441,02
Danesborough & Walton £606,439 £229,113 £365,952 £314,951 £441,02
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Loughton 8, Shonlov £600 E20 £106 2E0 £240 E10 £204 17E £4E4 22
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Monkston £506,858 £191,983 £301,989 £251,762 £365,45
Newport Pagnell North & Hanslope £559,049 £194,824 £319,602 £306,689 £382,69
Newport Pagnell South £457,801 £177,624 £309,323 £269,483 £322,60
Olney £626,682 £220,950 £376,843 £333,275 £454,36
Shenley Brook End £497,569 £190,625 £286,232 £318,400 £410,16
Stantonbury £470,059 £162,500 £282,304 £277,663 £355,28
Stony Stratford £532,740 £207,345 £314,673 £323,977 £353,48
Tattenhoe £506,458 £191,111 £342,878 £320,447 £392,76
Wolverton £372,000 £181,342 £293,885 £264,404 £281,76
Woughton & Fishermead £292,500 £133,667 £255,139 £233,652 £239,25
Grand Total £511,307 £197,899 £317,304 £284,871 £362,36

Average of Price per sqm	Column Lat 🕶				
Row Labels	▼ Detached Flat	Se	e <mark>mi-detach</mark> e Teri	raced	Grand Total
Bletchley East	£3,411	£3,033	£3,436	£3,144	£3,305
Bletchley Park	£3,616	£3,197	£3,647	£3,334	£3,549
Bletchley West	£3,717	£3,636	£3,400	£3,484	£3,535
Bradwell	£3,890	£3,441	£3,568	£3,318	£3,586
Broughton	£3,815	£3,418	£3,724	£3,705	£3,697
Campbell Park & Old Woughton	£3,643	£3,707	£3,774	£3,147	£3,584
Central Milton Keynes	£3,718	£3,322	£3,737	£3,382	£3,515
Danesborough & Walton	£4,011	£3,739	£4,154	£4,149	£4,063
Loughton & Shenley	£3,897	£3,205	£4,007	£3,448	£3,832
Monkston	£3,804	£3,272	£3,933	£4,035	£3,783
Newport Pagnell North & Hanslop	oe £3,961	£2,949	£3,925	£3,830	£3,859
Newport Pagnell South	£3,936	£3,302	£3,751	£3,653	£3,734
Olney	£4,110	£3,483	£4,065	£3,975	£4,029
Shenley Brook End	£3,822	£3,152	£4,338	£3,754	£3,902
Stantonbury	£3,735	£2,597	£3,595	£3,151	£3,488
Stony Stratford	£3,820	£3,508	£3,681	£3,660	£3,681
Tattenhoe	£3,600	£3,159	£3,737	£3,094	£3,465
Wolverton	£3,640	£3,061	£3,484	£3,086	£3,281
Woughton & Fishermead	£3,885	£3,622	£3,555	£2,960	£3,302
Grand Total	£3,816	£3,332	£3,752	£3,482	£3,666

## E.9 Newbuild

Count of Sale Value	Column Lat 🕶				
Row Labels	Detached	Flat	Semi-detache	Terraced	Grand Total
Bletchley East	34	8	43	14	99
Bletchley Park		2			2
Broughton	87	13	34	34	168
Campbell Park & Old Woughton		18			18
Central Milton Keynes		59			59
Danesborough & Walton	125	32	110	32	299
Monkston		21			21
Newport Pagnell North & Hanslop	oe 61	1	10	7	79
Olney	57		14	3	74
Shenley Brook End	2				2
Stony Stratford	94	25	36	33	188
Tattenhoe	14	15	8		37
Wolverton	4	5	5	13	27
Grand Total	478	199	260	136	1,073

Average of Sale Value		Column Lat 🕶					
Row Labels	-	Detached	Flat		Semi-detache	Terraced	Grand Total
Bletchley East		£498,439		£215,806	£351,630	£349,363	£390,753
Bletchley Park				£152,475			£152,475
Broughton		£484,370		£250,990	£391,618	£358,825	£422,131
Campbell Park & Old Woughtor	1			£281,394			£281,394
Central Milton Keynes				£260,064			£260,064
Danesborough & Walton		£550,007		£239,885	£384,260	£346,885	£434,101
Monkston				£308,048			£308,048
Newport Pagnell North & Hansl	ope	£495,594		£244,950	£340,398	£368,566	£461,520
Olney		£592,192			£394,918	£406,667	£547,348
Shenley Brook End		£432,500					£432,500
Stony Stratford		£537,822		£232,756	£382,071	£374,606	£438,780
Tattenhoe		£522,898		£220,662	£370,204		£367,355
Wolverton		£378,750		£252,000	£398,000	£326,538	£333,704
Grand Total		£527,364		£253,680	£378,241	£357,341	£418,922
Average of Price per sqm		Column Lat 🕶					
Row Labels	-	Detached	Flat		Semi-detache	Terraced	Grand Total
Bletchley East		£3,711		£3,453	£3,817	£3,984	£3,775
Bletchley Park				£2,990			£2,990
Broughton		£3,855		£3,471	£3,626	£3,307	£3,668
Campbell Park & Old Woughtor	1			£4,503			£4,503
Central Milton Keynes				£4,758			£4,758
Danesborough & Walton		£3,814		£3,951	£3,934	£3,911	£3,883
Monkston				£4,960			£4,960
Newport Pagnell North & Hansl	ope	£3,978		£3,711	£3,962	£3,544	£3,934
Olney		£4,079			£4,352	£4,212	£4,136
Shenley Brook End		£3,513					£3,513
Stony Stratford		£3,713		£3,777	£3,676	£3,349	£3,650
Tattenhoe		£3,893		£3,452	£3,247		£3,574
Wolverton		£4,087		£3,652	£3,491	£4,446	£4,069
Grand Total		£3,850		£4,219	£3,833	£3,670	£3,891

## E.10 2022

## **E.11 Existing**

Count of Sale Value	Column Lat 🕶				
Row Labels	▼ Detached		Semi-detache	Terraced	Grand Total
Bletchley East	22	38	48	57	165
Bletchley Park	31	18	50	26	125
Bletchley West	27		51	42	120
Bradwell	28	8	32	25	93
Broughton	76	43	25	30	174
Campbell Park & Old Woughton	36	13	23	17	89
Central Milton Keynes	19	29	8	17	73
Danesborough & Walton	81	20	45	30	176
Loughton & Shenley	49	12	26	20	107
Monkston	53	16	23	24	116
Newport Pagnell North & Hanslo	pe 43	24	39	30	136
Newport Pagnell South	. 42	12	43	43	140
Olney	66	10	37	30	143
Shenley Brook End	59	1	17	16	93
Stantonbury	38	5	28	32	103
Stony Stratford	40	37	41	49	167
Tattenhoe	55	20	27	25	127
Wolverton	15	10	25	93	143
Woughton & Fishermead	5	14	5	23	47
Grand Total	785	330	593	629	2,337
Average of Sale Value	Column Lat 📭				
Row Labels	Column Lat → T  ■ Detached	Flat	Semi-detache	Terraced	Grand Total
<u> </u>			Semi-detache £334,771	Terraced £286,482	Grand Total £307,474
Row Labels	Detached				
Row Labels Bletchley East	Detached £495,250	£195,770 £204,361	£334,771	£286,482	£307,474
Row Labels Bletchley East Bletchley Park	Detached £495,250 £475,602	£195,770 £204,361	£334,771 £347,220	£286,482 £303,192	£307,474 £349,329
Row Labels Bletchley East Bletchley Park Bletchley West	Detached £495,250 £475,602 £438,800	£195,770 £204,361	£334,771 £347,220 £322,764	£286,482 £303,192 £283,155	£307,474 £349,329 £335,009
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell	▼ Detached £495,250 £475,602 £438,800 £482,071	£195,770 £204,361 £137,649	£334,771 £347,220 £322,764 £323,148	£286,482 £303,192 £283,155 £262,490	£307,474 £349,329 £335,009 £338,733
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton	▼ Detached £495,250 £475,602 £438,800 £482,071 £592,089	£195,770 £204,361 £137,649 £211,918	£334,771 £347,220 £322,764 £323,148 £391,618	£286,482 £303,192 £283,155 £262,490 £335,013	£307,474 £349,329 £335,009 £338,733 £425,012
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton	▼ Detached £495,250 £475,602 £438,800 £482,071 £592,089 £540,056	£195,770 £204,361 £137,649 £211,918 £198,038	£334,771 £347,220 £322,764 £323,148 £391,618 £319,608	£286,482 £303,192 £283,155 £262,490 £335,013 £309,264	£307,474 £349,329 £335,009 £338,733 £425,012 £389,045
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes	€495,250 £475,602 £438,800 £482,071 £592,089 £540,056 £417,921	£195,770 £204,361 £137,649 £211,918 £198,038 £194,774	£334,771 £347,220 £322,764 £323,148 £391,618 £319,608 £304,813	£286,482 £303,192 £283,155 £262,490 £335,013 £309,264 £264,823	£307,474 £349,329 £335,009 £338,733 £425,012 £389,045 £281,225
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton	E495,250 £475,602 £438,800 £482,071 £592,089 £540,056 £417,921 £657,263	£195,770 £204,361 £137,649 £211,918 £198,038 £194,774 £262,825	£334,771 £347,220 £322,764 £323,148 £391,618 £319,608 £304,813 £386,461	£286,482 £303,192 £283,155 £262,490 £335,013 £309,264 £264,823 £340,563	£307,474 £349,329 £335,009 £338,733 £425,012 £389,045 £281,225 £489,219
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley	€495,250 £475,602 £438,800 £482,071 £592,089 £540,056 £417,921 £657,263 £750,547 £554,394	£195,770 £204,361 £137,649 £211,918 £198,038 £194,774 £262,825 £213,858 £174,219	£334,771 £347,220 £322,764 £323,148 £391,618 £319,608 £304,813 £386,461 £347,884	£286,482 £303,192 £283,155 £262,490 £335,013 £309,264 £264,823 £340,563 £341,225	£307,474 £349,329 £335,009 £338,733 £425,012 £389,045 £281,225 £489,219 £516,006
Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston	€495,250 £475,602 £438,800 £482,071 £592,089 £540,056 £417,921 £657,263 £750,547 £554,394	£195,770 £204,361 £137,649 £211,918 £198,038 £194,774 £262,825 £213,858 £174,219 £203,113	£334,771 £347,220 £322,764 £323,148 £391,618 £319,608 £304,813 £386,461 £347,884 £340,541	£286,482 £303,192 £283,155 £262,490 £335,013 £309,264 £264,823 £340,563 £341,225 £302,044	£307,474 £349,329 £335,009 £338,733 £425,012 £389,045 £281,225 £489,219 £516,006 £407,344
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Row Labels Bletchley East Bletchley Park Bletchley West Bradwell Broughton Campbell Park & Old Woughton Central Milton Keynes Danesborough & Walton Loughton & Shenley Monkston Newport Pagnell North & Hanslo Newport Pagnell South Olney Shenley Brook End Stantonbury Stony Stratford Tattenhoe	E495,250 £475,602 £438,800 £482,071 £592,089 £540,056 £417,921 £657,263 £750,547 £554,394 pe £551,058 £474,179 £619,241 £590,814 £479,987 £559,419	£195,770 £204,361 £137,649 £211,918 £198,038 £194,774 £262,825 £213,858 £174,219 £203,113 £198,125 £231,100 £92,000 £188,500 £248,986 £196,625 £208,500	£334,771 £347,220 £322,764 £323,148 £391,618 £319,608 £304,813 £386,461 £347,884 £340,541 £341,584 £351,826 £401,236 £310,235 £298,062 £352,756 £392,783	£286,482 £303,192 £283,155 £262,490 £335,013 £309,264 £264,823 £340,563 £341,225 £302,044 £321,042 £283,279 £436,967 £284,059 £277,641 £353,070 £364,100	£307,474 £349,329 £335,009 £338,733 £425,012 £389,045 £281,225 £489,219 £516,006 £407,344 £378,847 £354,304 £497,452 £481,387 £353,517 £379,357 £408,975

Average of Price per sqm	Column Lat 🕶				
Row Labels	▼ Detached Flat	9	Semi-detache Ter	raced	Grand Total
Bletchley East	£3,484	£3,333	£3,851	£3,392	£3,525
Bletchley Park	£4,296	£3,328	£4,166	£3,963	£4,044
Bletchley West	£4,106		£3,993	£3,842	£3,965
Bradwell	£4,330	£3,482	£3,964	£3,510	£3,899
Broughton	£4,320	£3,586	£4,388	£3,927	£4,082
Campbell Park & Old Woughton	£4,080	£3,640	£3,875	£3,378	£3,819
Central Milton Keynes	£4,199	£3,558	£3,873	£4,026	£3,847
Danesborough & Walton	£4,529	£3,900	£4,548	£4,428	£4,442
Loughton & Shenley	£4,590	£3,109	£4,736	£4,398	£4,432
Monkston	£4,325	£3,866	£4,616	£4,686	£4,380
Newport Pagnell North & Hanslo	pe £4,047	£3,479	£4,078	£4,155	£3,972
Newport Pagnell South	£4,226	£3,241	£4,089	£4,067	£4,040
Olney	£4,541	£4,079	£4,690	£4,278	£4,487
Shenley Brook End	£4,620		£4,632	£4,831	£4,658
Stantonbury	£4,143	£3,221	£4,143	£3,591	£3,947
Stony Stratford	£4,421	£3,852	£3,994	£4,118	£4,101
Tattenhoe	£4,301	£3,233	£3,992	£3,846	£3,982
Wolverton	£4,120	£3,202	£3,649	£3,362	£3,493
Woughton & Fishermead	£3,889	£3,047	£3,796	£3,579	£3,449
Grand Total	£4,326	£3,528	£4,166	£3,869	£4,049

## **E.12 Newbuild**

Count of Sale Value	Column Lat 🕶				
Row Labels	Detached	Flat	Semi-detache	Terraced	Grand Total
Bletchley East	42	1	31	1	75
Broughton	17	2	20	11	50
Central Milton Keynes		2			2
Danesborough & Walton	90	10	70	20	190
Loughton & Shenley		1			1
Monkston		7			7
Newport Pagnell North & Hanslop	e 25		2		27
Olney	51		13	6	70
Stantonbury				1	1
Stony Stratford	45	1	6	8	60
Tattenhoe	2				2
Wolverton		6	9	14	29
Grand Total	272	30	151	61	514

Average of Sale Value		Column Lat 🕶				
Row Labels	-	Detached Fla	t	Semi-detache	Terraced	Grand Total
Bletchley East		£505,606	£230,000	£374,966	£361,995	£446,018
Broughton		£439,054	£258,995	£345,011	£397,631	£385,122
Central Milton Keynes			£244,250			£244,250
Danesborough & Walton		£492,659	£235,300	£378,627	£362,698	£423,422
Loughton & Shenley			£410,000			£410,000
Monkston			£331,857			£331,857
Newport Pagnell North & Hanslo	ре	£536,436		£379,995		£524,848
Olney		£646,508		£380,473	£337,817	£570,642
Stantonbury					£280,000	£280,000
Stony Stratford		£575,435	£240,000	£386,080	£307,125	£515,134
Tattenhoe		£442,473				£442,473
Wolverton			£262,250	£383,556	£338,107	£336,517
Grand Total		£537,504	£271,200	£374,190	£352,251	£451,998
Average of Price per sqm		Column Lat 📭				
Row Labels	-	Detached Fla	t	Semi-detache	Terraced	Grand Total
Bletchley East		£4,041	£3,898	£3,908	£4,701	£3,993
Broughton		£4,365	£4,170	£4,806	£3,626	£4,371
Central Milton Keynes			£4,442			£4,442
Danesborough & Walton		£4,120	£4,129	£4,216	£4,230	£4,167
Loughton & Shenley			£5,000			£5,000
Monkston			£5,027			£5,027
Newport Pagnell North & Hanslo	ре	£4,060		£3,654		£4,030
Olney		£4,321		£4,474	£4,436	£4,359
Stantonbury					£4,000	£4,000
Stony Stratford		£3,850	£3,934	£3,895	£3,958	£3,870
Tattenhoe		£4,296				£4,296
Wolverton			£3,801	£4,484	£4,905	£4,546
					£4,264	

## E.13 2023

## **E.14 Existing**

Count of Sale Value	Column Lat 🕶				
Row Labels	Detached		Semi-detache	Terraced	Grand Total
Bletchley East	10	10	22	20	62
Bletchley Park	14	6	18	14	52
Bletchley West	11	2	21	10	44
Bradwell	11	1	12	14	38
Broughton	25	16	15	6	62
Campbell Park & Old Woughton	15	7	13	5	40
Central Milton Keynes	5	7	3	3	18
Danesborough & Walton	21	9	6	7	43
Loughton & Shenley	19	7	9	9	44
Monkston	19	6	10	12	47
Newport Pagnell North & Hanslo		7	11	14	41
Newport Pagnell South	11	6	17	21	55
Olney	29	1	21	11	62
Shenley Brook End	20	2	13	5	40
Stantonbury	11	1	9	11	32
Stony Stratford	12	11	17	21	61
Tattenhoe	20	4	15	11	50
Wolverton	10	8	5	32	55
Woughton & Fishermead	3	3		11	17
Grand Total	275	114	237	237	863
Average of Sale Value	Column Lat 🕶				
Row Labels	▼ Detached	Flat	Semi-detache	Terraced	Grand Total
Bletchley East	£392,600	£190,150	£345,625	£310,000	£316,633
Bletchley Park	£521,821	£191,625	£336,611	£318,893	£364,976
Bletchley West	£433,636	£207,500	£323,405	£287,600	£337,557
Bradwell	£502,000	£158,500	£293,792	£278,143	£344,737
Broughton	£610,120	£223,531	£385,920	£320,833	£428,118
Campbell Park & Old Woughton	£563,767	£215,643	£308,077	£293,600	£385,975
Central Milton Keynes	£504,400	£208,714	£311,667	£310,833	£325,028
Danesborough & Walton	£563,042	£278,111	£374,167	£320,843	£437,623
Loughton & Shenley	£719,526	£262,952	£329,722	£328,000	£487,072
Monkston	£602,763	£195,333	£347,000	£280,375	£414,021
Newport Pagnell North & Hanslo	pe £511,889	£199,500	£298,545	£316,643	£334,646
Newport Pagnell South	£471,818	£152,750	£333,412	£285,014	£322,905
Olney	£593,879	£150,000	£502,333	£342,182	£511,056
Shenley Brook End	£587,675	£152,000	£324,500	£319,000	£446,775
Stantonbury	£511,545	£166,000	£314,944	£295,817	£371,297
3		£233,045	£388,853	£340,357	£404,352
Stony Stratford	£695,333	LZ33,043	1000,000	,	
Stony Stratford Tattenhoe	£695,333 £534,125		£382,167	£325,705	£415,615
	·	£195,750			
Tattenhoe	£534,125	£195,750 £189,094	£382,167	£325,705	£415,615

Average of Price per sqm	Column Lat 🕶				
Row Labels	▼ Detached Flat	Se	emi-detache Terr	raced	Grand Total
Bletchley East	£3,755	£3,437	£3,887	£3,628	£3,707
Bletchley Park	£3,996	£3,303	£4,129	£3,499	£3,842
Bletchley West	£4,373	£2,969	£4,073	£3,900	£4,065
Bradwell	£4,338	£2,516	£3,621	£4,000	£3,923
Broughton	£4,060	£3,500	£4,076	£4,440	£3,945
Campbell Park & Old Woughton	£3,830	£3,495	£3,975	£3,547	£3,788
Central Milton Keynes	£3,624	£3,976	£4,217	£3,487	£3,850
Danesborough & Walton	£4,606	£3,814	£4,321	£4,378	£4,354
Loughton & Shenley	£4,555	£3,334	£4,593	£4,310	£4,299
Monkston	£4,458	£3,702	£4,627	£4,537	£4,416
Newport Pagnell North & Hanslo	pe £4,474	£3,407	£4,476	£3,930	£4,096
Newport Pagnell South	£4,208	£3,148	£4,124	£3,952	£3,994
Olney	£4,468	£3,337	£4,276	£4,389	£4,362
Shenley Brook End	£4,577	£3,290	£4,657	£5,558	£4,639
Stantonbury	£4,204	£2,515	£3,497	£3,799	£3,766
Stony Stratford	£4,596	£3,988	£4,100	£4,153	£4,190
Tattenhoe	£4,469	£3,615	£4,500	£3,378	£4,209
Wolverton	£4,043	£3,349	£4,776	£3,386	£3,596
Woughton & Fishermead	£3,841	£3,209		£3,159	£3,293
Grand Total	£4,312	£3,532	£4,168	£3,881	£4,047

## **E.15 Newbuild**

Count of Sale Value	Column Lat 🕶		
Row Labels	Detached	Flat	Grand Total
Bletchley East	2		2
Central Milton Keynes		2	2
Danesborough & Walton	4		4
Olney	1		1
Grand Total	7	2	9
Average of Sale Value	Column Lat 🕶		
Row Labels	Detached	Flat	Grand Total
Bletchley East	£507,245		£507,245
Central Milton Keynes		£243,750	£243,750
Danesborough & Walton	£583,438		£583,438
Olney	£455,000		£455,000
Grand Total	£543,320	£243,750	£476,749
Average of Price per sqm	Column Lat 🕶		
Row Labels	Detached	Flat	Grand Total
Bletchley East	£3,994		£3,994
Central Milton Keynes		£5,033	£5,033
Danesborough & Walton	£4,390		£4,390
Olney	£4,417		£4,417
Grand Total	£4,281	£5,033	£4,448

# **Appendix F Newbuild Asking Prices**

## **F.1 October 2023**

Agent	Development	Address	Address	Postcode	Name	No Beds	D/F/S/ T	M2	£	£ per sqm
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Lodge Apt	1	f	46	£220,000	£4,783
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Lodge Apt	1	f	46	£222,500	£4,837
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Holm .	2	f	56	£285,000	£5,089
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Valerian	3	s	81	£410,000	£5,062
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Perilla	3	s	92	£425,000	£4,620
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Cedar	3	s	105	£425,000	£4,048
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Sunflower	3	S	87	£440,000	£5,057
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Pine	4	S	106	£450,000	£4,245
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Willow	4	d	122	£520,000	£4,262
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Jasmine	4	d	106	£535,000	£5,047
Barratt	Brooklands	Fen Street	MK	MK10 7EL	Finchley	3	D	75	£409,995	£5,467
Barratt	Brooklands	Fen Street	MK	MK10 7EL	Helmsley	4	S	116	£449,995	£3,879
Barratt	Brooklands	Fen Street	MK	MK10 7EL	Hexham	4	D	130	£549,995	£4,231
Barratt	Brooklands	Fen Street	MK	MK10 7EL	Chesham	4	D	118	£532,995	£4,517
Barratt	Brooklands	Fen Street	MK	MK10 7EL	Hexham 2	4	D	130	£538,995	£4,146
Barratt	Woburn Downs	Watling Street	MK	MK17 9GF	Ascot	4	D	147	£547,995	£3,728
Barratt	Fairfields	Vaspasian Road	MK	MK11 3ER	Hesketh C	4	S	140	£499,995	£3,571
Barratt	Eagles' Rest	Wavendon	MK	MK17 7AX	Maidstone	3	S	75	£364,995	£4,867
Barratt	Eagles' Rest	Wavendon	MK	MK17 7AX	Maidstone	3	S	75	£372,995	£4,973
Barratt	Eagles' Rest	Wavendon	MK	MK17 7AX	Queensville	4	S	102	£414,995	£4,069
Barratt	Eagles' Rest	Wavendon	MK	MK17 7AX	Queensville	4	S	102	£429,995	£4,216
Bellway	Whitehouse Park		MK	MK8 8AB	Harper	3	S	92	£425,000	£4,620
Bellway	Whitehouse Park		MK	MK8 8AB	Harper	3	S	92	£442,500	£4,810
Bellway	Whitehouse Park		MK	MK8 8AB	Lymner	3	d	87	£462,000	£5,310
Bellway	Whitehouse Park		MK	MK8 8AB	Alnwick	4	d	130	£530,000	£4,077
Bellway	Whitehouse Park		MK	MK8 8AB	Scrivener	4	d	122	£535,000	£4,385
Bellway	Whitehouse Park		MK	MK8 8AB	Luthier	4	d	126	£575,000	£4,563
Bellway	Whitehouse Park		MK	MK8 8AB	Bowyer	4	d	118	£575,000	£4,873
Bellway	Greenleys Gardens		MK	MK12 6LP						
Bellway	Tattenhoe Park		MK	MK4 4SR	Ulu	1	f	50	£220,000	£4,400
Bellway	Tattenhoe Park		MK	MK4 4SR	Pucella	2	f	61	£272,500	£4,467
Bellway	Tattenhoe Park		MK	MK4 4SR	Tablet	2	f		£285,000	

Bellway	Tattenhoe Park		MK	MK4 4SR	Hanslope	2	t	69	£350,000	£5,072
Bellway	Tattenhoe Park		MK	MK4 4SR	Daulby	3	t	80	£380,000	£4,750
Bellway	Tattenhoe Park		MK	MK4 4SR	Daulby	3	t	80	£400,000	£5,000
Bellway	Tattenhoe Park		MK	MK4 4SR	Thornton	3	S	60	£410,000	£6,833
Bellway	Tattenhoe Park		MK	MK4 4SR	Thornton	3	S	60	£425,000	£7,083
Bellway	Tattenhoe Park		MK	MK4 4SR	Stratford	3	d	74	£440,000	£5,946
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Turner	3	S	83	£375,000	£4,518
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Tailor	3	S	72	£380,000	£5,278
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Turner	3	S	83	£400,000	£4,819
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Thespian	3	S	83	£417,500	£5,030
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Carlisle	4	ť	99	£420,000	£4,242
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Carlisle	4	t	99	£425,000	£4,293
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Thespian	3	d	83	£427,500	£5,151
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Alnwick	4	d	130	£495,000	£3,808
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Philosopher	4	ď	139	£585,000	£4,209
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Goldsmith	4	ď	136	£590,000	£4,338
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Grovier	3	S	65	£350,000	£5,385
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Grovier	3	S	65	£350,000	£5,385
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Byron	3	S	110	£395,000	£3,591
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Byron	3	S	110	£400,000	£3,636
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Lyttelton	3	d	76	£407,500	£5,362
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Makenzie	3	S	91	£410,000	£4,505
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Makenzie	3	S	91	£415,000	£4,560
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Henley	3	d	82	£457,500	£5,579
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Heaton	4	d	94	£475,000	£5,053
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Hallam	4	d	96	£480,000	£5,000
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Burns	4	d	110	£500,000	£4,545
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Morris	4	d	119	£500,000	£4,202
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Burns	4	d	110	£525,000	£4,773
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Wyatt	4	d	116	£535,000	£4,612
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Langley	4	d	120	£575,000	£4,792
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Darlton	4	d		£615,000	,
Bovis	Whitehouse Park		MK	MK8 1AL	Watling	1	F	47	£224,995	£4,787
					Manor				•	•
Bovis	Whitehouse Park		MK	MK8 1AL	Watling	1	F	47	£224,995	£4,787
					Manor					
Bovis	Whitehouse Park		MK	MK8 1AL	Hawthorn	2	s	62	£344,995	£5,564
Bovis	Whitehouse Park		MK	MK8 1AL	Hawthorn	2	s	62	£344,995	£5,564
Bovis	Whitehouse Park		MK	MK8 1AL	Magnolia	3	s	106	£399,995	£3,774
Bovis	Whitehouse Park		MK	MK8 1AL	Magnolia	3	s	106	£404,995	£3,821
Bovis	Whitehouse Park		MK	MK8 1AL	Magnolia	3	s	106	£404,995	£3,821
Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3	s	87	£419,995	£4,828
Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3	s	87	£419,995	£4,828
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Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3	S	87	£429,995	£4,942
Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3	S	87	£439,995	£5,057
Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3	S	87	£439,995	£5,057
Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3	S	87	£439,995	£5,057
Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3	S	87	£439,995	£5,057
Bovis	Whitehouse Park		MK	MK8 1AL	Cypress	3	Š	102	£469,995	£4,608
Bovis	Whitehouse Park		MK	MK8 1AL	Cypress	3	Š	102	£469,995	£4,608
Bovis	Whitehouse Park		MK	MK8 1AL	Spruce	3	S	101	£469,995	£4,653
Bovis	Whitehouse Park		MK	MK8 1AL	Spruce	3	S	101	£469,995	£4,653
Bovis	Whitehouse Park		MK	MK8 1AL	Spruce	3	S	101	£474,995	£4,703
Bovis	Whitehouse Park		MK	MK8 1AL	Chestnut	4	d	126	£589,995	£4,683
Bovis	Whitehouse Park		MK	MK8 1AL	Chestnut	4	ď	126	£599,995	£4,762
Bovis	Whitehouse Park		MK	MK8 1AL	Chestnut	4	ď	126	£599,995	£4,762
Bovis	Whitehouse Park		MK	MK8 1AL	Violet	4	ď	142	£639,995	£4,507
Bovis	Whitehouse Park		MK	MK8 1AL	Violet	4	d	142	£639,995	£4,507
Bovis	Whitehouse Park		MK	MK8 1AL	Violet	4	d	142	£644,995	£4,542
Bovis	Whitehouse Park		MK	MK8 1AL	Violet	4	d	142	£644,995	£4,542
Bovis	Whitehouse Park		MK	MK8 1AL	Maple	4	d	140	£709,995	£5,071
Bovis	Whitehouse Park		MK	MK8 1AL	Ascot	5	d	215	£895,000	£4,163
Bovis	Whitehouse Park		MK	MK8 1AL	Ascot x2	5	d	215	£910,000	£4,233
Bovis	Glebe Meadows	Wavedon	MK	MK17 8AB	Lea Manor	1	f	210	£240,000	24,200
Bovis	Glebe Meadows	Wavedon	MK	MK17 8AB	Lea Manor	1	f		£250,000	
Bovis	Yardley Manor	Wavedon	Olney	MK46 5GA	Birch	5	ď	167	£730,000	£4,371
Bovis	Yardley Manor		Olney	MK46 5GA	Magnolia	3	S	106	£349,995	£3,302
Bovis	Yardley Manor		Olney	MK46 5GA	Chestnut	4	d	126	£535,000	£4,246
Bovis	Yardley Manor		Olney	MK46 5GA	Chestnut	4	d	126	£550,000	£4,240
Bovis	Yardley Manor		Olney	MK46 5GA	Chestnut	4	d	126	£550,000	£4,365
Bovis	Yardley Manor		Olney	MK46 5GA	Aspen	4	d	128	£550,000	£4,297
Bovis	Yardley Manor		Olney	MK46 5GA	Aspen	4	d	128	£560,000	£4,297
Bovis	Yardley Manor		Olney	MK46 5GA	Aspen	4	d	128	£560,000	£4,375
Bovis	Yardley Manor		Olney	MK46 5GA	•	4		128	£560,000	£4,375
Bovis	Yardley Manor		Olney	MK46 5GA	Aspen Violet	4	d d	142	£595,000	£4,373 £4,190
Bovis	Yardley Manor		Olney	MK46 5GA	Violet	4	d	142	£640,000	£4,190 £4,507
	•			MK46 5GA	Violet	4				
Bovis	Yardley Manor		Olney			4	d	142 142	£640,000	£4,507
Bovis	Yardley Manor		Olney	MK46 5GA	Violet	4	d		£640,000	£4,507
Bovis	Yardley Manor		Olney	MK46 5GA	Violet	4	d	142	£640,000	£4,507
Bovis	Yardley Manor		Olney	MK46 5GA	Violet		d	142	£640,000	£4,507
Bovis	Yardley Manor		Olney	MK46 5GA	Violet	4	d	142	£645,000	£4,542
Bovis	Yardley Manor		Olney	MK46 5GA	Birch	5	d	167	£735,000	£4,401
Bovis	Yardley Manor	The Olehe	Olney	MK46 5GA	Lime	5	d	184	£780,000	£4,239
Brampton Valley	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Calvert	4	d	202	£975,000	£4,827
Homes										

Brampton Valley Homes	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Dahlia	4	d	202	£950,000	£4,703
Brampton Valley Homes	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Aston	3	d	148	£615,000	£4,155
Brampton Valley Homes	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Aston	3	d	148	£615,000	£4,155
Brampton Valley Homes	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Emberton	2	d	121	£480,000	£3,967
Brampton Valley Homes	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Belmont	3	d	130	£670,000	£5,154
Brampton Valley Homes	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Belmont	3	d	130	£670,000	£5,154
Brampton Valley Homes	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Calvert	4	d	202	£960,000	£4,752
Countryside	Countryside at Tattenhoe Park		MK	MK4 4QB	Hemington Apts	2	f	79	£268,500	£3,399
Countryside	Countryside at Tattenhoe Park		MK	MK4 4QB	Turnstone	4	d	121	£490,000	£4,050
Countryside	Countryside at Tattenhoe Park		MK	MK4 4QB	Turnstone	4	d	121	£485,000	£4,008
Countryside	Countryside at Tattenhoe Park		MK	MK4 4QB	Piper	4	d	124	£550,000	£4,435
Countryside	Countryside at Tattenhoe Park		MK	MK4 4QB	Whitebeam	5	d	178	£675,000	£3,792
Countryside	Countryside at Tattenhoe Park		MK	MK4 4QB	Whitebeam	5	d	178	£675,000	£3,792
Crest Nicholson	Whitehouse Park		MK	MK8 8AB	Hatfield	3	s	80	£415,000	£5,188
Crest Nicholson	Whitehouse Park		MK	MK8 8AB	Chesham	3	d	82	£440,000	£5,366
Crest Nicholson	Whitehouse Park		MK	MK8 8AB	Filey	4	s	99	£440,000	£4,444
Crest Nicholson	Whitehouse Park		MK	MK8 8AB	Romsey	4	d	102	£520,000	£5,098
Crest Nicholson	Whitehouse Park		MK	MK8 8AB	Windsor	4	d	155	£660,000	£4,258
Crest Nicholson	Kings Meadow		MK	MK4 4LD	Filey	4	s	99	£440,000	£4,444
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Marlborough	4	d	114	£530,000	£4,649
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Romsey	4	d	102	£505,000	£4,951
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Keswick	4	d	108	£535,000	£4,954
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Winkfield	4	d	124	£560,000	£4,516
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Dorking	4	d	135	£595,000	£4,407
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Windsor	5	d	155	£630,000	£4,065
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Windsor	5	d	155	£630,000	£4,065
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Frogmore	3	s	90	£430,000	£4,778
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Frogmore	3	s	90	£430,000	£4,778
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Woburn	4	d	110	£500,000	£4,545
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Woburn	4	d	110	£500,000	£4,545
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Chawton	4	d	130	£525,000	£4,038
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Frogmore	4	d	90	£445,000	£4,944
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Bletchley	4	S	104	£445,000	£4,279
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Gosford	3	d		£465,000	•
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Penshurst	4	d	105	£520,000	£4,952

Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Goodwood	4	d	128	£585,000	£4,570
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Lewington	2	f	68	£250,000	£3,676
					House	_				
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Lewington House	2	f	68	£252,500	£3,713
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Cranbourne	5	d	163	£685,000	£4,202
DWH	Brooklands Park	Fen Street	MK	MK10 7EL	Drummond	4	Ď	168	£590,995	£3,518
DWH	Brooklands Park	Fen Street	MK	MK10 7EL	Holden	4	D	152	£635,995	£4,184
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Moreton	5	Ď	220	£853,995	£3,882
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Fairway	3	D		£459,995	~~,~~
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Ingleby	4	D	100	£469,995	£4,700
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Milford	4	D	173	£554,995	£3,208
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Drummond	4	D	168	£574,995	£3,423
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Drummond	4	D	168	£578,995	£3,446
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Holden	4	D	152	£614,995	£4,046
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Layton	4	D	148	£646,495	£4,368
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Hadley	3	D	88	£457,995	£5,204
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Kennett	3	S	108	£420,995	£3,898
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Kennett	3	S	108	£423,995	£3,926
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Hertford	4	D	140	£524,995	£3,750
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Bradgate	4	D	146	£596,995	£4,089
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Avondale	4	D	150	£601,995	£4,013
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Avondale	4	D	150	£605,995	£4,040
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Holden	4	D	152	£617,995	£4,066
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Winstone	4	D	165	£716,995	£4,345
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Winstone	4	D	165	£729,995	£4,424
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Henley	5	D	168	£796,995	£4,744
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Glidewell	5	D	214	£869,995	£4,065
DWH	Lavendon Fields	Lavendon	MK	MK46 4EJ	Buckingham	5	D	212	£759,995	£3,585
Goldcrest Homes	Church Road		Apsley	MK17 8TR		5	d	435	£2,000,00	£4,598
			Heath						0	
LQ Homes	Saxon Reach	Glebe Farm	MK	MK17 8LZ		2	f	66	£252,500	£3,826
Morris Homes	The Oaks	Hayton Way	MK	MK4 4LP						
Paul Newman New Homes	The Pines		Ashton	NN7 2JH	Goldfinch	3	d	133	£525,000	£3,947
Paul Newman New Homes	The Pines		Ashton	NN7 2JH	Firecrest	4	d	173	£725,000	£4,191
Paul Newman New Homes	The Pines	Roade Hill	Ashton	NN7 2JH	Jay	4	d	181	£795,000	£4,392
Redrow	Woburn View		Woburn Sands	MK17 8UD						
Taylor Wimpey	Shenley Park	Shenley Church End	MK	MK5 6EH	Huxford	4	s	107	£490,000	£4,579

Taylor Wimpey	Shenley Park	Shenley Church End	MK	MK5 6EH	Ambleside	4	d	156	£575,000	£3,686
Taylor Wimpey	Shenley Park	Shenley Church End	MK	MK5 6EH	Manford	4	d	129	£615,000	£4,767
Taylor Wimpey	Shenley Park	Shenley Church End	MK	MK5 6EH	Manford	4	d	129	£630,000	£4,884
Taylor Wimpey	Shenley Park	Shenley Church End	MK	MK5 6EH	Waysdale	4	d	144	£675,000	£4,688
Taylor Wimpey	Shenley Park	Shenley Church End	MK	MK5 6EH	Winterford	5	d	192	£770,000	£4,010
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Braxton	3	S	101	£425,000	£4,208
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Canford	2	t	63	£310,500	£4,929
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Braxton	3	S	101	£375,750	£3,720
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Elliston	4	S	116	£405,000	£3,491
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Braxton	3	t	101	£425,000	£4,208
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Easedale	3	d	86	£440,000	£5,116
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Lanford	4	d	116	£535,000	£4,612
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Manford	4	d	129	£540,000	£4,186
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Manford	4	d	129	£550,000	£4,264
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Lanford	4	d	116	£560,000	£4,828
Taylor Wimpey	Vale View at Willow Lake	J	Newton Leys	MK3 5RD	Alton	3	s	101	£400,000	£3,960
Taylor Wimpey	Vale View at Willow Lake		Newton Leys	MK3 5RD	Alton	3	s	101	£425,000	£4,208
Taylor Wimpey	Vale View at Willow Lake		Newton Leys	MK3 5RD	Kingfisher	2	f	63	£247,500	£3,929
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Kingfisher	2	f	63	£247,500	£3,929
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Kingfisher	2	f	63	£247,500	£3,929
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Kingfisher	2	f	63	£247,500	£3,929
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Alton	3	S	101	£400,000	£3,960
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Heron	2	f	63	£242,500	£3,849
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Kingfisher	2	f	63	£245,000	£3,889
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Gosford	3	S	80	£375,000	£4,688
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Gosford	3	S	80	£375,000	£4,688
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Gosford	3	S	80	£385,000	£4,813
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Gosford		s	80	£385,000	£4,813
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Rushton	5	d	185	£600,000	£3,243
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Braxton	3	S	101	£390,000	£3,861
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Ardale	3	d	94	£415,000	£4,415
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Rossdale	4	d	115	£500,000	£4,348
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Wayford	5	d	172	£675,000	£3,924
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Wayford	5	d	172	£700,000	£4,070
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Winterford	5	d	196	£775,000	£3,954
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Winterford	5	d	196	£775,000	£3,954

## F.2 February 2024

Agent	Development	Address	Address	Postcode	Name	No Beds	D/F/S/T	M2	£	£/M2
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Lodge Apt	1	f	46	£220,000	£4,783
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Lodge Apt	1	f	46	£222,500	£4,837
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Holm	2	f	56	£285,000	£5,089
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Valerian	3	S	81	£410,000	£5,062
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Perilla	3	S	92	£425,000	£4,620
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Cedar	3	S	105	£425,000	£4,048
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Sunflower	3	S	87	£440,000	£5,057
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Pine	4	S	106	£450,000	£4,245
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Willow	4	d	122	£520,000	£4,262
Ashberry Homes	Ashberry at Whitehouse Park		MK	MK8 1HF	Jasmine	4	d	106	£535,000	£5,047
Barratt	Brooklands	Fen Street	MK	MK10 7EL	Finchley	3	D	75	£409,995	£5,467
Barratt	Brooklands	Fen Street	MK	MK10 7EL	Helmsley	4	S	116	£449,995	£3,879
Barratt	Brooklands	Fen Street	MK	MK10 7EL	Hexham	4	D	130	£549,995	£4,231
Barratt	Brooklands	Fen Street	MK	MK10 7EL	Chesham	4	D	118	£532,995	£4,517
Barratt	Brooklands	Fen Street	MK	MK10 7EL	Hexham 2	4	D	130	£538,995	£4,146
Barratt	Woburn Downs	Watling Street	MK	MK17 9GF	Ascot	4	D	147	£547,995	£3,728
Barratt	Fairfields	Vaspasian	MK	MK11 3ER	Hesketh C	4	S	140	£499,995	£3,571
		Road								
Barratt	Eagles' Rest	Wavendon	MK	MK17 7AX	Maidstone	3	S	75	£364,995	£4,867
Barratt	Eagles' Rest	Wavendon	MK	MK17 7AX	Maidstone	3	S	75	£372,995	£4,973
Barratt	Eagles' Rest	Wavendon	MK	MK17 7AX	Queensville	4	S	102	£414,995	£4,069
Barratt	Eagles' Rest	Wavendon	MK	MK17 7AX	Queensville	4	S	102	£429,995	£4,216
Bellway	Whitehouse Park		MK	MK8 8AB	Harper	3	S	92	£425,000	£4,620
Bellway	Whitehouse Park		MK	MK8 8AB	Harper	3	S	92	£442,500	£4,810
Bellway	Whitehouse Park		MK	MK8 8AB	Lymner	3	d	87	£462,000	£5,310
Bellway	Whitehouse Park		MK	MK8 8AB	Alnwick	4	d	130	£530,000	£4,077
Bellway	Whitehouse Park		MK	MK8 8AB	Scrivener	4	d	122	£535,000	£4,385
Bellway	Whitehouse Park		MK	MK8 8AB	Luthier	4	d	126	£575,000	£4,563
Bellway	Whitehouse Park		MK	MK8 8AB	Bowyer	4	d	118	£575,000	£4,873
Bellway	Greenleys Gardens		MK	MK12 6LP	·					
Bellway	Tattenhoe Park		MK	MK4 4SR	Ulu	1	f	50	£220,000	£4,400
Bellway	Tattenhoe Park		MK	MK4 4SR	Pucella	2	f	61	£272,500	£4,467
Bellway	Tattenhoe Park		MK	MK4 4SR	Tablet	2	f		£285,000	ŕ
Bellway	Tattenhoe Park		MK	MK4 4SR	Hanslope	2	t	69	£350,000	£5,072
Bellway	Tattenhoe Park		MK	MK4 4SR	Daulby	3	t	80	£380,000	£4,750
Bellway	Tattenhoe Park		MK	MK4 4SR	Daulby	3	t	80	£400,000	£5,000
Bellway	Tattenhoe Park		MK	MK4 4SR	Thornton	3	S	60	£410,000	£6,833
Bellway	Tattenhoe Park		MK	MK4 4SR	Thornton	3	S	60	£425,000	£7,083
Bellway	Tattenhoe Park		MK	MK4 4SR	Stratford	3	d	74	£440,000	£5,946
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Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Turner	3	s	83	£375,000	£4,518
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Tailor	3	S	72	£380,000	£5,278
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Turner	3	S S	83	£380,000 £400,000	£4,819
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Thespian	3	S S	83	£400,000 £417,500	£5,030
-	Wavendon View	Wavendon	MK		Carlisle	4	t t	99		
Bellway				MK17 8AB		-	•		£420,000	£4,242
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Carlisle	4	t	99	£425,000	£4,293
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Thespian	3	d	83	£427,500	£5,151
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Alnwick	4	d	130	£495,000	£3,808
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Philosopher	4	d	139	£585,000	£4,209
Bellway	Wavendon View	Wavendon	MK	MK17 8AB	Goldsmith	4	d	136	£590,000	£4,338
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Grovier	3	S	65	£350,000	£5,385
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Grovier	3	S	65	£350,000	£5,385
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Byron	3	S	110	£395,000	£3,591
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Byron	3	S	110	£400,000	£3,636
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Lyttelton	3	d	76	£407,500	£5,362
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Makenzie	3	S	91	£410,000	£4,505
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Makenzie	3	S	91	£415,000	£4,560
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Henley	3	d	82	£457,500	£5,579
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Heaton	4	d	94	£475,000	£5,053
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Hallam	4	d	96	£480,000	£5,000
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Burns	4	d	110	£500,000	£4,545
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Morris	4	d	119	£500,000	£4,202
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Burns	4	d	110	£525,000	£4,773
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Wyatt	4	d	116	£535,000	£4,612
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Langley	4	d	120	£575,000	£4,792
Bloor	Wavendon Green	Wavendon	MK	MK17 8NF	Darlton	4	d		£615,000	,
Bovis	Whitehouse Park		MK	MK8 1AL	Watling	1	F	47	£224,995	£4,787
				-	Manor				,	, -
Bovis	Whitehouse Park		MK	MK8 1AL	Watling	1	F	47	£224,995	£4,787
201.0					Manor	•	•	• •	~== :,000	~ .,. • .
Bovis	Whitehouse Park		MK	MK8 1AL	Hawthorn	2	s	62	£344,995	£5,564
Bovis	Whitehouse Park		MK	MK8 1AL	Hawthorn	2	S	62	£344,995	£5,564
Bovis	Whitehouse Park		MK	MK8 1AL	Magnolia	3	S	106	£399,995	£3,774
Bovis	Whitehouse Park		MK	MK8 1AL	Magnolia	3	S	106	£404,995	£3,821
Bovis	Whitehouse Park		MK	MK8 1AL	Magnolia	3	S	106	£404,995	£3,821
Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3	S	87	£419,995	£4,828
Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3	S	87	£419,995	£4,828
Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3	S	87	£429,995	£4,942
Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3		87	£429,995	£5,057
				MK8 1AL		3	S	87		
Bovis	Whitehouse Park		MK		Hazel		S		£439,995	£5,057
Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3	S	87 87	£439,995	£5,057
Bovis	Whitehouse Park		MK	MK8 1AL	Hazel	3 3	S	87	£439,995	£5,057
Bovis	Whitehouse Park		MK	MK8 1AL	Cypress	3	S	102	£469,995	£4,608

Bovis	Whitehouse Park		MK	MK8 1AL	Cypress	3	S	102	£469,995	£4,608
Bovis	Whitehouse Park		MK	MK8 1AL	Spruce	3	S	101	£469,995	£4,653
Bovis	Whitehouse Park		MK	MK8 1AL	Spruce	3	S	101	£469,995	£4,653
Bovis	Whitehouse Park		MK	MK8 1AL	Spruce	3	S	101	£474,995	£4,703
Bovis	Whitehouse Park		MK	MK8 1AL	Chestnut	4	d	126	£589,995	£4,683
Bovis	Whitehouse Park		MK	MK8 1AL	Chestnut	4	ď	126	£599,995	£4,762
Bovis	Whitehouse Park		MK	MK8 1AL	Chestnut	4	ď	126	£599,995	£4,762
Bovis	Whitehouse Park		MK	MK8 1AL	Violet	4	ď	142	£639,995	£4,507
Bovis	Whitehouse Park		MK	MK8 1AL	Violet	4	ď	142	£639,995	£4,507
Bovis	Whitehouse Park		MK	MK8 1AL	Violet	4	d	142	£644,995	£4,542
Bovis	Whitehouse Park		MK	MK8 1AL	Violet	4	ď	142	£644,995	£4,542
Bovis	Whitehouse Park		MK	MK8 1AL	Maple	4	ď	140	£709,995	£5,071
Bovis	Whitehouse Park		MK	MK8 1AL	Ascot	5	ď	215	£895,000	£4,163
Bovis	Whitehouse Park		MK	MK8 1AL	Ascot x2	5	ď	215	£910,000	£4,233
Bovis	Glebe Meadows	Wavedon	MK	MK17 8AB	Lea Manor	1	f	210	£240,000	21,200
Bovis	Glebe Meadows	Wavedon	MK	MK17 8AB	Lea Manor	1	f		£250,000	
Bovis	Yardley Manor	Wave doi:	Olney	MK46 5GA	Birch	5	d d	167	£730,000	£4,371
Bovis	Yardley Manor		Olney	MK46 5GA	Magnolia	3	S	106	£349,995	£3,302
Bovis	Yardley Manor		Olney	MK46 5GA	Chestnut	4	d	126	£535,000	£4,246
Bovis	Yardley Manor		Olney	MK46 5GA	Chestnut	4	d	126	£550,000	£4,365
Bovis	Yardley Manor		Olney	MK46 5GA	Chestnut	4	ď	126	£550,000	£4,365
Bovis	Yardley Manor		Olney	MK46 5GA	Aspen	4	ď	128	£550,000	£4,297
Bovis	Yardley Manor		Olney	MK46 5GA	Aspen	4	d	128	£560,000	£4,375
Bovis	Yardley Manor		Olney	MK46 5GA	Aspen	4	d	128	£560,000	£4,375
Bovis	Yardley Manor		Olney	MK46 5GA	Aspen	4	d	128	£560,000	£4,375
Bovis	Yardley Manor		Olney	MK46 5GA	Violet	4	ď	142	£595.000	£4,190
Bovis	Yardley Manor		Olney	MK46 5GA	Violet	4	d	142	£640,000	£4,507
Bovis	Yardley Manor		Olney	MK46 5GA	Violet	4	ď	142	£640.000	£4,507
Bovis	Yardley Manor		Olney	MK46 5GA	Violet	4	d	142	£640,000	£4,507
Bovis	Yardley Manor		Olney	MK46 5GA	Violet	4	ď	142	£640.000	£4,507
Bovis	Yardley Manor		Olney	MK46 5GA	Violet	4	d	142	£640,000	£4,507
Bovis	Yardley Manor		Olney	MK46 5GA	Violet	4	ď	142	£645,000	£4,542
Bovis	Yardley Manor		Olney	MK46 5GA	Birch	5	ď	167	£735,000	£4,401
Bovis	Yardley Manor		Olney	MK46 5GA	Lime	5	d	184	£780,000	£4,239
Brampton Valley	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Calvert	4	d	202	£975,000	£4,827
Homes	r driong rieignts	THE GIEBE	Lavendon	WILCHO TITT	Odivert	7	u	202	2070,000	24,027
Brampton Valley	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Dahlia	4	d	202	£950,000	£4,703
Homes	r driong rieights	THE GIEBE	Lavendon	WII CHO HITT	Darma	7	u	202	2000,000	24,700
Brampton Valley	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Aston	3	d	148	£615,000	£4,155
Homes	i anong rieignts	THE CIEDS	Lavendon	IVII TO TI I I	7 (31011	3	u	170	2010,000	۸٦,۱۵۵
Brampton Valley	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Aston	3	d	148	£615,000	£4,155
Homes	i anong rieignts	THE CIEDS	Lavendon	IVIIX TO TITI	7 (31011	3	u	170	2010,000	۸٦,۱۵۵
Homes										

Brampton Valley Homes	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Emberton	2	d	121	£480,000	£3,967
Brampton Valley Homes	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Belmont	3	d	130	£670,000	£5,154
Brampton Valley Homes	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Belmont	3	d	130	£670,000	£5,154
Brampton Valley Homes	Furlong Heights	The Glebe	Lavendon	MK46 4HY	Calvert	4	d	202	£960,000	£4,752
Countryside	Countryside at Tattenhoe Park		MK	MK4 4QB	Hemington Apts	2	f	79	£268,500	£3,399
Countryside	Countryside at Tattenhoe Park		MK	MK4 4QB	Turnstone	4	d	121	£490,000	£4,050
Countryside	Countryside at Tattenhoe Park		MK	MK4 4QB	Turnstone	4	d	121	£485,000	£4,008
Countryside	Countryside at Tattenhoe Park		MK	MK4 4QB	Piper	4	d	124	£550,000	£4,435
Countryside	Countryside at Tattenhoe Park		MK	MK4 4QB	Whitebeam	5	d	178	£675,000	£3,792
Countryside	Countryside at Tattenhoe Park		MK	MK4 4QB	Whitebeam	5	d	178	£675,000	£3,792
Crest Nicholson	Whitehouse Park		MK	MK8 8AB	Hatfield	3	S	80	£415,000	£5,188
Crest Nicholson	Whitehouse Park		MK	MK8 8AB	Chesham	3	d	82	£440.000	£5,366
Crest Nicholson	Whitehouse Park		MK	MK8 8AB	Filey	4	S	99	£440,000	£4,444
Crest Nicholson	Whitehouse Park		MK	MK8 8AB	Romsey	4	d	102	£520,000	£5,098
Crest Nicholson	Whitehouse Park		MK	MK8 8AB	Windsor	4	d	155	£660,000	£4,258
Crest Nicholson	Kings Meadow		MK	MK4 4LD	Filey	4	s	99	£440,000	£4,444
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Marlboroug h	4	d	114	£530,000	£4,649
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Romsey	4	d	102	£505,000	£4,951
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Keswick	4	d	108	£535,000	£4,954
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Winkfield	4	d	124	£560,000	£4,516
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Dorking	4	d	135	£595,000	£4,407
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Windsor	5	d	155	£630,000	£4,065
Crest Nicholson	Manor View	Wavendon	MK	MK17 8GZ	Windsor	5	d	155	£630,000	£4,065
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Frogmore	3	S	90	£430,000	£4,778
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Frogmore	3	S	90	£430,000	£4,778
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Woburn	4	d	110	£500,000	£4,545
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Woburn	4	d	110	£500,000	£4,545
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Chawton	4	d	130	£525,000	£4,038
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Frogmore	4	d	90	£445,000	£4,944
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Bletchley	4	S	104	£445,000	£4,279
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Gosford	3	d		£465,000	0
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Penshurst	4	d	105	£520,000	£4,952

Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Goodwood	4	d	128	£585,000	£4,570
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Lewington	2	f	68	£250,000	£3,676
					House					
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Lewington	2	f	68	£252,500	£3,713
					House					
Dandara	Abbots Place	Wavendon	MK	MK17 7BG	Cranbourne	5	d	163	£685,000	£4,202
DWH	Brooklands Park	Fen Street	MK	MK10 7EL	Drummond	4	D	168	£590,995	£3,518
DWH	Brooklands Park	Fen Street	MK	MK10 7EL	Holden	4	D	152	£635,995	£4,184
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Moreton	5	D	220	£853,995	£3,882
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Fairway	3	D		£459,995	
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Ingleby	4	D	100	£469,995	£4,700
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Milford	4	D	173	£554,995	£3,208
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Drummond	4	D	168	£574,995	£3,423
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Drummond	4	D	168	£578,995	£3,446
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Holden	4	D	152	£614,995	£4,046
DWH	Woburn Downs	Kitchener Drive	MK	MK17 9GF	Layton	4	D	148	£646,495	£4,368
DWH	Eagles' Rest	Wavendon	MK	MK177AL	Hadley	3	D	88	£457,995	£5,204
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Kennett	3	S	108	£420,995	£3,898
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Kennett	3	S	108	£423,995	£3,926
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Hertford	4	D	140	£524,995	£3,750
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Bradgate	4	D	146	£596,995	£4,089
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Avondale	4	D	150	£601,995	£4,013
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Avondale	4	D	150	£605,995	£4,040
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Holden	4	D	152	£617,995	£4,066
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Winstone	4	D	165	£716,995	£4,345
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Winstone	4	D	165	£729,995	£4,424
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Henley	5	D	168	£796,995	£4,744
DWH	Eagles' Rest	Wavendon	MK	MK17 7AL	Glidewell	5	D	214	£869,995	£4,065
DWH	Lavendon Fields	Lavendon	MK	MK46 4EJ	Buckingha	5	D	212	£759,995	£3,585
					m					
Goldcrest Homes	Church Road		Apsley	MK178TR		5	d	435	£2,000,00	£4,598
			Heath						0	
LQ Homes	Saxon Reach	Glebe Farm	MK	MK17 8LZ		2	f	66	£252,500	£3,826
Morris Homes	The Oaks	Hayton Way	MK	MK4 4LP						
Paul Newman New	The Pines	,	Ashton	NN7 2JH	Goldfinch	3	d	133	£525,000	£3,947
Homes										
Paul Newman New	The Pines		Ashton	NN7 2JH	Firecrest	4	d	173	£725,000	£4,191
Homes										
Paul Newman New	The Pines	Roade Hill	Ashton	NN7 2JH	Jay	4	d	181	£795,000	£4,392
Homes					,				, -	•
Redrow	Woburn View		Woburn	MK17 8UD						
			Sands							

Taylor Wimpey	Shenley Park	Shenley Church End	MK	MK5 6EH	Huxford	4	S	107	£490,000	£4,579
Taylor Wimpey	Shenley Park	Shenley Church End	MK	MK5 6EH	Ambleside	4	d	156	£575,000	£3,686
Taylor Wimpey	Shenley Park	Shenley Church End	MK	MK5 6EH	Manford	4	d	129	£615,000	£4,767
Taylor Wimpey	Shenley Park	Shenley Church End	MK	MK5 6EH	Manford	4	d	129	£630,000	£4,884
Taylor Wimpey	Shenley Park	Shenley Church End	MK	MK5 6EH	Waysdale	4	d	144	£675,000	£4,688
Taylor Wimpey	Shenley Park	Shenley Church End	MK	MK5 6EH	Winterford	5	d	192	£770,000	£4,010
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Braxton	3	s	101	£425,000	£4,208
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Canford	2	t	63	£310,500	£4,929
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Braxton	3	S	101	£375,750	£3.720
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Elliston	4	S	116	£405,000	£3,491
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Braxton	3	t	101	£425,000	£4,208
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Easedale	3	d	86	£440,000	£5.116
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Lanford	4	d	116	£535,000	£4,612
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Manford	4	d	129	£540,000	£4,186
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Manford	4	d	129	£550,000	£4,264
Taylor Wimpey	Vision at Whitehouse	Longhorn Drive	MK	MK8 1AH	Lanford	4	d	116	£560,000	£4,828
Taylor Wimpey	Vale View at Willow Lake	J	Newton Leys	MK3 5RD	Alton	3	s	101	£400,000	£3,960
Taylor Wimpey	Vale View at Willow Lake		Newton Leys	MK3 5RD	Alton	3	s	101	£425,000	£4,208
Taylor Wimpey	Vale View at Willow Lake		Newton Leys	MK3 5RD	Kingfisher	2	f	63	£247,500	£3,929
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Kingfisher	2	f	63	£247,500	£3,929
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Kingfisher	2	f	63	£247,500	£3,929
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Kingfisher	2	f	63	£247,500	£3,929
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Alton	3	S	101	£400,000	£3,960
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Heron	2	f	63	£242,500	£3,849
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Kingfisher	2	f	63	£245,000	£3,889
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Gosford	3	S	80	£375,000	£4,688
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Gosford	3	S	80	£375,000	£4,688
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Gosford	3	S	80	£385,000	£4,813
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Gosford		S	80	£385,000	£4,813
Taylor Wimpey	The Leys at Willow Lake		Newton Leys	MK3 5RD	Rushton	5	d	185	£600,000	£3,243
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Braxton	3	S	101	£390,000	£3,861
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Ardale	3	d	94	£415,000	£4,415
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Rossdale	4	d	115	£500,000	£4,348
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Wayford	5	d	172	£675,000	£3,924
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Wayford	5	d	172	£700,000	£4,070
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Winterford	5	d	196	£775,000	£3,954
Taylor Wimpey	Yardley Manor		Olney	MK46 5EA	Winterford	5	d	196	£775,000	£3,954

# **Appendix G Consented Schemes, Price Paid Data**

Planning Ref	Site	Date	Brief Description	ha	All Units	Afford able Units	Aff %	s106/unit	LR Title	Date Sold	Price Paid	Notes	£/ha	£/unit
21/0162 0/FUL	NEWTON LEYS PHASE 7B	25-Mar-23	ERECTION OF 113 DWELLINGS	2.73	113	36	32%	£29,085	BM35337 0	06/01/2006	No PPD	George Wimpey Ltd BM307312 larger site bought by GW for £9,905,000 in 19/11/2005	No PPD	
22/0196 7/FUL	BROOKLAN DS RESERVE SITE 1	09-Mar-23	ERECTION OF 42 AFFORDABLE DWELLINGS	0.862	42	42	100 %	£8,095	BM32616 5	07/04/2008	No PPD	Part of larger site. Owned by Places for People Dev Ltd	No PPD	
14/0035 0 OUTEIS	GOLF COURSE LAND	02-May- 15	OUTLINE DEVELOPMENT OF UP TO 400 DWELLINGS	15.521	400	120	30%	£30,631	BM44248 4	17/06/2020	No PPD	Bloor Homes	No PPD	
14/0161 0/OUT	LAND SOUTH OF CHURCH FARM	12-Aug-23	DEVELOPMENT OF UP TO 350 DWELLINGS	20.012	350	105	30%	£20,213	BM23317 0	16/04/2018	£10,200,000	Connolly Homes PLC	£509,694	£29,143
19/0194 0/REM	LAND AT TATTENHO E PARK (PHASE 3)	24-Oct-23	DEVELOPMENT OF 318 DWELLINGS	8.722	318	95	30%	£32,699	BM44912 7	23/04/2021	£16,772,184	Inc VAT.Countrysi de Properties Ltd	£1,922,975	£52,743
22/0237 3/REM	PARCEL P AND V	14-Jun-23	139 NEW DWELLINGS	2.994	139	42	30%	£34,747	BM22779 9	18/11/1997	No PPD	Much bigger area. Redlawn Land Ltd	No PPD	
21/0208 5/OUT	LAND WEST OF NEWPORT ROAD	25-Nov-22	CONSTRUCTION OF 103 DWELLINGS	5.299	103	32	31%	£34,879	BM37117 0	08/06/2023	£11,292,452	Plus VAT.Redrow Homes Ltd	£2,131,053	£109,63 5
21/0099 9/OUTEI S	LAND EAST AND WEST OF A509 LONDON ROAD	02-Feb-22	HYBRID APPLICATION FOR OUTLINE OF MIXED USE URBAN EXTENSION	437.46	4600	1426	31%	£46,630	BM45264 3	05/10/2021	No PPD	Lord Carrington	No PPD	
16/0245 1/FUL & 21/0067	DEVELOPM ENT OF 172 FLATS AND 12	09-Oct-18	SOUTH OF PRINCES WAY AND WEST OF ALBERT ST	0.732	184	16	9%	£3,560	BM14781 8 BM43118 9	20/09/2019	£7,199,999	Inc VAT. Bletchley View Ltd. £2,660,869 + £4,539,130	£9,836,064	£39,130

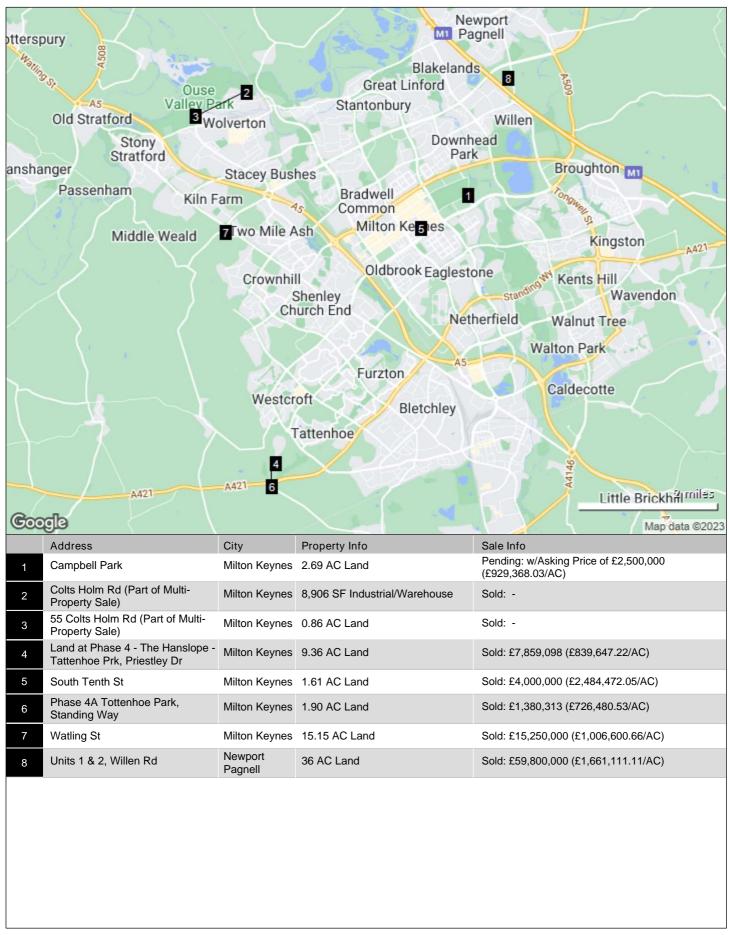
9/FULM	TOWNHOU								BM20392					
MA	SES								4					
19/0222 8/FUL	SIMPSON ROAD, BLETCHLE Y	27-May- 23	ERECTION OF TWO RESIDENTIAL BUILDINGS CONSISTING 40 APARTMENTS	0.503	40	12	30%	£15,011	BM45560 8 BM45560 9	10/12/2021	£1,650,000	Thrive Homes Ltd	£3,280,318	£41,250
18/0159 1/FUL	SITE D4.4 NORTH, CENTRAL MILTON KEYNES	07-Mar-19	CONSTRUCTION OF 328 APARTMENTS, AS WELL AS COMMERCIAL UNITS	0.685	328	34	10%	£4,365	BM45380 3	22/11/2021	£4,800,000	Inc VAT. Habitus Milton Keynes S.A.R.L.	£7,007,299	£14,634
20/0329 3/FUL	FORMER AGORA CENTRE SITE, WOLVERT ON	22-Dec-21	REDEVELOPMENT OF AGORA SITE. 115 NEW HOMES, COHOUSING COMMON HOUSE, AND 9 COMMERCIAL UNITS	1.194	115	31	27%	£14,874	BM11832 6 BM11832 7BM1828 96	01/02/2022, 21/04/1993	Incomplete PPD	Inc VAT. Owned by MK Council, owned by Council. £1,200,000 for part.	Incomplete PPD	#VALUE !
19/0141 2/REM	LAND AT EATON LEYS	30-Jan-20	448 NEW DWELLINGS AND ASSOCIATED INFASTRUCTURE	25.3	450	135	30%	£16,406	BM43217 3 BM11832 7	04/01/2022	£1,200,000	Inc VAT. Owned by MK Council	£47,431	£2,667
20/0117 6/OUT	LAND OFF TIMBOLD DRIVE	11-Dec-20	DEVELOPMENT OF UPTO 171 DWELLINGS AND LOCAL SHOP	6.851	171	53	31%	£20,990	BM37715 3 BM37799 8	20/02/2013, 15/03/2013	No PPD	MK Development Partnership	No PPD	
18/0300 2/FUL	SITE N OF REDHOUS E PARK	15-Mar-19	DEMOLITION OF EXISTING BUILDING & ERECTION OF 77 HOMES	2.072	77	23	30%	£20,932	BM42415 9	11/03/2020	£6,297,872	Paradigm Homes Housing Assoc	£3,039,514	£81,791
20/0328 3/FUL	DAUBENEY GATE	15-Sep-21	ERECTION OF 73 NEW DWELLINGS	2.59	73	27	37%	£31,658	BM37804 9	19/03/2013	No PPD	MK Development Partnership	No PPD	
20/0293 2/REM	LAND AT TOWERGA TE A	19-Mar-21	150 NEW DWELLINGS	5.686	150	45	30%	£21,279	BM2013	16/04/2010	No PPD	HCA	No PPD	

18/0072 4/FUL	MALT MILL FARM	08-Aug-18	DEMOLITION OF EQUESTRIAN CENTRE AND ERECTION OF 51 DWELLINGS WITH ASSOCIATED WORKS	1.732	51	15	29%	£20,897	BM44651 9	23/12/2020	£4,404,000	Inc VAT HH (Hanslope) Ltd	£2,542,725	£86,353
19/0021 2/REM	LAND OFF OLNEY ROAD	02-Sep-19	95 Dwellings	8.176	95	29	31%	£19,456	BM43001 5	21/12/2018	£12,780,000	Inc VAT. BDW Trading Ltd	£1,563,112	£134,52 6
20/0083 5/REM	LAND AT YARDLEY ROAD	14-Aug-20	250 DWELLINGS	17.85	250	75	30%	£17,747	BM45738 1 BM44592 1 BM45001 2	13/04/2022, 07/01/2021, 24/06/2021	No PPD	Taylor Wimpey UK Ltd and Vistry Homes Ltd. Multiple owners.	No PPD	
18/0282 2/OUT	LAND SE OF CRESSWEL L	30-Jul-19	HYBRID APP FOR 294 FLATS C3 USE, HOTEL C1 USE, COMMERCIAL USE	0.66	294	29	10%	£1,077	BM44418 4	28/08/2020	£23,304,496	UK RESI Milton Keynes Nominee 1 and 2	£35,309,842	£79,267
19/0280 4/OUT	FOOD CENTRE REDEVELO PMENT	25-Jun-20	PART DEMOLITION OF EXISTING BUILDINGS AND PHASED CONSTRUCTION OF 4 RESIDENTIAL BLOCKS PROVIDING 422 RESIDENTIAL UNITS. OUTLINE WITH RESMA FOR 482 UNITS.	2.431	904	90	10%	£3,213	BM18918 9	22/07/2013	No PPD	Hermes CMK Nominees1	No PPD	
21/0265 8/FUL	FORMER GAS WORKS	18-Nov-22	DEMOLITION OF 164-168 HIGH STREET AND ERECTION OF 24 RESIDENTIAL DWELLINGS	0.473	24	8	33%	£18,750	BM22852 7	27/07/2001	No PPD	National Grid Property Holdings Ltd	No PPD	
19/0234 7/FUL	LAND AT HAMPSTEA D GATE	28-Feb-20	CONSTRUCTION OF 34 DWELLINGS AND ASSOCIATED WORKS	0.405	34	34	100	£20,200	BM28547 9	11/03/2013	No PPD	Milton Keynes Development Partnerships LLP	No PPD	

17/0054 1/FUL	LAND OFF TONGWELL STREET ATTERBUR Y	26-Jun-18	DEVELOPMENT OF 118 DWELLINGS	3.433	118	35	30%	£25,680	BM37705 4	20/02/2013	No PPD	Milton Keynes Development Partnerships LLP	No PPD	
19/0124 5/FUL	DEVELOPM ENT SITE B	05-Dec-19	NEW BUILD DEVELOPMENT OF 19 DWELLINGS	0.607	19	7	37%	£20,042	BM28547 9	21/02/2013	No PPD	Milton Keynes Development Partnerships LLP	No PPD	
17/0241 5/FUL	WORELLE AVENUE	27-Jul-18	ERECTION OF 20 NEW BUILD DWELLINGS	1.145	20	6	30%	£26,496	BM37802 8	18/03/2013	No PPD	Milton Keynes Development Partnerships LLP	No PPD	
19/0285 6/FUL	HINDHEAD KNOLL	15-Sep-20	ERECTION OF 30X2BF	0.361	30	11	37%	£18,774	BM37695 3	28/10/2022	£1,000,529	Grand Union Housing Group Ltd	2771548.48	33350.9 667
19/0302 7/REM	LAND AT VANTAGE PARK	11-Feb-20	74 NEW DWELLINGS	1.937	74	22	30%	£19,452	BM43701 3	28/08/2019	£3,817,000	Abbey Development Ltd	1970573.05	51581.0 811
19/0244 4/REM	THE MALTINGS	11-Dec-20	ERECTION OF 31 DWELLINGS WITH ASSOCIATED WORKS	1.308	31	31	100 %	£24,996	BM42978 9	17/12/2018	£1,920,000	Inc VAT. Stonewater Developments Ltd	1467889.91	61935.4 839
18/0160 8/REM	SITE SOUTH OF HALES FOLLY FARM	17-Oct-18	ERECTION OF UP TO 141 DWELLINGS	7.123	141	48	34%	£17,248	BM42419 9	08/07/2018	£13,301,704	Davidsons Developments Ltd	1867430.02	94338.3 262

## **Appendix H Land Prices**

The pages in this appendix are not numbered.



### **Quick Stats Report**

	Comps	Statistics			
	Low	Average	Median	High	Coun
Industrial					
Price					
For Sale & UC/Pending	-	-	-	-	
Sold Transactions	-	-	-	-	
NIA					
For Sale & UC/Pending	-	-	-	-	
Sold Transactions	8,906 SF	8,906 SF	8,906 SF	8,906 SF	
Price per SF					
For Sale & UC/Pending	-		-	-	
Sold Transactions	-		-	-	
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	
Sold Transactions	-	_	-	-	
Days on Market					
For Sale & UC/Pending	-	-	-	-	
Sold Transactions	123	123	123	123	
Sale Price to Asking Price R					
Sold Transactions	-	-	-	-	
Land					
Price					
For Sale & UC/Pending	£2,500,000	£2,500,000	£2,500,000	£2,500,000	
Sold Transactions	£1,380,313	£17,657,882	£7,859,098	£59,800,000	
Parcel Size	,,.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,	
For Sale & UC/Pending	2.69 AC	2.69 AC	2.69 AC	2.69 AC	
Sold Transactions	0.86 AC	10.81 AC	5.63 AC	36 AC	
Price per Acre					
For Sale & UC/Pending	£929,368	£929,368	£929,368	£929,368	
Sold Transactions	£726,481	£1,379,091	£1,006,601	£2,482,652	
Days on Market	2. 25, 13 .	21,010,001	21,000,001	22,102,002	
For Sale & UC/Pending	970	970	970	970	
Sold Transactions	123	123	123	123	
Sale Price to Asking Price R		120	120	120	
Sold Transactions	-	_	-	_	
Cold Transactions	To	otals			
For Sale & UC/Pending	Asking Price Total:	£2,500,000	Total For Sa	ale Transactions:	
Sold Transactions	Total Sales Volume:	£88,289,411	Total Sales	Transactions:	
	Total Included in Analysis:	£90,789,411	Total Includ	ded in Analysis:	
	Surve	y Criteria			

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## **Quick Stats Report**

Low	Average	Median	High	Count
basic criteria: Type of Property - Land; Sale Date - from and Search on Portfolio Sales as Individual Properties - Y	17/10/2021; Sale es; Exclude Non-	Status - Sold, Ur Arms Length Co	nder Offer; Returr mps - Yes	1
geography criteria: Submarket - Milton Keynes Central (Keynes)	(Milton Keynes),	Milton Keynes F	ringe (Milton	

Willen Rd - Units 1 & 2 SOLD

Newport Pagnell Buckinghamshire, MK16 0JJ

True Buyer CalSTRS

100 Waterfront PI

West Sacramento, CA 95605 00 1 800-228-5453 (p)

True Buyer Panattoni UK

19-21 Old Bond St London, LND W1S 4PX 0121 513 0000 (p)

Sale Date 15 Sept 2023 Sale Price £59,800,000 Price/AC Land £1,661,111

Parcels BM320319 Comp ID 6535801 Comp Status In Progress **Buckinghamshire** 

True Seller Equites Property Fund Ltd

4 Bree St Cape Town, 8001 00 27 21 460 0404 (p)



Type Land Land Acres 36.00 ac

55 Colts Holm Rd

Milton Keynes Buckinghamshire, MK12 5QD

Recorded Buyer Milton Keynes City Council

1 Saxon Gate

Milton Keynes, MK9 3EJ 01908 691691 (p)

True Buyer Milton Keynes City Council

1 Saxon Gate

Milton Keynes, MK9 3EJ 01908 691691 (p)

Sale Date 15 Sept 2022 Sale Price Not Disclosed

Parcels BM247989 Comp ID 6232125

Comp Status Research Complete

Buckinghamshire

Recorded Seller Ryder Limited

Solihull Pky

Birmingham, WMD B37 7YE

01380 731500 (p)

True Seller Ryder Limited Solihull Pky

Birmingham, WMD B37 7YE 01380 731500 (p)

Type 2 Star Land Land Acres 0.86 ac



SOLD

Colts Holm Rd SOLD

Milton Keynes Buckinghamshire, MK12 5QD

Recorded Buyer Milton Keynes City Council

1 Saxon Gate

Milton Keynes, MK9 3EJ 01908 691691 (p)

True Buyer Milton Keynes City Council

1 Saxon Gate

Milton Keynes, MK9 3EJ

01908 691691 (p)

Sale Date 15 Sept 2022 Sale Price Not Disclosed

Parcels BM247989, BM467214

Comp ID 6232125

Comp Status Research Complete

**Buckinghamshire** 

Recorded Seller Ryder Limited

Solihull Pky

Birmingham, WMD B37 7YE

01380 731500 (p)

True Seller Ryder Limited

Solihull Pky

Birmingham, WMD B37 7YE

01380 731500 (p)

Type 3 Star Industrial Warehouse

Year Built 2000

NIA 8,906 SF

Land Acres 2.55 ac



### Standing Way - Phase 4A Tottenhoe Park

SOLD

Milton Keynes Buckinghamshire, MK4 4LE

Recorded Buyer Canalside Fenny Ltd

20 Kent Rd

Northampton, NTH NN5 4DR

True Buyer Canalside Fenny Ltd

20 Kent Rd

Northampton, NTH NN5 4DR

**Buckinghamshire** 

Recorded Seller Homes And Communities

**Agency** 110 Birchwood Blvd Warrington, WA3 7QH 0300 123 4500 (p)

True Seller Homes England

110 Birchwood Blvd Warrington, CHS WA3 7QH 0300 123 4500 (p)

Type 2 Star Land

Land Acres 1.90 ac



Sale Date 9 Aug 2022 Sale Price £1,380,313 Price/AC Land £726,481

> Parcels BM460702 Comp ID 6202185

Comp Status Research Complete

### Priestley Dr - Land at Phase 4 - The Hanslope -Tattenhoe Prk

SOLD

SOLD

Milton Keynes Buckinghamshire, MK4 4SQ

Recorded Buyer Bellway Homes

Woolsington Newcastle Upon Tyne, TWR

NE13 8BH 020 3773 7940 (p)

True Buyer Bellway Homes

Sale Date 25 Jan 2022

Parcels BM282536 Comp ID 6402621 Comp Status Research Complete

Sale Price £7,859,098

Woolsington Newcastle Upon Tyne, TWR

NE13 8BH 020 3773 7940 (p)

**Buckinghamshire** 

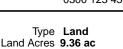
Recorded Seller Homes & Communities

Agency 2 Marsham St London, LND SW1P 4DF 0300 123 4500 (p)

True Seller Homes & Communities

Agency 2 Marsham St London, LND SW1P 4DF 0300 123 4500 (p)

Type Land Land Acres 9.36 ac Zoning Residential



Price/AC Land £839,568

## Watling St

Milton Keynes Buckinghamshire, MK8 8AB Recorded Buyer Bellway Homes Scotland West

International Dr

Newcastle Upon Tyne, NE13

01698 477477 (p)

True Buyer Bellway Northern Home Co...

71-87 Caldecotte Lake Dr Milton Keynes, BKM MK7 8LE 01908 364200 (p)

Buckinghamshire

True Seller London & Quadrant Housin...

Pegasus Ct

Warwick, WAR CV34 6LW

01926 339339 (p)



Sale Date 20 Dec 2021 Sale Price £15,250,000 Price/AC Land £1,006,601

> Parcels BM454976 Comp ID 6055149

Comp Status Research Complete

Type Land Land Acres 15.15 ac

#### South Tenth St SOLD

Milton Keynes Buckinghamshire, MK9 3DG

Recorded Buyer Habitus Milton Keynes S.... 35D Avenue John F. Kennedy

Luxembourg, L-1855

**Buckinghamshire** 

True Seller Milton Keynes Developmen... 1 Saxon Gate Milton Keynes, BKM MK9 3HG

01908 691691 (p)



Sale Date 4 Nov 2021 Sale Price £4,000,000 Price/AC Land £2,482,652

Parcels **BM183248**, **BM453803** Comp ID **6209009** Comp Status Research Complete

Type Land Land Acres 1.61 ac

### Campbell Park

### Milton Keynes Buckinghamshire, MK9 4AD

Listing Agent Kirkby Diamond Shenley Pavilions Chalkdell Dr, Suite 15 01908 678800 (p)

**Buckinghamshire** 

**Andrew Wright** 01908 558749 (p)



**UNDER OFFER** 

Price £2,500,000 On Market 970 Days Status Under offer

Sale Type Investment Type 3 Star Land Land Acres 2.69 ac



# **Appendix I Non-Residential CoStar Data**

## **Office Sales**

Property Address	Property City	Property Type	Building SF	Building Sam	Star Rating	Sale Price	Price Per SF	Price Per Sqm	Sale Date	Sale Status	Asking Price	Percent Leased	Net Initial Yield
25 Caldecotte Lake Dr (Part of a 7 Property Portfolio)	Milton Keynes	Office	18,181		3 Star				18/09/2023		,g.	100.00%	
51-70 Caldecotte Lake Dr (Part of a 7 Property Portfolio)	Milton Keynes	Office	21,456		3 Star				18/09/2023	Sold		100.00%	
6 Caldecotte Lake Business Park (Part of a 7 Property Portfolio)	Milton Keynes	Office	30,419		4 Star				18/09/2023			100.00%	
104-119 Caldecotte Lake Dr (Part of a 7 Property Portfolio)	Milton Keynes	Office	21,426		4 Star				18/09/2023			100.00%	
71-87 Caldecotte Lake Dr (Part of a 7 Property Portfolio)	Milton Keynes	Office	29,836		3 Star				18/09/2023			91.20%	
31-49 Caldecotte Lake Dr (Part of a 7 Property Portfolio)	Milton Keynes	Office	32,908		3 Star				18/09/2023			94.19%	
26-30 Caldecotte Lake Dr (Part of a 7 Property Portfolio) Seebeck PI	Milton Keynes	Office Office	18,293 11,020		3 Star 3 Star	£3,060,000	277.68	£2,989	18/09/2023 11/08/2023			100.00%	
1 Keller Close	Milton Keynes Milton Keynes	Office	17,138		3 Star	£680,000							
1 Osier Way	Olney	Office	6,769		3 Star	£1,490,000					1,340,000	100.00%	6.50
314-484 Midsummer Blvd	Milton Keynes	Office	162,000		4 Star	£22,435,000					32,000,000		
Timbold Dr	Milton Keynes	Office	13,120		3 Star	£4,500,000					4,500,000		
1-3 Copperhouse Ct (Condo)	Milton Keynes	Office	4,290		3 Star	£742,500					825,000		0.55
449-499 Midsummer Blvd	Milton Keynes	Office	40,646		3 Star	£9,500,000					020,000	100.00%	
Timbold Dr (Part of a 2 Property Sale)	Milton Keynes	Office	41,514		3 Star	£7,911,133		£2,051	24/08/2022			100.00%	
Timbold Dr (Part of a 2 Property Sale)	Milton Keynes	Office	26,889		3 Star	£4,818,867		£1,929	24/08/2022			100.00%	
Walker Ave (Condo)	Milton Keynes	Office	984		3 Star	£180,000			26/06/2022	Sold			
Sunrise Pky (Part of a 5 Property Portfolio)	Milton Keynes	Office	22,088	2,052	3 Star	£3,942,260	178.48	£1,921	18/05/2022	Sold		36.83%	8.90
Sunrise Pky (Part of a 5 Property Portfolio)	Milton Keynes	Office	27,431	2,548	3 Star	£3,621,203	132.01	£1,421	18/05/2022	Sold		94.35%	8.90
Sunrise Pky (Part of a 5 Property Portfolio)	Milton Keynes	Office	23,262	2,161	3 Star	£3,496,489	150.31	£1,618	18/05/2022	Sold		100.00%	8.90
Sunrise Pky (Part of a 5 Property Portfolio)	Milton Keynes	Office	22,782	2,117	3 Star	£2,672,800	117.32	£1,263	18/05/2022	Sold		100.00%	8.90
Sunrise Pky (Part of a 5 Property Portfolio)	Milton Keynes	Office	22,767	2,115	3 Star	£2,167,248	95.19	£1,025	18/05/2022	Sold		100.00%	8.90
2 Bradbourne Dr	Milton Keynes	Office	18,945	1,760	3 Star	£5,000,000	263.92	£2,841	31/03/2022	Sold		100.00%	5
171 Midsummer Blvd	Milton Keynes	Office	50,040	4,649	3 Star	£8,300,000	165.87	£1,785	14/03/2022	Sold		100.00%	5
High St	Milton Keynes	Office	5,029		7 3 Star	£1,100,000			08/03/2022			100.00%	
201-232 Witan Gate	Milton Keynes	Office	43,186		3 Star	£5,070,157			27/01/2022			95.83%	
Featherstone Rd	Milton Keynes	Office	19,757		3 Star	£2,500,000			12/01/2022			100.00%	
16 Davy Ave	Milton Keynes	Office	5,067		2 Star	£954,000			12/01/2022			100.00%	
30 Texel Close	Milton Keynes	Office	11,369		3 Star	£3,210,000			21/12/2021			100.00%	
Featherstone Rd (Part of a 8 Property Portfolio)	Milton Keynes	Office	18,952		3 Star	£2,794,662			02/12/2021			100.00%	
Featherstone Rd (Part of a 8 Property Portfolio)	Milton Keynes	Office	12,982		2 Star	£2,042,001			02/12/2021			100.00%	
Featherstone Rd (Part of a 8 Property Portfolio)	Milton Keynes	Office	10,896		2 Star	£1,668,599						100.00%	
1 Featherstone Rd (Part of a 8 Property Portfolio)	Milton Keynes	Office	9,810		2 Star	£1,502,291						100.00%	
Mill Ct (Part of a 8 Property Portfolio)	Milton Keynes	Office	11,393		2 Star	£1,396,436						100.00%	
Featherstone Rd (Part of a 8 Property Portfolio)	Milton Keynes	Office	11,283		2 Star	£1,274,277						100.00%	
Mill Ct (Part of a 8 Property Portfolio)	Milton Keynes	Office	10,239		3 Star	£708,285						100.00%	
Mill Ct (Part of a 8 Property Portfolio)  Denbigh Rd	Milton Keynes	Office Office	7,800 13,934		2 Star 3 Star	£613,450 £1,600,000			02/12/2021 01/09/2021		1,600,000	100.00%	
20 Simpson Rd	Milton Keynes	Office	6,864		3 Star 3 2 Star	£1,600,000			30/07/2021		1,600,000		
	Milton Keynes	Office	3,324		3 Star	£1,200,500 £400,000			20/07/2021		495,000	100.00%	
Walker Ave (Condo) 8 Danbury Ct	Milton Keynes Milton Keynes	Office	11,049		3 Star	£1,150,000			25/06/2021		1,100,000		
3-9 Shirwell Cres (Condo)	Milton Keynes	Office	2,000		3 Star	£450,000			07/05/2021		460,000		
12-14 Drakes Mews (Part of a 3 Property Portfolio)	Milton Keynes	Office	6,575		2 Star	£418,160			27/04/2021		400,000	100.00%	
249 Midsummer Blvd	Milton Keynes	Office	50,533		3 Star	£5,743,500						100.00%	
Rockingham Dr (Part of a 12 Property Portfolio)	Milton Keynes	Office	50,000		3 Star	£4,508,055						100.00%	
Harrison Clos	Milton Keynes	Office	21,400		3 Star	£3,550,000						100.00%	
18 Bradbourne Dr (Part of a 2 Property Sale)	Milton Keynes	Office	21,363		2 Star	£1,882,048						100.00%	
Sunrise Pky	Milton Keynes	Office	45,273		3 Star	£6,920,000					7,500,000		
3-9 Shirwell Cres (Condo) (Part of a 2 Condo Sale)	Milton Keynes	Office	1,030		3 Star	20,720,000	102.00	21,010	04/12/2020		7,000,000	100.00%	
3-9 Shirwell Cres (Condo) (Part of a 2 Condo Sale)	Milton Keynes	Office	970		3 Star				04/12/2020				
Walton Rd (Part of a 5 Property Sale)	Milton Keynes	Office	39,120		3 Star	£6,601,396	168.75	£1,816				100.00%	9.90
Walton Rd (Part of a 5 Property Sale)	Milton Keynes	Office	39,544		4 Star	£6,325,939						52.14%	
Ortensia Dr (Part of a 5 Property Sale)	Milton Keynes	Office	39,212		4 Star	£6,095,154						52.13%	
Walton Rd (Part of a 5 Property Sale)	Milton Keynes	Office	22,693		3 Star	£3,888,715		£1,845				100.00%	
Walton Rd (Part of a 5 Property Sale)	Milton Keynes	Office	7,586		2 Star	£1,088,795						100.00%	
Alford Pl	Milton Keynes	Office	32,709		1 Star	£2,750,000					6,000,000	100.00%	
199 Silbury Blvd	Milton Keynes	Office	16,081		3 Star	£2,300,000						100.00%	
502 Avebury Blvd (Part of a 2 Property Sale)	Milton Keynes	Office	81,050		3 Star				16/10/2020			100.00%	
Osier Way	Olney	Office	1,925		3 Star	£440,000	228.57	£2,460			550,000	100.00%	
Tickford St (Part of a 3 Property Sale)	Newport Pagnell	Office	5,430		1 Star				20/03/2020			100.00%	
Tickford St (Part of a 3 Property Sale)	Newport Pagnell	Office	3,176	295	1 Star				20/03/2020			100.00%	
Tickford St (Part of a 3 Property Sale)	Newport Pagnell	Office	2,808	261	1 Star				20/03/2020			100.00%	
Snowdon Dr	Milton Keynes	Office	11,011		3 Star	£1,500,000			19/03/2020	Sold		100.00%	
153-155 Sherwood Rd (Condo)	Milton Keynes	Office	14,337		3 Star	£3,670,000					3,500,000		7.67
1 Seebeck PI	Milton Keynes	Office	40,103	3,726	3 Star	£10,200,000	254.35	£2,738		Under offer	10,200,000		
1 Danbury Ct	Milton Keynes	Office	23,429		<sup>7</sup> 3 Star	£2,700,000				Under offer	2,700,000		
5-7 Opal Dr (Condo)	Milton Keynes	Office	2,542	236	3 Star	£560,000	220.30	£2,371		Under offer	560,000		
						MEAN	160.36	1,726.10				Į.	
						MEDIAN	153.14	1,648.37					
				L			CoStar Sales Comp	Analytics					
				Sales £/sq ft	0		Sales £/m2	00 :					
				High	£343.00		High	£3,692.02					
				Low	£40.00		Low	£430.56				<b>!</b>	
				Current Average	£150.00		Current Average	£1,614.59				ł	
				Range	£131.00		Range	£1,410.07			CD / FO/	<b>!</b>	
				10Y Average	£175.00		10Y Average	£1,883.68		Capitalised		<b>!</b>	
				Rent £/Sq ft	£13.43	£22.25	Rent £/m2	£144.56	£239.50	£2,223.99	£3,684.57	ł	
							Viold					1	
							Yield	11.000				ł	
							High	11.00%				-	
				-			Low	6.50% 7.90%				-	
							Average Range	7.90%				ł	
								1.00% - 9.99%					
								0 420/					
							10Y Average	8.62%					
							10Y Average						
				Salac E/ca ft			10Y Average CoStar Lease Com						
				Sales £/sq ft	£102 00		10Y Average  CoStar Lease Com Sales £/m2	ps Analytics					
				Current Average	£193.00 £131.00		10Y Average  CoStar Lease Com Sales £/m2  Current Average	ps Analytics £2,077.43					
				Current Average Range	£131.00	£217.00	10Y Average  CoStar Lease Com Sales £/m2  Current Average  Range	ps Analytics £2,077.43 £1,410.07	£2,335.77		@ 6.5%		
				Current Average Range 10Y Average	£131.00 £187.00	£217.00	10Y Average  CoStar Lease Com Sales E/m2 Current Average Range 10Y Average	ps Analytics £2,077.43 £1,410.07 £2,012.85	£2,335.77	Capitalised			
				Current Average Range 10Y Average Rent £/Sq ft	£131.00 £187.00 £12.92	£217.00	10Y Average  CoStar Lease Com Sales £/m2 Current Average Range 10Y Average Rent £/m2	ps Analytics £2,077.43 £1,410.07 £2,012.85 £139.07	£2,335.77	Capitalised 6 £2,139.53	£3,664.69		
				Current Average Range 10Y Average	£131.00 £187.00	£217.00	10Y Average  CoStar Lease Com Sales E/m2 Current Average Range 10Y Average Rent E/m2 Rent E/m2 Avg	ps Analytics £2,077.43 £1,410.07 £2,012.85	£2,335.77	Capitalised 6 £2,139.53	£3,664.69		
				Current Average Range 10Y Average Rent £/Sq ft	£131.00 £187.00 £12.92	£217.00	10Y Average  CoStar Lease Com Sales £/m2 Current Average Range 10Y Average Rent £/m2 Rent £/m2 Avg Yield	£2,077.43 £1,410.07 £2,012.85 £139.07 232.28	£2,335.77 £238.21 £190.00	Capitalised 6 £2,139.53	£3,664.69		
				Current Average Range 10Y Average Rent £/Sq ft	£131.00 £187.00 £12.92	£217.00	10Y Average  CoStar Lease Com Sales E/m2 Current Average Range 10Y Average Rent E/m2 Rent E/m2 Avg	ps Analytics £2,077.43 £1,410.07 £2,012.85 £139.07	£2,335.77 £238.21 £190.00	Capitalised 6 £2,139.53	£3,664.69		
				Current Average Range 10Y Average Rent £/Sq ft	£131.00 £187.00 £12.92	£217.00	10Y Average  CoStar Lease Com Sales E/m2 Current Average Range 10Y Average Rent E/m2 Rent E/m2 Avg Yield High	£2,077.43 £1,410.07 £2,012.85 £139.07 232.28	£2,335.77 £238.21 £190.00	Capitalised 6 £2,139.53	£3,664.69		

## I.2 Office Leases

Sign Date	Start Date	Address	City	Floor	Total SF Leased Total Sqm	Leased R	ent/SE/Vr Re	nt/Som/Yr	Service	Rent Type	Use	Business Rates/SF/Yr Service Charge	e  Lease Type	Term	Break Date	Review Date	Expiry Date	Rent Free
13/09/2023	13/10/2023	Old Wolverton Rd Walton Rd	City Milton Keynes Milton Keynes	GRND GRND	1,400	130	22.00	236.81 273.83	FRI	Effective	Office	DATE OF THE STATE	Direct	5 yrs 10 yrs	LI CUR DUIC	NEVILW DUIL	12/10/2028 15/11/2033	NEIR TICE
29/08/2023		314-484 Midsummer Blvd 2 North Fourth St	Milton Keynes Milton Keynes	2nd 2nd	5,000	465 556		149.83			Office		Direct Direct	10 yrs			22/10/2033	_
23/08/2023	23/08/2023	2 North Fourth St 31-49 Caldecotte Lake Dr Upper Weald	Milton Keynes Milton Keynes	GRND GRND	5,986 1,898 1,024	176	13.92 35.00 19.53	376.74 210.22	FRI	Achieved	Office Office	30.75 7.31	Direct	5 yrs	22/08/2026		22/10/2033	
07/08/2023	23/10/2023	2 North Fourth St	Milton Keynes	2nd	6,555	609	13.92	149.83	FRI	Effective	Office	7.51	Direct	10 yrs	22/08/2026		22/10/2033	
12/07/2023	12/07/2023	2 Warren Yard Calverton Ln	Milton Keynes Milton Keynes	GRND,1	1,090 2,503 1,620	101 233	20.00 16.78 15.43	215.28 180.62 166.09	FRE	Asking	Office Office	2.44	Direct Direct	1 yr			12/08/2024	
30/06/2023		150a-150b Station Rd 1 Pitfield	Milton Keynes Milton Keynes	GRND,1 GRND	6,819	151 634	20.00	215.28	FRI		Office	9.24 4.84	Sublease Direct	10 yrs			17/07/2033	14
06/06/2023 01/06/2023	06/07/2023	8-19 Canon Harnett Ct 201-232 Witan Gate	Milton Keynes Milton Keynes	GRND 1st	453 1,270	42 118	25.00 20.00	269.10 215.28		Effective Asking	Office	8.05	Direct	2 yrs			05/07/2025	
12/04/2023		9 Keller Close 201-232 Witan Gate	Milton Keynes Milton Keynes	GRND 1st	1,011	94 96	16.46 18.50	177.17 199.13	FRI	Effective Asking	Office	7.25	Direct	3 yrs			20/06/2026	-
01/04/2023	03/04/2023	1 Pitfield	Newport Pagnell Milton Keynes	GRND GRND	768 2,536	71 236	16.93	182.23		Achieved	Office	7.31	Direct					
01/04/2023	01/04/2023	15 Shirwell Cres Avebury Blvd	Milton Keynes Milton Keynes	GRND,1 1-2	4,000	372 619	17.00	182.99 290.63	FRI	Asking Effective	Office		Direct 50 Direct	10 yrs			02/05/2033	
21/03/2023	26/04/2023	249 Upper Third St N Orteosia Dr	Milton Keynes Milton Keynes	GRND	2,680 9,435	249 877	27.00 18.00 25.50	193.75 274.48	FRI	Asking Achieved	Office		Sublease Direct	10 yrs			01/11/2025 21/04/2033	12
06/03/2023	07/04/2023	Sunrise Pky 419 Silbury Blvd	Milton Keynes Milton Keynes	1st	297 1,285	28 119	18.50 22.50	199.13 242.19	FRI	Effective	Office		Direct	2 yrs			06/04/2025	
08/02/2023	01/09/2023	Grafton Gate	Milton Keynes	3rd	65,812	6,114				Asking	Office		Direct					
20/01/2023	26/01/2023 20/01/2023	71-87 Caldecotte Lake Dr Timbold Dr	Milton Keynes Milton Keynes	1st GRND	4,845 4,525	450 420	22.00 20.00	236.81 215.28	FRI FRI	Asking	Office		Direct	5 yrs			26/01/2028	
11/01/2023	11/01/2023	1 Osier 31-49 Caldecotte Lake Dr	Olney Milton Keynes	GRND,1 GRND	6,769 4,426	629 411	15.20 20.00	163.61 215.28		Effective	Office		Direct	15 yrs 10 yrs			14/01/2038	-
06/01/2023	06/01/2023	Midsummer Blvd 31-49 Caldecotte Lake Dr	Milton Keynes Milton Keynes	4th GRND	2,093 3,770	194 350	22.50 19.95	242.19 214.74		Achieved Effective	Office		Direct	6 yrs	01/12/2025		18/12/2028	_
18/12/2022	19/12/2022	590 Elder Gate 514-524 Elder Gate	Milton Keynes Milton Keynes	3rd	10,740	998 131	20.00	215.28 215.28	risu	Asking	Office		Direct	0 1/12	01/12/2023		10/12/2020	
14/12/2022	14/12/2022	71-87 Caldecotte Lake Dr	Milton Keynes	1st 2-3	1,410 2,240	208	20.00 19.95	214.74	FRI	Effective	Office		Direct	9 yrs			13/12/2031	
05/12/2022 01/12/2022 30/11/2022	13/12/2022 31/12/2022 04/03/2023	514-524 Elder Gate 57 Union St 71-87 Caldecotte Lake Dr	Milton Keynes Newport Pagnell Milton Keynes	1st GRND,1-2	7,690 745 4,437	157 69	20.00 24.24 20.00	215.28 260.92	FRI	Asking Asking	Office Office		Direct Direct	-				-
30/11/2022 23/11/2022	04/03/2023	71-87 Caldecotte Lake Dr Avebury Blvd	Milton Keynes	GRND 1st	4,437	412 456	20.00 25.94	215.28 279.22	FRI	Asking Asking Effective	Office		Direct	1 yr 10 yrs			03/03/2024 22/12/2032	-
	22/12/2022	3-7 Keller Clase Midsummer Blvd	Milton Keynes Milton Keynes	1st 1st	788 22.700	73 2.109	15.99 22.50	172.11 242.19		Asking Achieved	Office		Direct	L'				
02/11/2022	02/12/2022 02/02/2023	1 Seebeck PI Ortensia Dr	Milton Keynes Milton Keynes	1st GRND	4,888 9,435	454 877	22.50 24.50	242.19 263.72	FRI	Achieved Achieved	Office Office		Direct					
01/10/2022		Breckland	Milton Keynes	GRND	1,115	104	24.30	203.72	risu	Actived	Office		Coworking					
		Opal Dr 8 Danbury Ct	Milton Keynes Milton Keynes	GRND	500 11,049	1,026	18.10	194.83		Asking	Office		Direct					
17/08/2022 16/08/2022		Avebury Blvd Breckland	Milton Keynes Milton Keynes	2nd 1st	2,800	260 106	22.42	241.33			Office		Direct	10 yrs		17/08/2027		1
14/08/2022 21/07/2022	14/08/2022 20/08/2022	419 Silbury Blvd Suprise Pkv	Milton Keynes Milton Keynes	GRND 1st	2,521 478	234	43.13 23.99	464.25 258.23		Effective Effective	Office		Direct	3 yrs 2 yrs	15/08/2024		13/08/2025 19/08/2024	
20/07/2022	16/11/2022	Kelvin Dr	Milton Keynes	1st	2,857	265	19.20	206.67	FRI	Effective	Office		Direct	2 yrs			15/11/2024	
30/06/2022	10/08/2022	150A Station Rd 1 Pitfield	Milton Keynes Milton Keynes	1st GRND	845 6,000	79 557	18.93	203.76		Achieved Effective	Office	6.62	Sublease Direct	10			29/07/2032	
		201 Silbury Blvd Harrison Close	Milton Keynes Milton Keynes	2nd 1st	3,907 6,641	363 617	0.00			Effective	Office	6.62	Direct	10 yrs 5 yrs	09/07/2025		21/07/2027	
31/05/2022	31/05/2022	31-49 Caldecotte Lake Dr Brittons Ct	Milton Keynes Olney	GRND GRND	3,438 740	319 69	19.95 17.31	214.74 186.32		Effective	Office		Direct Direct	10 yrs 2 yrs	20/06/2027	20/06/2027	19/06/2032 30/05/2024	
20/05/2022 05/05/2022	20/05/2022 05/05/2022	Elder Gate Murdoch Ct	Milton Keynes Milton Keynes	GRND 1st	2,590 951	241 88	18.50 19.00	199.13 204.51		Asking Effective	Office Office		Direct	3 yrs	05/05/2024		04/05/2025	
04/05/2022	03/06/2022 04/05/2022	181 Queensway 19-25 Shirwell Cres	Milton Keynes Milton Keynes	1st GRND	790 964	73 90	12.73 16.59	137.02 178.57	FRI	Asking Effective	Office		Direct	5 yrs	05/05/2025		03/05/2027	
29/04/2022		Third Ave	Milton Keynes Milton Keynes	1st GRND	3,425 5,596	318 520	27.50	296.01	FRI	Arbinand	Office		Direct	10 yrs	14/04/2027		14/04/2032	
08/04/2022 04/04/2022	08/04/2022	Silbury Blvd 321 Avebury Blvd Silbury Blvd	Milton Keynes Milton Keynes	6th	10,011	930	13.67	147.14 242.19	FRI	Effective	Office Office		Direct	10 yrs	07/04/2027	08/04/2027	07/04/2032	2
01/04/2022	01/09/2022	Silbury Blvd Timbold Dr	Milton Keynes	GRND,1-2	9,429 13,120	1,219	22.50	258.33		Achieved	Office		Direct	5 yrs 10 yrs		01/09/2027	04/04/2027 31/08/2032	
31/03/2022 28/03/2022 24/03/2022	30/04/2022 28/03/2022 24/03/2022	Opal Dr Vincent 419 Silbury Blvd	Milton Keynes Milton Keynes	GRND GRND	1,345 3,808 1,723	125 354	18.07 9.90 51.68	194.50 106.56	FRI	Asking Effective	Office Office	6.21	Direct Direct	10 yrs 10 yrs	20/12/2026	21/12/2026	29/04/2032 27/03/2032 23/03/2025	
14/03/2022	13/08/2022	500-600 Witan Gate W	Milton Keynes Milton Keynes	1st 1st	22,302	160 2,072	26.00	556.28 279.86	FRI	Effective Effective	Office		Direct	3 yrs 5 yrs			23/03/2025 12/08/2027	
01/02/2022	15/02/2022	14 The Green 409 Silbury Rhyd	Newport Pagnell Milton Keynes	1st GRND	586 1.723	54 160	13.65	146.93 268.45	FRI	Achieved	Office		Direct	7 yrs	28/01/2027		27/02/2029	
27/01/2022	27/01/2022	Breckland 19.25 Shinwell Cres	Milton Keynes	2nd	3,990	371	20.00	215.28	FRI	Achieved	Office		Direct	7 yrs 4 yrs	2000112027		27/01/2026	
13/01/2022	21/11/2022 12/02/2022	Sunrise Pky	Milton Keynes Milton Keynes	GRND GRND	1,961 4,791	182 445	16.32 14.00	175.67 150.69	FRI	Effective	Office Office		Direct	5 yrs 6 yrs			21/11/2027 11/02/2028	
07/01/2022	09/02/2022 05/02/2022	North Fourth St Kelvin Dr	Milton Keynes Milton Keynes	GRND 1st	1,533 1,390 973	142 129	22.50 17.50	242.19 188.37	FRI	Achieved Asking	Office	7.12	.50 Direct Direct	3 yrs			04/02/2025	-
05/01/2022 28/12/2021	04/02/2022	7 Keller Clase Tilbrook	Milton Keynes Milton Keynes	1st	973	90 253	14.97	161.14	FRI	Asking	Office		Direct	-				
27/12/2021	28/12/2021 27/12/2021 12/01/2022	Bradbourne Dr Vincent	Milton Keynes Milton Keynes	1st GRND	2,724 2,724 2,160	253 201	10.00 10.00	107.64	FRU	Asking Effective	Office Office		Sublease	8 vrs			11/01/2030	
10/12/2021	12/01/2022	Vincent	Milton Keynes	1st	2,160	201	11.00	118.40	FRI	Effective	Office		Direct	8 yrs			11/01/2030	
15/11/2021	22/12/2021	Sunrise Pky 249 Silbury Blvd	Milton Keynes Milton Keynes	GRND GRND	3,637 1,926 1,283	338 179 119	15.00 22.00	161.46 236.81	FRI	Achieved	Office Office		Direct Direct	5 yrs			22/12/2026	
11/11/2021	11/12/2021	Kelvin Dr 1 North Fourth St	Milton Keynes Milton Keynes	GRND GRND	1,283	119 253	16.00 25.00	172.22 269.10	FRI	Achieved	Office	6.98	Direct	5 yrs 5 yrs			11/12/2026	
01/11/2021	01/11/2021	46 Yardley Rd Chalkdell Dr	Olney Milton Keynes	GRND,1	1,271	118	8.26 18.00	88.91 193.75	EDI		Office Office		Direct Direct	Ľ.				
25/10/2021	24/11/2021	5 Old Wolverton Rd Midsummer Blvd	Milton Keynes Milton Keynes	GRND	563 4,000	52 372	21.50	231.42			Office Office		Direct					
16/10/2021	16/10/2021	Walker	Milton Keynes	3rd GRND	710	66	25.35	272.86		Asking	Office		Direct	5 yrs	16/10/2023		15/10/2026	
	13/10/2021 08/10/2021	Seebeck Pl 7 Osier Way	Milton Keynes Olney	2nd 1st	2,316 926	215 86	20.69 16.20	222.71 174.38	IRI	Achieved Effective	Office	6.89	Direct Direct	10 yrs 2 yrs	31/10/2025	31/10/2024	12/10/2031 07/10/2024	-
01/10/2021 01/10/2021	01/10/2021	Opal Dr Sunrise Pky	Milton Keynes Milton Keynes	GRND 1st	990 3,632	92 337	14.87	160.06		Asking	Office		Direct Direct	-				
30/09/2021		32-34 Simpson Rd 249 Silbury Blvd	Milton Keynes Milton Keynes	1st 2nd	1,400	130	13.57	146.07	rni -	Asking	Office		Direct	10			14/09/2031	
02/09/2021	03/10/2021	North Fourth St	Milton Keynes	1st	7,433 1,539	143	21.00 22.50	242.19		Arbieved	Office		Direct Direct	10 yrs 5 yrs			03/10/2026	
17/08/2021	17/08/2021	354 Silbury Blvd 360 Silbury Blvd	Milton Keynes Milton Keynes	GRND 1st	1,552 2,464	144 229	17.50 17.50	188.37 188.37		Asking Asking	Office Office		Direct	-				-
17/08/2021	17/08/2021	414 Silbury Blvd Silbury Blvd	Milton Keynes Milton Keynes	2nd 3rd	9,476 1,282	880 119	17.50 17.50	188.37 188.37		Asking	Office		Direct					
17/08/2021	17/08/2021	Silbury Blvd 201-232 Witan Gate	Milton Keynes Milton Keynes	3rd 1st	1,629 1,488	151 138	17.50 15.00	188.37 161.46		Asking Asking	Office Office		Direct Direct					
05/08/2021	06/08/2021	High St	Milton Keynes	1st GRND	350 906	33	14.29	153.82		Achieved	Office		Direct					
01/08/2021	01/08/2021	Chalkdell Dr	Newport Pagnell Milton Keynes	GRND	2,487	231					Office		Direct Assignmen	t				
	01/08/2021 01/08/2021	Opal Dr Walton Rd	Milton Keynes Milton Keynes	1st 1st	1,000	93 1,748	16.50 20.00	177.60 215.28		Asking Effective	Office		Direct	6 vrs			01/08/2027	-
28/07/2021 15/07/2021	28/07/2021 13/09/2021	Midsummer Blvd Silbury Blvd	Milton Keynes Milton Keynes	2nd 1st	8,461 312	786	20.99 33.32	225.93 358.65		Effective Effective	Office Office	10.56	Direct	10 yrs 9 yrs 7 mos	27/07/2026	28/07/2026 29/03/2026	27/07/2031 28/03/2031	1
23/06/2021	23/07/2021	Wolverton Rd Wolverton Rd	Milton Keynes Milton Keynes	GRND,1 GRND,1	1,790 6,300	166 585					Office Office		Direct	1,121				
16/06/2021	16/06/2021	Kelvin Dr	Milton Keynes	1st	1,390	129	14.35	154.46			Office		Direct	3 yrs			15/06/2024	
16/06/2021 12/06/2021	16/06/2021 12/07/2021	414 Silbury Blvd Walton Rd	Milton Keynes Milton Keynes	GRND	789 9,405	73 874	17.46 23.00	187.94 247.57	FRI	Effective Achieved	Office Office		Direct	3 yrs 10 yrs			16/06/2024 12/07/2031	
02/06/2021	02/06/2021	Chalkdell Dr 414 Silbury Blvd	Milton Keynes Milton Keynes	2nd 2nd	1,850 832	172 77	16.50 17.50	177.60 188.37			Office	2.15	i.80 Direct Direct	5 yrs 3 yrs			04/07/2026 02/06/2024	
07/05/2021	07/05/2021	419 Silbury Blvd 419 Silbury Blvd	Milton Keynes	1-2 1st	8,968 3,873	833 360	20.26	218.08 189.98			Office Office	8.53	Direct	10 yrs 10 yrs	05/07/2024	07/05/2026	06/05/2031 04/07/2031	1 2
20/04/2021 20/04/2021	20/05/2021	Breckland 514-524 Elder Gate	Milton Keynes Milton Keynes	1st 2nd	1,136	106	19.50	209.90 215.28		Achieved Asking	Office Office		Direct	5 yrs			20/05/2026	
16/04/2021	16/04/2021	Elder Gate	Milton Keynes	1,3	25,729 13,508	2,390 1,255	18.50 21.99	199.13 236.70		Asking Effective	Office Office		Direct	10		29/03/2026	28/03/2031	
02/03/2021	02/03/2021		Milton Keynes Milton Keynes	3rd GRND,1	2,542	1,255 236	16.52	177.82	FRI	Achieved	Office		Direct Direct	10 yrs 5 yrs	21/01/2024	27/1/3/2026	02/03/2026	1
26/02/2021	01/03/2021 26/02/2021	Sunrise Pky Rockingham Dr	Milton Keynes Milton Keynes	1st GRND	759 24,418	71 2,269	15.00	161.46	FRI	Asking	Office Office		Direct Direct	2 yrs			01/03/2023	
05/02/2021	15/02/2021 11/03/2021	Davy Ave Chalkdell Dr	Milton Keynes Milton Keynes	1-2 GRND	9,942 2,870	924 267	12.90 16.50	138.85 177.60		Asking Asking	Office		Assignmen Direct	t				
01/02/2021	01/02/2021	5-7 Opal Dr Warrington Rd	Milton Keynes Olney	GRND,1 GRND,1	1,937 1,565	180 145	12.91	138.96 151.45		Achieved Asking	Office		Direct	5 yrs			01/02/2026	
22/12/2020	22/12/2020	Sunrise Pky Avebury Blvd	Milton Keynes Milton Keynes	1st GRND	222 1,609	21 149	21.00	226.04 279.54		Achieved Effective	Office		Direct	2 yrs 10 yrs	23/12/2021 21/12/2025	21/12/2025	22/12/2022 20/12/2030	
16/12/2020	16/12/2020	Sunrise Pky Avebury Blvd	Milton Keynes Milton Keynes	1st GRND	685 1,900	64	24.00 25.00	258.33 269.10	FRI		Office		Direct Direct	3 yrs 10 yrs			16/12/2023 14/02/2031	Ε.
	24/11/2020	Davy 11-15 Benbow	Milton Keynes Milton Keynes Milton Keynes	1st	4,058 2,795	377	17.42 11.80	187.51 127.01		Effective Asking	Office		Direct Direct	10 yrs	27/11/2021		23/11/2030	
06/11/2020 06/11/2020	06/11/2020	6 Bramley Rd 3A Opal Dr	Milton Keynes	GRND	15,000	1,394 180	11.80 16.50 15.00	127.01 177.60	FRI		Office	4.00	Direct					
04/11/2020	04/12/2020	26-30 Caldecotte Lake Dr	Milton Keynes Milton Keynes	1st GRND,1	1,933 18,196	1,690	20.00	215.28		Achieved	Office		Direct	10 yrs	04/12/2025		03/12/2030	
21/10/2020	28/02/2021 04/12/2020	Shirwell Cres 9 Keller Clase	Milton Keynes Milton Keynes	GRND,1 GRND	2,000 1,011	186 94	16.00 15.83	172.22 170.39		Asking Achieved	Office Office		Direct Direct	5 yrs			04/12/2025	
20/10/2020 15/10/2020	20/10/2020 15/10/2020	Opal Dr Newport Rd	Milton Keynes Milton Keynes	1st GRND	1,313 915	122 85	17.50 27.32	188.37 294.07	FRI	Asking	Office		Direct Sublease	5 yrs			20/10/2025 01/11/2026	
15/10/2020	15/10/2020	1a Seebeck PI 201-249 Avebury Blvd	Milton Keynes Milton Keynes	GRND GRND	2,000 2,589	186 241	22.00 20.00	236.81 215.28		Asking Achieved	Office		Direct Direct	1 yr			10/11/2021	-
10/10/2020	01/11/2020	Sunrise Pky 109 High St	Milton Keynes Newport Pagnell	GRND GRND,1-2	2,726 472	253 44	14.53	156.40	FRI	Effective	Office		Direct	2 yrs			01/11/2022	
24/09/2020	31/10/2020	Sunrise Pky	Milton Keynes	1st	323	30	18.70	201.28	FRI	Achieved	Office		Direct	1 yr 6 mos	08/09/2023	0.3/000 to	30/04/2022	
01/09/2020		Shirwell Cres 651 South Fifth St	Milton Keynes Milton Keynes	GRND,1-2 1st	4,379 1,463	407 136	16.44		FRI	Effective	Office		Direct Direct	15 yrs 15 yrs	08/09/2023 01/09/2025	07/09/2025 01/09/2025	07/09/2035 31/08/2035	
21/08/2020 19/08/2020	26/09/2020 26/09/2020	Chalkdell Dr Old Wolverton Rd	Milton Keynes Milton Keynes	1st GRND	492 1,400	46 130	17.27 21.00	185.89 226.04	FRI	Achieved Achieved	Office		Direct Direct	5 yrs 5 yrs	19/09/2023		26/09/2025 26/09/2025	
21/07/2020	21/07/2020	Sunrise Pky Sunrise Pky	Milton Keynes Milton Keynes	GRND 1st	1,576	146 64	14.00 22.00	150.69 236.81	FRI		Office		Direct Direct	3 yrs 2 yrs	21/07/2021		20/07/2023	
30/06/2020	20/08/2020	Chalkdell Dr	Milton Keynes	GRND	1.232	114	16.50	177.60	FRI	Achieved	Office		Direct	5 yrs	29/06/2023		20/08/2025	
29/06/2020 04/06/2020	29/07/2020 04/06/2020	1 North Fourth St 201-249 Avebury Blvd	Milton Keynes Milton Keynes	2nd 1st	9,655 4,235	897 393	23.00 19.24	247.57 207.10	FRI	Effective Achieved	Office		Direct	10 yrs 1 yr	29/06/2025		28/07/2030 03/06/2021	
01/06/2020	03/06/2020 01/06/2020	Sunrise Midsummer Blvd	Milton Keynes Milton Keynes	1st 2nd	4,424 17,774	411 1,651	16.50 21.50	177.60 231.42		Achieved Asking	Office		Direct Direct	10 yrs		03/06/2024	02/06/2030	
01/06/2020 29/05/2020	01/06/2020 29/05/2020	Newport Rd 5 Old Wolverton Rd	Newport Pagnell Milton Keynes	GRND GRND	325 1,600	30 149	21.54 19.78	231.85 212.91		Asking Effective	Office		Direct	19 yrs 3 mos	31/08/2024	01/09/2024	31/08/2039	
29/05/2020	29/05/2020	Opal Dr Sunrise Pky	Milton Keynes Milton Keynes	1-2 1st	6,666 236	619	15.88 22.00	170.93 236.81		Effective Asking	Office		Direct Direct	10 yrs	29/05/2025	29/05/2025	28/05/2030	
21/05/2020	20/06/2020	Sunrise Pky	Milton Keynes	1st	1,223	114	22.00	236.81		Asking	Office		Direct					
01/05/2020	01/07/2020 01/05/2020	Sunrise Pky 20 Simpson Rd	Milton Keynes Milton Keynes	1st	578 2,000	54 186	22.05	237.34		Asking	Office		Direct Direct					
01/04/2020	23/09/2020 01/04/2020	Deltic Ave 3-9 Shirwell Cres	Milton Keynes Milton Keynes	1st GRND,1	3,000 1,969	279 183	16.50 8.12	177.60 87.40	FRI	Asking Effective	Office	6.40	Direct Direct	10 yrs	31/03/2025	01/04/2025	31/03/2030	
17/03/2020	16/04/2020	Silbury Blvd 201-249 Avebury Blvd	Milton Keynes Milton Keynes	GRND 3rd	1,469	136 817	25.00 20.28	269.10 218.29		Asking	Office		Direct	1 yr			15/03/2021	
	04/05/2020	Sunrise Pky	Milton Keynes	GRND	380	35	15.00	161.46		Asking	Office		Sublease	1,5			. ar var 2021	
11/03/2020		Midsummer Blvd Midsummer Blvd	Milton Keynes Milton Keynes	5th GRND	12,795 1,450	1,189 135	21.50 21.50	231.42 231.42		Asking Asking	Office Office		Direct Direct					
11/03/2020 10/03/2020 10/03/2020	06/04/2020	Chalkdell Dr 13 Presley Way	Milton Keynes Crownhill	1st 1st	3,832 786	356 73	9.89	106.45		Achieved	Office		Direct Direct	5 yrs			03/03/2025	
11/03/2020 10/03/2020 10/03/2020 06/03/2020 03/03/2020	03/03/2020	500-600 Witan Gate W Sunrise Pky	Milton Keynes	BSMT,GRND,2	44,809 468	4,163 43	20.36 22.00	219.15 236.81	FRI	Effective Achieved	Office		Direct	10 yrs 2 yrs	28/02/2025	01/03/2025	28/02/2030	
11/03/2020 10/03/2020 10/03/2020 06/03/2020 03/03/2020 28/02/2020	03/03/2020 01/03/2020		Milton Keynes Milton Keynes	1st 1st	632	59	22.00	236.81		Asking	Office		Direct		2.002/2021			
11/03/2020 10/03/2020 10/03/2020 06/03/2020 03/03/2020 28/02/2020 23/02/2020 17/02/2020	03/03/2020 01/03/2020 23/02/2020 02/03/2020	Sunrise Pky	Addres ~		1,707	159	10.00 25.10	107.64	FRI	Achieved Achieved	Office		Direct	10 yrs 5 yrs			07/02/2030 04/02/2025	-
11/03/2020 10/03/2020 10/03/2020 06/03/2020 03/03/2020 28/02/2020 23/02/2020 17/02/2020 07/02/2020 04/02/2020	03/03/2020 01/03/2020 23/02/2020 02/03/2020 07/02/2020 04/02/2020	Sunrise Pky 21 Presley Way 4-5 Warren Yard	Milton Keynes Milton Keynes	GRND	486									2 312				
11/03/2020 10/03/2020 10/03/2020 06/03/2020 03/03/2020 28/02/2020 23/02/2020 17/02/2020 04/02/2020 03/02/2020	03/03/2020 01/03/2020 23/02/2020 02/03/2020 07/02/2020 04/02/2020 03/02/2020	Sunrise Pky 21 Presley Way 4-5 Warren Yard Sunrise Pky	Milton Keynes Milton Keynes Milton Keynes	GRND 1st GRND	486 686	64	20.00	215.28 106.56	FRI	Achieved	Office		Direct	1 yr			03/02/2021	
11/03/2020 10/03/2020 10/03/2020 05/03/2020 03/03/2020 28/02/2020 23/02/2020 17/02/2020 04/02/2020 03/02/2020 03/02/2020 03/02/2020 03/02/2020 21/01/2020 21/01/2020	03/03/2020 01/03/2020 23/02/2020 02/03/2020 07/02/2020 04/02/2020 03/02/2020 03/03/2020 30/01/2020 15/11/2020	Sunrise Pky 21 Presley Way 4-5 Warren Yard	Milton Keynes Milton Keynes Milton Keynes Milton Keynes Milton Keynes Milton Keynes	GRND 1st	486 686 1,111 4,986 55,508	64	20.00 9.90 20.00 27.00	106.56 215.28 290.63	FRI FRI	Achieved Achieved Effective	Office Office Office	9.86	Direct Direct 0.00 Direct Direct	1 yr 3 yrs 5 yrs				
11/03/2020 10/03/2020 06/03/2020 06/03/2020 02/02/2020 22/02/2020 01/02/2020 04/02/2020 03/02/2020 03/02/2020 03/02/2020 03/02/2020 03/02/2020 11/01/2020	03/03/2020 01/03/2020 23/02/2020 02/03/2020 07/02/2020 04/02/2020 03/02/2020 03/02/2020 03/01/2020 15/11/2020 18/02/2020	Sunrise Pky 21 Presley Way 4-5 Warren Yard Sunrise Pky 12 Vermont Pl Midsummer Blvd 100 Avebury Blvd Sunrise Pky	Milton Keynes Milton Keynes Milton Keynes Milton Keynes Milton Keynes Milton Keynes Milton Keynes	GRND 1st GRND GRND,1 4-6 1st	486 686 1,111 4,986 55,508 465	64 103 463	20.00 9.90 20.00 27.00 22.00	106.56 215.28 290.63 236.81	FRI FRI	Achieved Achieved Effective Effective Asking	Office Office Office Office	9.86	Direct Direct 000 Direct Direct Direct	1 yr 3 yrs			03/02/2021 03/03/2023 29/01/2025	
11/03/2020 10/03/2020 10/03/2020 06/03/2020 03/03/2020 23/02/2020 11/02/2020 04/02/2020 04/02/2020 03/02/2020 03/02/2020 03/02/2020 03/02/2020 03/02/2020 03/02/2020 03/02/2020 03/02/2020 04/02/2020 03/02/2020 03/02/2020 04/02/2020 04/02/2020 04/02/2020 05/03/2020 05/03/2020 06/01/2020 06/01/2020	03/03/2020 01/03/2020 22/02/2020 07/02/2020 07/02/2020 04/02/2020 03/02/2020 03/03/2020 30/01/2020 18/02/2020 09/01/2020	Sunrise Pky 21 Presley Way 4-5 Warren Yard Sunrise Pky 12 Vermont Pl Midsummer Blvd 100 Avebury Blvd Sunrise Pky	Milton Keynes Milton Keynes Milton Keynes Milton Keynes Milton Keynes Milton Keynes	GRND 1st GRND GRND,1 4-6	486 686 1,111 4,986 55,508	64 103 463 5,157 43	20.00 9.90 20.00 27.00	106.56 215.28 290.63	FRI FRI	Achieved Achieved Effective Effective Asking Asking	Office Office Office	9.86	Direct Direct 0.00 Direct Direct	1 yr 3 yrs 5 yrs			03/02/2021 03/03/2023 29/01/2025	

### **I.3 Industrial Sales**

March   Marc	Property Address	Property City	Property Ty	pe Building SF	Building Sgm	Star Rating		Price Per SF	Price Per Sqm	Sale Date	Sale Status	Asking Price	Percent Leased	
March   Marc	41 James Way Midbrook Ct (Condo)	Milton Keynes Milton Keynes	Industrial Industrial	41,786 7,094	3,882 659	3 Star 3 Star	£4,050,000 £1,000,000	96.92 140.96	£1,043 £1,517	04/09/2023	Sold Sold			6.95
The part   Par	Third Av (Part of a 4 Property Portfolio) Old Wolverton Rd	Milton Keynes	Industrial	140,566	13,059 10,512	4 Star 3 Star	£23,037,408	163.89	£1,764	01/08/2023	Sold Sold		0.00%	
March   Marc	12 Third Av (Part of a 4 Property Portfolio)	Milton Keynes	Industrial	21,010	1,952	3 Star	£2,307,634	109.84	£1,182	01/08/2023	Sold	350 000		3.99
Section   Proceedings   Section	Stacey Bushes (Part of a 19 Property Portfolio)	Milton Keynes	Industrial	34,123	3,170	3 Star	£4,923,063	144.27	£1,553	15/06/2023	Sold	550,000	100.00%	5.76
Standard Standard   Standard	Second Ave (Part of a 2 Property Portfolio)	Milton Keynes	Industrial	101,217	9,403	3 Star	£3,065,436	30.29	£326	19/05/2023	Sold		100.00%	6.0
Memory   M	11 Bradbourne Dr (Part of a 3 Property Portfolio)	Milton Keynes	Industrial	33,579	3,120	3 Star	£5,359,081	159.60	£1,718	27/04/2023	Sold		100.00%	3.35
Column   C	Lasborough Rd	Milton Keynes	Industrial	35,197	3,270	3 Star	£4,375,000	124.30	£1,338	28/03/2023	Sold		0.00%	3.35
Beared Print   Filmer   Print   Prin	Clarke Rd	Milton Keynes	Industrial	30,262	2,811	3 Star	£2,750,000	90.87	£978	20/03/2023	Sold		100.00%	6.30
Description of the Proportion of Management   1995   199														5.70 5.70
Martin   Colonia   Martin	Brudenell Dr (Part of a 4 Property Portfolio)	Milton Keynes												5.70 5.70
Image: Company   March   Mar	Midbrook Ct (Condo)	Milton Keynes	Industrial	2,256	210	3 Star	£358,000	158.69	£1,708	22/02/2023	Sold	3 150 000		5.6
Property	Tongwell St	Milton Keynes	Industrial	103,644	9,629	3 Star	£14,550,000	140.38	£1,511	01/12/2022	Sold	.,,,	100.00%	5.00
Department   Dep	Precedent Dr (Part of a 10 Property Portfolio)	Milton Keynes	Industrial	37,380	3,473	3 Star	£3,831,168	102.49	£1,103	01/12/2022	Sold		100.00%	6.45
March   Marc	Chippenham Dr (Part of a 11 Property Portfolio)	Milton Keynes	Industrial	52,508	4,878	3 Star	£8,910,264	169.69	£1,827	07/11/2022	Sold		92.11%	5.00
Column   C	Brick Clos	Milton Keynes	Industrial	16,726	1,554	3 Star	£2,500,000	149.47	£1,609	18/10/2022	Sold			5.00
Transfer Services		Milton Keynes Milton Keynes		8,906	827								100.00%	
Name														
Material Mat		Milton Keynes		58,346			£17,000,000	291.37	£3,136	14/07/2022			0.00%	
Section   Column	Maidstone Rd	Milton Keynes	Industrial	33,781	3,138	3 Star	£2,715,000	80.37	£865	08/07/2022	Sold		100.00%	5.0
18.2 Allean De princip Forting   1.5 Allean De princip Forti	1-5 Alston Dr (Part of a 16 Property Portfolio)	Milton Keynes	Industrial	58,391	5,425	3 Star	£12,987,141	222.42	£2,394	27/06/2022	Sold		100.00%	4.0
200	18-23 Alston Dr (Part of a 16 Property Portfolio)	Milton Keynes	Industrial	41,143	3,822	3 Star	£4,975,984	120.94	£1,302	27/06/2022	Sold		100.00%	4.0
1.50 Amen De princip de la Princip Princip   Marie Ingere   1.00	24-27 Alston Dr (Part of a 16 Property Portfolio)	Milton Keynes	Industrial	39,426	3,663	2 Star	£4,473,852	113.47	£1,221	27/06/2022	Sold		100.00%	4.0
Materials   Mate		Milton Keynes		11,993	1,114 1,721	3 Star 3 Star	£2,084,425	173.80	£1,871				100.00%	4.0
March   Marc	42-48 Alston Dr (Part of a 16 Property Portfolio)	Milton Keynes	Industrial	12,643	1,175	3 Star	£1,917,718	151.68	£1,633	27/06/2022	Sold		100.00%	4.0
State   Column   State   Sta	65-69 Alston Dr (Part of a 16 Property Portfolio)	Milton Keynes	Industrial	8,953	832	3 Star	£1,554,281	173.60	£1,869	27/06/2022	Sold		100.00%	4.0
48 CARLING Prigrat of The Spring Principal State Spring   Management	57 Alston Dr (Part of a 16 Property Portfolio)	Milton Keynes	Industrial	2,873	267	3 Star	£702,847	244.64	£2,633	27/06/2022	Sold		100.00%	4.0
Teamure   Company   Comp	49-50 Alston Dr (Part of a 16 Property Portfolio)	Milton Keynes	Industrial	3,379	314	3 Star	£523,969	155.07	£1,669	27/06/2022	Sold		100.00%	4.0 4.0
Broader   Company   Comp	Yeomans Dr	Milton Keynes	Industrial	361,091	33,546	3 Star	£58,100,000	160.90	£1,732	25/06/2022	Sold			4.00 3.11
Miles   Mile	Dunsby Rd (Condo)	Milton Keynes	Industrial	6,277	583	2 Star	£820,000	130.64	£1,406	04/05/2022	Sold			7.00
The content of P	Harding Rd (Part of a 9 Property Portfolio)	Milton Keynes	Industrial	151,966	14,118	3 Star	£33,450,344	220.12	£2,369	20/04/2022	Sold		100.00%	3.10
Part	Delaware Dr	Milton Keynes	Industrial	42,765	3,973	3 Star	£7,000,000	163.69	£1,762	03/04/2022	Sold	7,000,000	100.00%	3.10
Descript	9 Davy Ave (Condo)	Milton Keynes	Industrial	18,000	1,672	3 Star	£2,800,000	155.56	£1,674	25/02/2022	Sold			
Mathod Name	Bramley Rd	Milton Keynes	Industrial	54,965	5,106	2 Star	£4,425,000	80.51	£867	18/11/2021	Sold	4,500,000	100.00%	
Beach Ass														5.22
25   26   27   27   27   28   27   28   28   28	Bond Ave			17,284	1,606 11,992		£925,000	53.52	£576				100.00% 100.00%	5.25
Calman   Part of a Property Purchical   Marks Oppore   Marks Opp	25 Kelvin Dr	Milton Keynes	Industrial	20,469	1,902	3 Star				15/10/2021	Sold			
Cartes fig. 1   Cartes   Car	Carters Ln (Part of a 9 Property Portfolio)	Milton Keynes	Industrial	25,336	2,354	3 Star	£3,244,391	128.05	£1,378	01/09/2021	Sold	1,000,000		
Empire   Millon (Speech August   2.77 to   1.11   34	Carters Ln (Part of a 9 Property Portfolio)	Milton Keynes	Industrial	15,984	1,485	3 Star	£2,296,070	143.65	£1,546	01/09/2021	Sold		100.00%	
Time Clarke Set   Miller Copress   Anchoration   1,776   460   2 MeV   1,700	6 Fingle Dr	Milton Keynes	Industrial	22,736	2,112	3 Star	£3,300,000	145.15	£1,562	26/07/2021	Sold		100.00%	4.18
Despit Carlot Control   Miller Appears							£71,750,000	181.40	£1,953			580,360		
2-00   Montane Copyright of 12 Property Proficiol   Monta Copyright   Montane Copyri		Milton Keynes Milton Keynes			195	3 Star			£1,305 £952				100.00%	
A Carters in   Mainte Regime   Industrial	2-10 Newmarket Ct (Part of a 12 Property Portfolio)	Milton Keynes	Industrial	56,838	5,280	3 Star	£8,240,877	144.99	£1,561	01/06/2021	Sold		100.00%	4.79
Fee3 Million Expense Industrial 4 040,000 e 31.94 Sar # \$110,000,000 \$2.11 d 177 \$250,000.07 Sal # \$100,000 \$10	43 Carters Ln	Milton Keynes	Industrial	41,582	3,863	3 Star	£7,250,000	174.35	£1,877	15/04/2021	Sold	4 750 000	100.00%	4.85
13-16 General Part Miles   Newport Paymel   Industrial   42,000   1,571   5,907   5,	Fen St	Milton Keynes	Industrial	669,000	62,152	4 Star	£110,000,000	164.42	£1,770	25/03/2021	Sold	1,750,000	100.00%	3.79
Needing Register (a)   Register (b)   Register (b	13-16 Green Farm Rd	Newport Pagnell	Industrial	42,000	3,902	3 Star	£7,300,000	173.81	£1,871	16/03/2021	Sold		100.00%	
Bradbourner   Profest of a 2 Property Sale)   Million Express   Industrial   75:707   100:000   2.54   100:000   15:70:000   10:51   120:000/2015   5ed   57:500   10:000		Milton Keynes Milton Keynes					£20,108,363	132.32						7.9/
Tiber daw   Millon Keynes   Industrial   5,645   500 2 Star   E570,000   10.51   E172   1700/2021 Sold   575,000   10.000%														4.90
The Midney Part of a 2 Property Sale)   Millton Keynes   Industrial 77.414   77.43   51st   67.30   51st   67	Third Ave	Milton Keynes										575,000		
Bestdown Way (Part of a 2 Property Sole)	The Midway (Part of a 2 Property Sale)	Milton Keynes	Industrial	77,414	7,192	3 Star				05/02/2021	Sold		100.00%	
Maphand Right of a 8 Property Proficiol   Millon Keynes   Industrial   13,007   12,079   3 Star   E19,444,88   149.5   E1,40   1817,2002 Sold   10,000	Bletcham Way (Part of a 2 Property Sale)	Milton Keynes	Industrial	108,694	10,098	4 Star				05/02/2021	Sold		100.00%	
Power for (Part of a ) Property Purtfolio   Million Keynes   Industrial   2.2,902   2.088   3.5tur   5.74 (1.684   105.92   5.11.85   0711/2/200 Sold   71.27%   1.25	Maryland Rd (Part of a 8 Property Portfolio)	Milton Keynes	Industrial	130,021	12,079	3 Star	£19,444,988	149.55	£1,610	18/12/2020	Sold		100.00%	5.20
	Peverel Dr (Part of a 7 Property Portfolio)	Milton Keynes	Industrial	22,392	2,080	3 Star	£3,420,290	152.75	£1,644	07/12/2020	Sold		71.29%	5.70 5.70
Power for   Part of a 7 Property Perfolio)   Millon Keynes	1 Peverel Dr (Part of a 7 Property Portfolio)	Milton Keynes			948	3 Star	£2,533,563 £1,734,380	125.55	£1,351 £1,830	07/12/2020	Sold Sold			5.70 5.70
Pewer Bir   Part of a 7 Property Portfolio    Millton Keynes   Industrial   3.30°   588 3 Star   £982.961   155.86   £1.878   0712/2020 Sold   100.00%   1	Peverel Dr (Part of a 7 Property Portfolio)	Milton Keynes	Industrial	15,741	1,462	2 Star	£1,578,696	100.29	£1,080	07/12/2020	Sold		100.00%	5.70 5.70
Brunleys   Millton Keynes   Industrial   53.016   4.922   2 Star   £4,900,000   72.42   £995   501112000   5010,000   100.00%     Potters Int (condo)   Millton Keynes   Mill	Peverel Dr (Part of a 7 Property Portfolio)	Milton Keynes	Industrial	6,307	586	3 Star	£982,961	155.85	£1,678	07/12/2020	Sold		100.00%	5.70
Bradbourne Dr   Millton Keynes   Industrial   302.585   281.11   3 Star   22.200.000   89.89   6968   22.010/2003 Solid   28.080.000   100.00%	Brunleys	Milton Keynes	Industrial	53,016	4,925	2 Star	£4,900,000	92.42	£995	30/11/2020	Sold		100.00%	6.19
	Bradbourne Dr	Milton Keynes	Industrial	302,585	28,111	3 Star	£27,200,000	89.89	£968	23/10/2020	Sold	28,080,000		6.0
Roebusk Way (Part of a 2 Property Sale)   Milton Keynes   Industrial   10.00%   14.00%   1	Jenna Way	Newport Pagnell	Industrial	190,479	17,696	3 Star	£15,662,000	82.22	£885	29/06/2020	Sold	340,000		
21-24 Wharfside (Condo)   Millton Keynes   Industrial   427	Roebuck Way (Part of a 2 Property Sale)				2,110	3 Star			£1,594	19/06/2020	Sold			5.3 5.3
Roebuck Way   Mallon Keynes   Industrial   25.618   2.388 3 Slar   £1,840,000   71.82   £773   01/02/2005 sold   100.00%   Millon Keynes   Industrial   3.765   350   350   £70,0000   71.82   £773   01/02/2005 sold   100.00%   100.00%   100.00%   150.00%   150.00	21-24 Wharfside (Condo)	Milton Keynes					£70,000	97.09	£1,045	01/06/2020	Sold		100.00%	5.3
Barton Rd (Condo)   Million Keynes   Industrial   3,765   356   35lar   E595,000   158.04   1,499.19   Under offer   595,000	Roebuck Way	Milton Keynes	Industrial	25,618	2,380	3 Star				01/02/2020	Sold		100.00%	7.7
MEFIAN   1.518.57   C.051ar_States (Section Analytics   Sales E/sq.ft   Sale	Barton Rd (Condo)			3,765			£595,000	158.04			Under offer	595,000	0.00/0	5.2
Sales E/sq ft High E3A2.00 High E3A96.53 Lrow E172.00 Liw E182.99 Current Average E150.00 Current Average E154.99 107 Average E150.00 170 Average E154.99 E8 Rent E/Sq ft E4.99 E11.19 Pent E/m2 E5.30 E1.19 E5.3														
High   E32.00   High   E3.806.53   Low   E182.99   Current Average   E150.00   E182.09   E182.00   E182								CoStar Sales Comp						
Low					High			High						
Range 64.00 £179.00 Range 168.89 £19.26.74 107 Average £11.80 0. Capitalised #5.5% 25% 24 100 Average £10.00 107 Average £11.80 Average £1.80 Capitalised #5.5% £1.80 Average £1.80 Aver					Low	£150.00		Current Average	£1,614.59					
Remt E/Sq ft E4.93 E11.19 Remt E/m2 E53.07 E120.45 E964.84 E2.199.96    Veild   High 7.70%     Low 3.10%     Average 5.40%     Range 4.17% -7.22%     107 Average 5.55%     Costar Leave Comps Analytics Sales E/m2     Current Average E182.00     Range E11.00 E182.00 Range E5.95 0.3 E1.95 0.3     Range E11.00 E182.00 Range E1.184.03     Range E5.10 E120.00 Range E5.10 E1.195 0.3     Range E5.10 E1.10 E12.00 Range E5.10 E1.195 0.3     Range E5.10 E1.10 E12.00 Range E5.10 E1.195 0.3     Range E5.10 E1.10 E12.00 Range E5.10 E1.195 0.3     Range E5.10 E1.10 E1.10 Range E5.20 E1.195 0.3     Range E5.10 E1.10 E1.20 Range E5.20 E1.195 0.3     Range E5.20 Range E5.20 Range E5.20 Range E5.20 E1.20 Range E5.20 Range						£64.00			£688.89	£1,926.74	Capitalised 6	₽ 5.5%		
High   7,70%							£11.19			£120.45				
Low   3,10%									3 30~					
Range   4.17% -7.22%     107 Average   5.53%     Salies E/sq ft   Current Average   E182.00     Range   6.61.00   E182.00   Range   6.66.60   E1.959.03     107 Average   E1.00   E182.00   E1.00   E1.00   E1.00     107 Average   E1.00   E1.00   E1.00   E1.00   E1.00     108 Average   E1.00   E1.00   E1.00   E1.00   E1.00     109 Average   E1.00   E1.00   E1.00   E1.00   E1.00   E1.00     109 Average   E1.00								Low	3.10%					
107 Average   5.53%								Range	4.17% - 7.22%					
Sales £/sq ft   Current Average   £19,590 (3)   Current Average   £19,590 (3)														
Current Average   £182.00   Current Average   £199 03     Range   £610   0 £182.00   Range   £656.40   £1,99 03     107 Average   £110.00   107 Average   £1,184.03     Rent £/Sq ft   £4.86   £11.23   Rent £/DZ   £52.31   £102.88   £95.114   £2,197.79     Yield   High   7,10%					Sales E/en #				ps Analytics					
107 Average £110.00 107 Average £1,184.03 Captalised ∉5.5% Rent £/Sq ft £4.86 £11.23 Rent £/Sq = £52.31 £120.88 £951.14 £2,197.79 Yield High 7.10%					Current Average			Current Average		F4 0				
E100.00					10Y Average	£110.00		10Y Average	£1,184.03					
Yedd High 7.10%					Rent E/Sq ft	£4.86	£11.23		£52.31			£2,197.79		
									7 10%					
LUW 4.17% Average 4.51%								Low	4.17%					
Average 4.51% 100' Average 5.49%														

## **Industrial Leases**

06/09/2023 0: 04/09/2023 0:																				
06/09/2023 0: 04/09/2023 0:	Start Date 02/12/2023 25/09/2023	Address Heathfield	City Milton Keynes	Floor		Total SF Leased 3,777	Fotal Sqm Leased 351	Rent/SF/Yr 11.00	Rent/Sqm/Yr £118	Service FRI	Rent Type Effective	Use Industrial	Lease Type Direct	Break Date	Roview Date	Business Rates/SF/Yr 3.24	Service Charge	Term 3 yrs	Expiry Date   01/12/2026	Rent Free
04/09/2023 0			Milton Keynes Milton Keynes	GRND		10,337 549	960 51	20.04	£216	FRI	Achieved	Industrial Industrial	Direct Direct			0.81		5 wrs	12/09/2028	
	07/10/2023 03/11/2023	48-58 Tanners Dr Dunfermline Ct	Milton Keynes Milton Keynes	GRND		4,552 11,377	423 1,057	9.75 7.75	£105		Effective Effective	Industrial Industrial	Direct Sublease					10 yrs 4 yrs	06/10/2033 01/04/2027	
24/08/2023 2: 04/08/2023 0:	22/11/2023 06/10/2023	Maryland Rd 6 Wincent Ave	Milton Keynes Milton Keynes	GRND	UI.	12,086 9,666	1,123 898	9.75 7.75 8.73 9.50	£94 £100	FRI FRI	Effective Effective	Industrial Industrial	Direct Direct					10 yrs 10 yrs	05/10/2033	
12/07/2023 11/07/2023 0	19/07/2023	32 Clarke Rd Maryland Rd	Milton Keynes Milton Keynes	GRND		7,840 17.907	728 1,664	0.00 8.75	E94	FRI	Effective Effective	Industrial Industrial	Direct Direct	12/07/2026		3.46		5 yrs 5 yrs	18/07/2028	
27/06/2023 2 26/06/2023 2	27/06/2023 26/08/2023	28-40 Clarke Road 4 Maryland Rd	Milton Keynes Milton Keynes	GRND		13,418 5,847	1,247 543	0.00 9.48	£100	FRI	Effective Effective	Industrial Industrial	Direct Direct	27/06/2026		2.90	0.36	6 yrs	26/06/2029 26/08/2038	
15/05/2023   1-	14/08/2023 10/05/2023	7-9 Tanners Dr 81-103 Garamonde Dr	Milton Keynes Milton Keynes	GRND		12,754 1,578	1,185 147	9.00 14.58	£97	FRI FRI	Effective	Industrial	Direct Direct			4.19		10 yrs 5 wrs	13/08/2033 09/05/2028	
04/05/2022 0	05/05/2022		Milton Keynes Milton Keynes	GRND	UI.	45.614	4,238 471		£140	FRI	Effective Effective	Industrial Industrial	Direct Direct					20 yrs 10 yrs	04/05/2043 22/06/2033	
21/04/2023 2- 10/03/2023 0	23/06/2023 24/05/2023 08/06/2023	74-84 Tanners Dr 30-40 Tanners Dr Erica Rd	Milton Keynes Milton Keynes	GRNE		5,065 4,584 16,345	426 1,519	8.98 9.23 9.00	E91	FRI		Industrial Industrial	Direct Direct					10 yrs 10 yrs	23/05/2033 07/06/2033	
07/03/2023 0	07/03/2023	Michigan Makirtono Bri	Milton Keynes	GRND	UI.	8,738 5,718	812 531	8.50	E91		Achieved	Industrial Industrial	Direct Direct					6 mas	06/09/2023	
09/02/2023 2	24/03/2023 09/04/2023	100-116 Tanners Dr 86-98 Tanners Dr	Milton Keynes Milton Keynes	GRNE		2,303 5,048	214 469	11.47 9.00	£123 £93 £86	FRI FRI	Effective Effective	Industrial Industrial	Direct Direct					5 yrs 5 yrs	23/03/2028 08/04/2028	
06/02/2023 0	07/04/2023	Yardley Rd Poverel Dr	Olney	GRNE		9,107 2,326	846 216	7.96 11.01	£86	IRI	Asking Asking		Direct Direct							
30/01/2023 3/ 26/01/2023 2/	30/01/2023	Michigan 16 Alston Dr	Milton Keynes Milton Keynes	GRNE	1	39,794 4.565	3,697 424	7.83 9.49	£84 £100	FRI	Asking Achieved Effective	Industrial Industrial	Direct Direct	26/01/2026	26/01/2026			5 yrs 5 yrs	30/01/2028 25/01/2028	
06/01/2023 05	05/02/2023	Precedent Dr 20-22 Vincent Ave	MIRON Keynes	GRNE	1	18,000 8,116	1,672 754	8.98	E91			Industrial	Direct Direct					10 yrs	19/02/2033	
20/12/2022 19	10/02/2022	Erica Rd Erica Rd	Milton Keynes Milton Keynes	GRNE		5,282 2,131	491	0.40	£100	FRI	Effective Effective	Industrial Industrial	Direct Direct	14/12/2025				10 yrs 5 yrs	17/02/2022	
14/12/2022 1- 14/12/2022 1- 14/12/2022 1-	14/12/2022 14/12/2022 14/12/2022	Forest Rd Stacey Bushes	Milton Keynes Milton Keynes	GRND	,1	5,491 2,131	510 198	11.23 9.98	£121		Effective	Industrial Industrial	Direct Direct	14 12 2123				3 yrs 1 wr	13/12/2027 13/12/2025 13/12/2023	
11/12/2022   1.	12/12/2022	1 Powerel Dr 17 Tanners Dr	Milton Keynes Milton Keynes	GRNE		17,432 33,045	1,619 3,070	10.00 8.48	£108	rmi	Achieved Effective	Industrial	Direct Direct					10 yrs	12/12/2032	
	07/10/2022	Stratford Rd Northfield Dr	Milton Keynes	GRNE		110,000 33,834	10,219 3,143	5.00	E54	FRI	Asking	Industrial	Direct Direct					10 yrs	2W11/2032	
	07/09/2022	Old Wolverton Rd Bond	Milton Keynes Milton Keynes	GRNE		180,000	16,723	10.00	£108		Personal co	Industrial	Direct						er mercens	
01/09/2022	18/119/2022	Fingle Dr Hollin Ln	Milton Keynes Milton Keynes Milton Keynes	GRNE		4,780 5,300 1,500	444 492 139		£108		Effective Arbieved		Direct Direct Sublease					5 yrs	06/09/2027	
15/08/2022 1	19/10/2022	Tongwell St	Milton Keynes	GRND	ul .	139,814	12,989	11.00 9.75	£118	FRI	Achieved Effective	Industrial Industrial	Direct					10 yrs	19/10/2032	
27/07/2022 2: 21/06/2022 0: 13/06/2022 1:	26/08/2022 02/11/2022 13/06/2022	Erica Rd Tongwell St 34-76 Burners Ln	Milton Keynes Milton Keynes Milton Keynes	GRND	.1-2	2,131 110,707 5,360	198 10,285	9.25 8.91	£100		Effective	Industrial Industrial	Direct Direct						01/11/2032	
09/06/2022 11	18/09/2022	Heathfield	Milton Keynes	GRNE		5,360 10,645 10,645	498 989	8.91 8.98 9.00	E96	FRI	Effective Effective	Industrial Industrial	Direct					10 yrs 5 yrs 5 yrs	12/06/2027 17/09/2027	
01/06/2022 0	09/06/2022 01/06/2022	Stacey Bushes Denbigh Hall	Milton Keynes Milton Keynes	GRNE		5,120	999 476	8.75	E91	FRI	Effective Achieved	Industrial Industrial	Direct Direct	16/06/2025				5 yrs 5 yrs	08/06/2027 31/05/2027	
31/05/2022 0 28/05/2022 2	01/06/2022 28/06/2022 22/06/2022	Dawson Rd 34-76 Burners Ln Maidstone Rd	Milton Keynes Milton Keynes Milton Keynes	GRNE	MEZZ,1	34,605 5,275 116,998	3,215 490	5.68 8.73 8.17	E61	FRI FRI	Effective Effective		Direct Direct	01/06/2027	01/06/2027	1.04		10 yrs 5 yrs	31/05/2032 27/06/2027 21/06/2027	
28/05/2022 2: 18/05/2022 2: 09/05/2022 0	22/06/2022 01/11/2022	Maldstone Rd Chippenham Dr	Milton Keynes Milton Keynes	GRND	,1 ,MEZZ	116,998 38,442	10,869 3,571	8.17 5.45	E88	FRI FRI	Effective Achieved	Industrial Industrial	Direct Sublease					5 yrs 5 yrs		
14/04/2022 13	13/06/2022	100 Alston Dr Heathfield	Milton Keynes Milton Keynes	GRNE		2,537 5,285	236 491	9.85 9.00	£106	FRI	Effective	Industrial	Direct Direct					3 yrs 5 yrs	01/05/2025	
13/04/2022 1:	13/04/2022	18-23 Alston Dr Stanov Bushos	Milton Keynes	GRNE		8,500 5,285	790 491	8.00	E86	FRI	Effective Arhieved	Industrial Industrial	Direct	13/04/2025				5 yrs 5 yrs	12/04/2027	
12/04/2022 1: 04/04/2022 0: 25/03/2022 2:	12/04/2022 04/04/2022 27/04/2022	Stacey Bushes 11 Holdom Ave Stacey Bushes	Milton Keynes Bletchley Milton Keynes	GRNE GRNE		5,285 7,890 2,501	491 733 232	9.00 7.95 13.97	£86		Achieved Asking Effective	Industrial	Direct Direct					10 yrs	26/04/2032	
25/02/2022 2	27/04/2022	Stacey Bushes Yeomans Dr	Milton Keynes Milton Keynes	GRND		2.702	251	13.97	£150	FRI	Effective Effective	Industrial	Direct		23/03/2027			10 yrs 10 yrs	26/04/2032 22/03/2032	
22/03/2022 2	23/03/2022 20/06/2022 20/04/2022	4 Clarendon Dr	Milton Keynes Milton Keynes	GRNE		220,700 13,361 38,504	1,241 3,577	6.89 6.93	E75	FRI	Effective	Industrial Industrial	Direct Direct Direct					10 yrs	19/06/2032	
16/03/2022 15	15/04/2022	Denbigh Rd Effield Park	Milton Keynes Milton Keynes	GRNE		9,095	845 397	21.04	£226		Effective	Industrial	Direct					5 yrs	01/03/2027	
01/03/2022 0. 01/03/2022 1: 24/02/2022 2	16/03/2022 27/03/2022	K3 Pitfield Stacey Bushes	Milton Keynes Milton Keynes	GRND	d	32,528 2,265		13.97	£150	FRI		Industrial Industrial	Direct Direct					10 yrs 10 yrs	15/03/2032 26/03/2032	
21/02/2022 2	23/03/2022	39 Potters Ln	Milton Keynes	GRNE		4,848	3,022 210 450 205	9.48	£150	-	Effective	Industrial Industrial	Direct Direct						20/01/2027	
14/01/2022 19	21/01/2022 15/02/2022 19/03/2022	Hollin Ln Tilers Rd Stacey Bushes	Milton Keynes Milton Keynes Milton Keynes	GRNE		2,209 2,280 9,768	205 212 907		E81	FRI	Effective	Industrial Industrial Industrial	Direct Direct					5 yrs 5 yrs	18/03/2027	
06/01/2022 0	05/02/2022	Stacey Bushes 98 Alston Dr 99 Alston Dr	Milton Keynes	GRNE		9,768 757	70	7.48 13.21	£142	· ma	Asking	Industrial	Direct					5 yrs	.wu3/4U2/	
06/01/2022 0	05/02/2022	36-45 Goulds Close	Milton Keynes Milton Keynes	GRNE	Ļ1	1,549 4,300	144 399 4,400	10.00	£101		Asking	Industrial	Direct Direct							
05/01/2022 0 22/12/2021 2 20/12/2021 1	04/06/2022 21/01/2022 19/01/2022	15-16 Clarke Rd 100 Tanners Dr Coulde Clare	Milton Keynes Milton Keynes	GRNE		47,365 2,386 2,133	4,400 222 198	8.50 9.50	£100	FRI	Asking Effective	Industrial Industrial	Direct Direct					10 yrs	20/01/2032	
20/12/2021 1	19/01/2022	Goulds Close Denbigh Rd	Milton Keynes Milton Keynes	GRNE		2,555	237			FRI	PM- "	Industrial Industrial	Direct Direct					10	1100	
17/12/2021 1: 16/12/2021 2:	15/02/2022 24/12/2021	48 Tanners Dr The Midway	Milton Keynes Milton Keynes	GRNE		7,190 77,414	668 7,192	7.73 8.95	E8:	FRI	Effective Asking	Industrial	Direct Direct					10 yrs	14/02/2032	
01/12/2021 0/ 24/11/2021 0	24/12/2021 09/12/2021 01/12/2021	Centurion Ct	Milton Keynes  Milton Keynes	GRNE	MEZZ	5,764 2,429	535 226	8.95 8.23 10.00	£81 £101		Asking Asking	Industrial Industrial	Direct Direct							
24/11/2021 2	24/12/2021	Goulds Close Bletcham Way	Milton Keynes Milton Keynes	GRNE	1.1	8,700 108,694	808 10,098	6.65 8.30	E71	FRI	Efforthio	Industrial Industrial	Assignment Direct		14/04/2027	2.78		10 yrs	13/04/2032	1
25/10/2021 2 25/10/2021 2	24/11/2021 24/12/2021	7 Peverel Dr 18 Plover Close	Milton Keynes Memport Pagnell	GRNE	1	4,437 7,323	412 680	8.51 8.00	E90 E80		Asking Asking	Industrial Industrial	Direct Direct			1.85				
22/10/2021 2	21/11/2021 21/11/2021	Erica Rd Erica Rd	Milton Keynes Milton Keynes	GRNE	1	4,247 3,152	395 293	10.32 13.00	£11' £14		Asking Asking	Industrial Industrial	Direct Direct							
20/10/2021 19	21/11/2021 19/11/2021	Stacey Bushes Mount Ave	Milton Keynes Milton Keynes	GRNE		3,125 963	290 89	13.12 11.94 8.00	£14'	FRI	Achieved	Industrial Industrial	Direct Direct							
18/10/2021 1	17/11/2021 17/11/2021	Third Ave Third Ave	Milton Keynes Milton Keynes	GRNE 1st		3,014 972	280 90		£81	FRI FRI	Achieved	Industrial Industrial	Direct Direct					5 yrs 5 yrs	17/11/2026 17/11/2026	
14/10/2021 1-	14/10/2021 31/03/2022 31/03/2022		Milton Keynes Milton Keynes Milton Keynes	GRNE	(1	19,472 18,019 1,453	1,809 1,674 135	6.77	£71 £71 £8		Effective Effective	Industrial Industrial Industrial	Direct Direct	13/10/2026	14/10/2026			10 ver	13/10/2031 30/03/2032 30/03/2032	
14/10/2021 3 12/10/2021 1	31/03/2022 11/12/2021	52 Presiey Way 52 Presiey Way 52 Presiey Way 48-58 Tanners Dr	Milton Keynes Milton Keynes	1st GRNE		1,453 5,415	135 503	6.77 6.98 7.48 8.25	£8'	FRI		Industrial Industrial	Direct Direct					10 yrs 10 yrs 5 yrs	30/03/2032 11/12/2026	
05/10/2021 0	04/11/2021	Potters Ln Old Wolverton	Milton Keynes Milton Keynes	GRNE		551 5 006	51 473	12.34 7.85	£133	FRI	Achieved Achieved	Industrial	Direct Direct			2.22			01/10/2026	
01/10/2021 0	01/10/2021	Precedent Dr @ Grafton Street	Milton Keynes	GRNE	.1	29,150 5,277 87,650	2.708			EDI		Industrial	Assignment							
29/09/2021 2: 06/09/2021 1: 27/08/2021 2:	25/10/2021 11/10/2021 26/09/2021	Burners Ln Fen St Barton Rd	Milton Keynes Milton Keynes Milton Keynes	GRNE	1-2	87,650 3,752	490 8,143 349	7.50 9.25 6.53	£8′ £100 £71	FRI	Achieved Asking Asking	Industrial Industrial Industrial	Direct Direct		11/10/2026			5 yrs 15 yrs 3 yrs	24/10/2026 11/10/2036 25/09/2024	
20/09/2021 2	22/00/2021	50 Tanners Dr	Milton Keynes Milton Keynes	GRNE		4575	425 550	9.00	£81	FRI	Achieved	Industrial	Direct					5 yrs	22/09/2026	
20/08/2021 2	22/10/2021 22/09/2021	Twizel Close Twizel Close	Milton Keynes	MEZZ		5,921 1,478	137	8.00	£81	FRI	Achieved Achieved	Industrial	Direct					3 yrs 3 yrs	22/10/2024 22/09/2024	
09/08/2021 0	13/08/2021 09/08/2021 01/08/2021	Davy Ave Bletcham Way 9B Deans Rd	Milton Keynes Milton Keynes Milton Keynes	GRNE	MEZZ	3,900 617,393 10,043	57,358 933	12.54 8.73	£135 £94	FRI	Asking Effective	Industrial Industrial Industrial	Direct Sublease Direct					10 yrs 7 mos	24/03/2032	
30/07/2021 2	29/08/2021	Burners Ln	Milton Keynes	GRNE		6,652	618	6.01 8.50	E68		Asking	Industrial	Direct							
14/07/2021 2	31/10/2021 29/08/2021	Vincent Ave 14 Burners Ln	Milton Keynes Milton Keynes	GRNE		10,432 13,387	1,244	5.50	£9/ £5/		Asking		Direct Direct					10 yrs	31/10/2031	
16/06/2021 0	30/07/2021 07/10/2021	Denbigh Hall Stacey Bushes	Milton Keynes Milton Keynes	GRNE	1	5,116 8,003	475 744	7.03	£71		Asking		Direct Direct							
07/06/2021 0	07/06/2021 07/06/2021	Garamonde Dr 69-79 Garamonde Dr	Milton Keynes Milton Keynes	GRNE	1	1,961 1,952	182 181	6.63 7.89	£7' £85	FRI FRI	Effective Effective	Industrial Industrial	Direct Direct	07/06/2026	25/07/2023 07/06/2026	2.54 2.53		10 yrs 10 yrs	06/06/2031 06/06/2031	
30/05/2021 3	30/06/2021 30/06/2021	Merton Dr Powerel Dr	Milton Keynes Milton Keynes	GRNE	1	28,438 3,164	2,642 294		£71		Asking	Industrial	Direct Direct						30/06/2023 29/06/2026	
25/05/2021 2 18/05/2021 1	24/07/2021 18/05/2021	5 Fitzhamon Ct Brudenell Dr	Milton Keynes Milton Keynes	GRNE	(1	6,125 26,747	569 2,485	8.75 8.49 7.39 6.25	E9'	FRI FRI	Asking Effective		Direct Direct	18/05/2024	18/05/2024	5.83		5 yrs 10 yrs 10 yrs	24/07/2031 17/05/2031	
10/05/2021 0 23/04/2021 2	09/07/2021	9 Clarendon Dr 47 Alston Dr	Milton Keynes Milton Keynes	GRNE	L1	8,600 1,405	799 131	6.25 11.00	E67		Asking Asking	Industrial Industrial	Direct Direct							
22/04/2021 2	22/04/2021 22/04/2021	47 Alcton Dr	Milton Keynes Milton Keynes	GRNE		1,438 13,236	134	11.00	£111	FRI	Asking Effective	Industrial Industrial	Direct Direct	08/04/2026	08/04/2026			10 yrs	21/04/2031	
07/04/2021 0 01/04/2021 0	07/06/2021 01/04/2021	Clarendon Dr 40 Tanners Dr 11-19 Garamonde Dr	Milton Keynes Milton Keynes	GRNE		7,223 8,600	671 799	5.86 7.50 6.29	£8'	FRI FRI FRI	Achieved Effective	Industrial Industrial	Direct Direct		01/04/2026			5 yrs 10 yrs	07/06/2026 31/03/2031	
31/03/2021 0	07/05/2021	120 Tanners Dr Heathfield	Milton Keynes Milton Keynes	GRNE	1	2,314 7,998	215 743	9.50	£100		Achieved Asking	Industrial Industrial	Direct Direct					5 yrs	07/05/2026	
15/03/2021 1: 05/03/2021 0	15/03/2021 08/03/2021	Barton Rd Stacey Bushes	Milton Keynes Milton Keynes	GRNE		1,618 1,525	150	7.42 10.49	£80 £113		Asking	Industrial Industrial	Direct Direct					3 yrs 3 yrs	15/03/2024 08/03/2024	
01/03/2021   2	26/03/2021 18/03/2021	70-80 High Park Dr Potters Ln	Milton Keynes Milton Keynes	GRNE	.1	54,324 2,712	5,047 252	6.20	£60	FRI	Effective	Industrial Industrial	Direct Direct					2 yrs	25/03/2023	
22/02/2021 2	21/02/2021	Vincent Ave	Milton Keynes Milton Keynes	GRNE	1,1	10,293 12,831	956 1.192	8.50	£9'	FRI	Achieved	Industrial Industrial	Direct Direct	14/06/2024				10 yrs	31/03/2031	
	14/06/2021 28/03/2021 15/02/2021	Dunfermline Ct Deltic Ave	Milton Keynes	GRNE		5,000	465	7.50 8.10	£8:	FRE		Industrial	Direct	15/02/2026	15/02/2026			10 yrs	27/03/2031	
02/02/2021 1	12/05/2021 01/02/2021	Foxhunter Dr Goulds Close Snelshall E	Milton Keynes Milton Keynes Milton Keynes	GRNE		6,897 2,555 352,286	237 32,728	4.43	E94		Asking Effective	Industrial Industrial	Direct Direct		01/02/2026	2.60			31/01/2036	
01/02/2021 0	01/02/2021	Vincent Ave	Milton Keynes	GRND	L1	352,286 10,516 220,500	977	8.50		FRI	Achieved	Industrial	Direct	01/02/2026	01/02/2026	2.60		15 yrs 10 yrs	01/02/2031 14/05/2025	
14/01/2021 1-	15/05/2023 14/01/2021	Yeomans Dr Northfield Dr	Militon Keynes	GRNE			20,485 15,736	7.00	£75		Effective	Industrial Industrial	Direct Direct					2 yrs 10 yrs	13/01/2031	
25/12/2020 2	06/01/2021 25/12/2020 26/04/2021	92 Tanners Dr 11 Holdom Ave Roebuck Way	Milton Keynes Bletchley Milton Keynes	GRNE		2,447 8,200 28,000	227 762	9.40 7.95 10.00 6.50	£10′ £8x £10i	FRI	Achieved Achieved Achieved	Industrial Industrial Industrial	Direct Direct	25/12/2025				5 yrs 10 yrs 10 yrs	06/01/2026 25/12/2030 26/04/2031	
15/12/2020 1	15/12/2020	Tanners Dr	Milton Keynes	GRNE		21,559	2,601 2,003	10.00 6.50	£71	FRI	Achieved	Industrial	Direct				6.50	3 yrs	15/12/2023	
	13/12/2020 17/03/2021	Peverel Dr Dunfermline Ct	Milton Keynes Milton Keynes	GRNE	.1	4,335 19.876	403 1.847	6.98	E68 E79	FRI	Asking Effective	Industrial	Direct	17/03/2026	17/03/2016	2.30	0.20	3 yrs 10 yrs	12/12/2023 16/03/2026	
01/12/2020 0 30/11/2020 0 23/11/2020 1	01/12/2020 02/02/2021 17/03/2021	Deltic Ave Erica Rd Maldstone Rd	Milton Keynes Milton Keynes Milton Keynes	GRNE GRNE GRNE		5,000 5,263 14,747	465 489 1,370	10.00 8.00 7.50	£100	FRI FRI FRI	Achieved Achieved Achieved	Industrial Industrial Industrial	Direct Direct Direct	1707.7	17107			5 yrs 10 yrs	02/02/2026 17/03/2031	
13/11/2020 0	03/01/2021	Stacey Bushes	Milton Keynes Milton Keynes Milton Keynes	GRNE		2,180	203		£114	FRI	Achieved	Industrial	Direct	17/03/2026	17/03/2026			10 yrs 3 yrs	17/03/2031 03/01/2024	
10/11/2020 0	09/04/2021	Carters Ln Dawson Rd	Milton Keynes	GRNE		25,336 7,247 8,357	2,354 673 776	6.75 5.25 5.98	£7:	FRI	Asking Achieved Achieved	Industrial Industrial	Direct Direct Direct	03/817	02/11/200			5 yrs	09/01/2026	
	03/01/2021 02/11/2020 01/11/2020	Fitzhamon Ct 20-28 Tanners Dr 73 Mercers Dr	Milton Keynes Milton Keynes	GRNE		5,387	500	5.98 7.50 6.00	£6-	FRI	Achieved	Industrial	Direct	03/11/2025	03/11/2025			10 yrs	03/01/2031 02/11/2025	
20/10/2020 0	01/11/2020 04/12/2020 19/10/2020	110 Tanners Dr	Milton Keynes Milton Keynes Milton Keynes	GRNE		89,015 2,311 1,503	8,270 215 140		£100 £100	FRI	Achieved Achieved Achieved	Industrial Industrial Industrial	Direct Direct Direct	20/10/2025	20/10/2025			10 yrs	04/12/2030	
15/10/2020 1	17/12/2020	100-116 Tanners Dr Fen St	Milton Keynes	GRNE	L1	314,123	29,183	9.50 10.00 8.25 5.95 9.50 12.50	£81	. 80	Achieved	Industrial	Direct					3 yrs 10 yrs	16/12/2030	
02/10/2020 2	29/03/2021 21/11/2020 01/10/2020	Burners Ln 128 Tanners Dr Goulds Close	Milton Keynes Milton Keynes Milton Keynes	GRNE		13,452 1,851 2,385	1,250 172 222	9.50	E100 E100		Asking Asking Asking	Industrial	Direct Direct							
01/10/2020 0 01/10/2020 2 01/10/2020 2	01/10/2020 22/10/2020 21/11/2020	54 Tanners Dr	Milton Keynes	GRNE	L1	2,385 4,500 3,079	418	12.50 7.08 9.50	F71	EDI	Asking	Industrial	Direct Direct					2 mas	21/10/2024	
30/09/2020 1:	12/11/2020	78 Tanners Dr 44 Tanners Dr	Milton Keynes	GRNE	.1	8,800	286 818	9.50 7.25	£100 £71	FRI	Achieved	Industrial Industrial	Assignment	30/09/2025	30/09/2025			5 yrs 10 yrs	21/11/2025	
25/09/2020 2 18/09/2020 1 15/09/2020 1	25/09/2020 18/10/2020 15/10/2020	Mount Ave 41 Potters Ln 118-134 Tanners Dr	Milton Keynes Milton Keynes Milton Keynes	GRNE		479 5,445 1,850	45 506	7.25 12.53 7.00 9.50 7.55 7.50	£135 £75	FRI	Achieved Achieved Achieved	Industrial Industrial	Direct Direct	25/09/2023				5 yrs	24/09/2025 18/10/2025 15/10/2023	
07/09/2020 0	07/10/2020	30-40 Tanners Dr		GRNE		4,605	506 172 428	9.50 7.55	£8'	FRI	Achieved	Industrial Industrial	Direct	15/09/2022 08/10/2020				5 yrs 3 yrs 5 yrs	07/10/2025	
01/09/2020 0	29/10/2020	Erica Rd Erica Rd	Milton Keynes Milton Keynes	GRNE		10,861	1,009 391 557		£8'	FRI	Achieved Asking	Industrial Industrial	Direct Direct	01/09/2025	01/09/2025			10 yrs	03/12/2030	
31/08/2020 3	31/08/2020	Roebuck Way 9 Newmarket Ct Erica Rd	Milton Keynes	GRNE		6,000	557 957 479	10.00 7.86 7.50 12.50	F101	FRI FRI FRI	Achieved	Industrial Industrial	Direct	23/08/2025	24/08/2025			10 yrs 10 yrs	31/08/2030 23/08/2030	
20/08/2020 1	24/08/2020 21/09/2020 16/09/2020	Denbioh Rd	Milton Keynes Milton Keynes Milton Keynes	GRNE	,1 JMEZZ I,1	10,301 5,161 2,573	239	7.50 12.50	£135		Effective Achieved Asking	Industrial Industrial	Direct Direct					10 yrs 10 yrs	23/08/2030 21/09/2030	
19/08/2020 19	19/08/2020	Stacey Bushes Garamonde Dr	Milton Keynes Milton Keynes	GRNE		E 204	491 431		£8'	FRI FRI	Achieved Achieved	Industrial Industrial	Direct Direct					10 yrs 5 yrs	19/08/2030 26/09/2025	
11/08/2020 1	26/09/2020 10/11/2020 28/07/2020	Holdom Avenue	Milton Keynes Milton Keynes	GRNE		4,640 11,030 2,385	1,025	6.75 7.25			Asking	Industrial Industrial	Direct Direct					5 yrs	28/07/2025	
24/07/2020 2	26/09/2020 29/06/2020	Denbigh Rd 37 Potters Ln Jenna Way	Milton Keynes	GRNE	MEZZ 1	2,385 8,269 179,036	768 16.633	12.47 6.53	£13-	FRI	Achieved	Industrial	Direct						26/09/2025	
29/06/2020 2	29/06/2020	Jenna Way 28 Tanners Dr Old Wolverton Rd	Militon Koupor	GRNE	.va.44,1	12,428	1,155	7.25	£71	FRI FRI FRI	Achieved	Industrial	Direct Direct					20 yrs 10 yrs	29/06/2030	
10/06/2020 2	27/08/2020 28/08/2020 29/07/2020	7 Deans Rd	Milton Keynes Milton Keynes	GRNE		7,226	74 671	7.25 6.25 7.20 6.50	E61 E71		Arking	Industrial Industrial	Direct					1 yr	27/08/2021	
02/06/2020 0	29/07/2020 02/07/2020 01/06/2020	Warting St Dickens Rd 18-23 Aiston Dr	Milton Keynes Milton Keynes Milton Keynes	GRNE		3,441 10,282	320 955	6.50	EN		Asking	Industrial Industrial Industrial	Direct Sublease Direct						01/10/2020	
01/06/2020 2	29/07/2020	Denbigh Rd	Militon Keynes	GRNE		10,103 2,591	939 241				E-M	Industrial	Direct							
01/06/2020 2	29/07/2020 29/07/2020	Denbigh Rd Warling St	Milton Keynes	GRNE	cl cl	3,583	333 320	6.50 6.50	£71		Asking Asking	Industrial	Direct Direct							
29/05/2020 2 28/05/2020 0	27/07/2020 01/06/2020	Mount Farm Deans Rd	Milton Keynes	CRNE		954 8.556	89 795	6.50 11.53 7.00 7.44	E124 E71 E81	FRI FRI	Asking Achieved Effective	Industrial Industrial	Direct Direct					3 yrs 5 yrs	27/07/2023 31/05/2025	
15/05/2020 1	11/07/2020 17/12/2022	Barton Rd Maidstone Rd	Milton Keynes Milton Keynes	GRNE	,1,MEZZ	1,681 33,781	156 3,138	7.44 8.29	£81		Asking	Industrial Industrial	Direct Direct		17/12/2025			3 yrs 8 yrs	10/07/2023 16/12/2030	
15 (05 / 2020 1)	15/05/2020	Maidstone Rd Rond Ave	Milton Keynes Milton Keynes	GRNE	,1 ,MEZZ,1	15,856 44,455	1,473					Industrial Industrial	Direct Direct					10 yrs 7 mos	16/12/2030	
01/04/2020 0	09/04/2020 01/04/2020	6 Precedent Dr Dawson Rd	Milton Keynes Milton Keynes	GRNE	MEZZ,1	26,158	2,430	4.90 5.25	E51		Effective Asking	Industrial Industrial	Direct Direct		09/04/2025			10 yrs	08/04/2030	
25/03/2020 2	25/03/2020 18/05/2020	26 Tanners Dr 1 Pendeen Close	Milton Keynes Milton Keynes	GRNE	1.1	6,148 10,834 360,214	571 1,007 33,465	5.25 7.25 6.08	£65	FRI	Achieved Effective	Industrial Industrial	Direct Direct	18/05/2025	18/05/2025			6 yrs 10 yrs	25/03/2026 19/05/2030	
erander D	15/10/2020 28/02/2020	Garamonde Dr 7 Delawere Dr	Milton Keynes Milton Keynes	CRNE	.1	41,126 42,400	3,821 3,939	6.08 7.11 8.50 6.50	E77	FRI	Effective Achieved	Industrial Industrial	Direct Direct	14/10/2025 28/02/2025	15/10/2025			10 yrs 10 yrs 10 yrs	14/10/2030 28/02/2030	
16/03/2020 1: 28/02/2020 1:	26/02/2020 20/05/2020 07/02/2020	Denbigh Hall 15-21 Drakes Mews	Bletchley	CRNE		13,838	1,286 160	6.50	£71 £101	l l	Achieved	Industrial Industrial	Direct Direct					5 yrs	20/05/2025 07/02/2030	
28/02/2020 2 20/02/2020 2	03/03/2020	15-21 Drakes Mews Peverel Dr Clarendon Dr	Milton Keynes Milton Keynes Milton Keynes	GRNE	L1	1,722 25,699 19,213	160 2,388 1,785	10.00 6.00	£68	FRI	Achieved Asking Achieved	Industrial Industrial Industrial	Direct Direct					10 yrs	21/01/2025	
20/02/2020 2 07/02/2020 0 02/03/2020 0	_ 11-017-2020	Jenna Way	Milton Keynes Newport Pagnell Milton Keynes	GRNE	L1	19,213 16,362	1,520	5.95	£64	FRI	Asking	Industrial	Sublease		09/01/2025			5 yrs	01/12/2021	
20/02/2020 2 07/02/2020 0 03/02/2020 0 21/01/2020 2 13/01/2020 1	12/04/2020			GRNE		30,262 13.534	2,811 1,257	5.22 7.76	£84	FRI	Effective Asking	Industrial Industrial	Direct Direct					10 yrs	10/01/2030	
20/02/2020 2 07/02/2020 0 03/02/2020 0 21/01/2020 2 13/01/2020 1 09/01/2020 0	10/01/2020 03/02/2020	Barton Rd Fingle Dr	Milton Keynes	GRNE		13,534	1,237						Disc.					10	03.002.22	
20/02/2020 2 07/02/2020 0 03/02/2020 0 21/01/2020 1 13/01/2020 1 06/01/2020 0 04/01/2020 0	10/01/2020 03/02/2020 04/01/2021 01/01/2020	Fingle Dr Etheridge Av Cannes Bri	Milton Keynes Milton Keynes Milton Keynes	GRNE		13,534 80,030 5,667	7,435 526	7.00	£25 £75	FRI	Asking Effective Asking	Industrial Industrial	Direct Direct		04/01/2026			10 yrs	03/01/2031	
20/02/2020 2 07/02/2020 0 03/02/2020 0 21/01/2020 1 13/01/2020 1 09/01/2020 0 04/01/2020 0 01/01/2020 0 01/01/2020 0	10/01/2020 03/02/2020 04/01/2021 01/01/2020 01/01/2020 01/01/2020	Fingle Dr Etheridge Av Canons Rd 15 Carters Ln 13-27 Clarke Rd	Milton Keynes Milton Keynes Milton Keynes Milton Keynes Milton Keynes	GRNE GRNE GRNE	(1 (1	80,030 5,667 5,122 3,316	7,435 526 476 308	2.32 7.00 5.95 8.50	£64 £9		Asking		Direct Direct Direct		04/01/2026			10 yrs	03/01/2031	
20/02/2020 2 07/02/2020 0 03/02/2020 0 21/01/2020 1 13/01/2020 1 09/01/2020 0 04/01/2020 0 01/01/2020 0 01/01/2020 0 01/01/2020 0 01/01/2020 0	10/01/2020 03/02/2020 04/01/2021 01/01/2020 01/01/2020	Fingle Dr Etheridge Av Canons Rd 15 Carters Ln 13-27 Clarke Rd 13-27 Clarke Rd	Milton Keynes Milton Keynes Milton Keynes Milton Keynes	GRNE GRNE	(1 (1	80,030 5,667 5,122	7,435 526 476	6.00 5.95 5.22 7.76 2.32 7.00 5.95 8.50 8.50	£64		Asking		Direct Direct Direct Direct Direct Direct		04/01/2026			10 yrs	03/01/2031	

### 1.5 **Retail Sales**

Property Address	100.00% 0.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	3.75 4.00 9.00 9.00 9.00 5.55 6.11 8.00 5.40
Bilton Rd	100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	3.78 4.00 9.00 9.00 9.00 5.55 6.14 8.00 5.40 5.62
Bitton Ref	100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	3.75 4.00 9.00 9.00 9.00 5.55 6.14 8.00 5.40
199 Midsummer Blwd (Part of a 2 Property Sale)   Milton Keynes   Retail   9,720   90.3 Star   £1,457,428   149.94   £1,614   20,008/2022 Sold   98-100 Queensway (Condo)   Milton Keynes   Retail   9,720   64   5 Star   2,342,572   148.35   5,970 (20,08/2022 Sold   0,006/2022 Sold   0,006/2022 Sold   2,347   3,473   5 Star   2,342,572   148.35   5,970 (20,08/2022 Sold   0,006/2022 Sold	100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	3.75 4.00 9.00 9.00 9.00 5.55 6.14 8.00 5.40
201 Millton Keynes   Retail   9,050   84   3 Star   E1,342,572   148.35   E1,597   02/08/2022 Solid   99.00   02/08/2025 Solid	100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	3.75 4.00 9.00 9.00 9.00 9.00 5.55 6.14 8.00 5.40 5.62
98-100 Queensway (Condo) Milton Keynes Retail 703 62 STar Milton Keynes Retail 1552 144 Star Milton Keynes Retail 1552 144 Star 53000 1470 2 E1582 28/03/2022 Solid 400.000 144 Watling St Star 613 37,000 3447 35 Star 65,000 1470 2 E1582 28/03/2022 Solid 400.000 144 Watling St Milton Keynes Retail 37,000 3447 35 Star 65,000 1370 2 E1582 28/03/2022 Solid 53 Star 64 Star 64,000 15 (Part of a 3 Property Sale) Milton Keynes Retail 22,252 2.06 3 Star 65,006,189 138.65 E14,92 18/02/2022 Solid 54 Star 64,000 15 CP 10	100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	3.75 4.00 9.00 9.00 9.00 5.55 6.11 8.00 5.40 5.62
24 Bushingham Rd	100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	4.00 9.00 9.00 9.00 5.55 6.14 8.00 5.40 5.62
26 Market PT	100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	4.00 9.00 9.00 9.00 5.55 6.14 8.00 5.40 5.62
144 Watling St	100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	4.00 9.00 9.00 9.00 9.00 5.55 6.14 8.00 5.40
Snowdon Dr (Part of a 3 Property Sale)   Milton Keynes   Retail   22,252   2,067   3 Star   66,050,725   271,92   62,927   18/02/2022 Sold	100.00% 100.00% 100.00% 0.00% 100.00% 100.00%	9.06 9.06 9.06 5.55 6.14 8.00 5.46 5.62
A 3 Snowdon Dr (Part of a 3 Property Sale)   Milton Keynes   Retail   33.271   3.555 2 Star   £5.306.189   138.65   £1.492   18/02/2022 Sold   Snowdon Dr (Part of a 3 Property Sale)   Milton Keynes   Retail   13.477   1.252 3 Star   £4.143.087   307.42   £3.309   18/02/2022 Sold   Snowdon Dr (Part of a 2 Property Portfolio)   Milton Keynes   Retail   13.477   1.252 3 Star   £4.143.087   307.42   £3.309   18/02/2022 Sold   Snowdon Dr (Part of a 2 Property Portfolio)   Milton Keynes   Retail   14/939   13,930 4 Star   £3.321.894   22.16   £238 01/02/2022 Sold   Snowdon Dr (Part of a 2 Property Portfolio)   Milton Keynes   Retail   19.95   185 3 Star   £1.018,106   30.74   £331 01/02/2022 Sold   22/12/2021 Sold   50.000   22/12/2021 Sold   50.0000   22/12/2021 Sold   50.0000   22/12/2021 Sold   50.0000   22/12/2021 Sold   50.0000   22/12/2021 Sold   50.00000   22/12/2021 Sold   50.000000   22/12/2021 Sold   50.0000000   22/12/2021 Sold	100.00% 100.00% 100.00% 0.00% 100.00% 100.00%	9.06 9.06 5.55 6.14 8.00 5.40 5.62
Snowdon Dr (Part of a 2 Property Sale)   Milton Keynes   Retail   13,477   1,252 3 Star   E4,143,087   307,42   E3,309   18/02/2022 Sold	100.00% 100.00% 100.00% 0.00% 100.00% 100.00%	9.06 5.55 6.14 8.00 5.40 5.62
The Concourse (Part of a 2 Property Portfolio)   Milton Keynes   Retail   33,912   33,917   31,818   22,16   238   01/02/2022   Sold   120 Queensway   Bletchley   Retail   33,917   31,818   31,917   31,818   31,917   31,918	100.00% 100.00% 100.00% 0.00% 100.00% 100.00%	5.55 6.14 8.00 5.40 5.62
Wetherburn Ct (Part of a 2 Property Portfolio)   Milton Keynes   Retail   33,121   30,77 3 Star   £10,18,106   30,74   £33   01/02/2022 Sold   50,000   21,000   22,172/2021 Sold   650,000   65,000	100.00% 100.00% 100.00% 0.00% 100.00% 100.00%	5.55 6.14 8.00 5.40 5.62
Bletchley   Bletchley   Betail   1,995   185   3 star     22/12/2021   Sold   650,000	100.00% 100.00% 0.00% 100.00% 100.00%	5.55 6.14 8.00 5.5.40 5.5.62 6.7.38
86-96 Queensway (Condo)   Milton Keynes   Office   1.421   132 3 Star   E868.000   219.75   E2.365   081/12/2021 Sold   170,000   170,	100.00% 0.00% 100.00% 100.00% 100.00%	5.40 8.00 5.40 5.62 7.38
1-5 Glyn Sq (Condo)   Milton Keynes   Retail   3,950   367   3 Star   E868,000   219,75   E2,365   08/12/2021 Sold   685,000   46-6 Denmark St   Milton Keynes   Retail   4,386   407   3 Star   E497,500   113,43   E1,221   08/12/2021 Sold   450,000   46-6 Denmark St   E407,500   113,43   E1,221   08/12/2021 Sold   450,000   46-6 Denmark St   E407,500   113,43   E1,221   08/12/2021 Sold   120,000   46-6 Denmark St   E407,500   113,43   E1,221   08/12/2021 Sold   120,000   46-6 Denmark St   E407,500   113,43   E1,221   08/12/2021 Sold   120,000   46-6 Denmark St   E407,500   113,43   E1,221   08/12/2021 Sold   120,000   1	100.00% 0.00% 100.00% 100.00% 100.00%	5.40 8.00 5.40 5.62 7.38
1-5 GpN Sq (Condo)   Milton Keynes   Retail   3,950   367 3 Star   E868,000   219,75   E2,855   08/12/2021 Sold   450,000	100.00% 0.00% 100.00% 100.00% 100.00%	5.40 8.00 5.40 5.62 7.38
4-6 Demark St Milton Keynes Retail 4,386 407 3 Star E497,500 113.43 E1,221 08/12/2021 Sold 450,000 08-6-96 Queensway (Condo) Milton Keynes Office 352 33 3 Star E15,000 326.70 E3,517 08/12/2021 Sold 120,000 09.0000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.0000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.0000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.0000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.0000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.0000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.0000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.000 09.0000 09.000 09.000 09.00000 09.0000 09.0000 09.0000 09.0000 09.0000 09.0000 09.0000 09.0000 09.0000 09.0000 09.0000 09.0000 09.0000 09.0000 09.0000 09.00	100.00% 0.00% 100.00% 100.00% 100.00%	5.40 5.40 5.62 7.38
86-96 Queensway (Condo)   Milton Keynes   Office   352   33 3 Star   E115,000   326.70   E3,517   08/12/2021 Sold   120,000	0.00% 100.00% 100.00% 100.00%	5.40 5.62 5.7.38
86 96 Queensway (Condo)   Milton Keynes   Office   669	0.00% 100.00% 100.00% 100.00%	5.40 5.62 5.7.38
D2 Elder Gate Milton Keynes Retail (Retail Park) 65,000 6,039 3 Star £20,00,000 313.85 £338 05/11/2021 Sold 622 Midsummer Blvd Milton Keynes Retail 104,708 9,728 3 Star £1,150,000 279.13 £3,000 15/10/2021 Sold 15/10/2021 S	0.00% 100.00% 100.00% 100.00%	5.62
602 Mildsummer Blvd   Milton Keynes   Retail   104,708   9,728 3 Star   15,10/2021 Sold   16,000   16,000   17,000   1	0.00% 100.00% 100.00% 100.00%	5.62
62 Guildford Av   Milton Keynes   Retail   4,120   383 3 Star   £1,150,000   279.13   £3,004   01/09/2021 Sold   151-175 Grafton Gate (Part of a 2 Property Portfolio)   Milton Keynes   Retail   9,9691   900 4 Star   30/07/2021 Sold   30/07/2021 Sold   Milton Keynes   Retail (Retail Park)   50,000   4,645 3 Star   £11,839,126   236.78   £2,549 17/05/2021 Sold   235.78   246 3 Star   246/04/2021 Sold   26/04/2021 Sold   27/04/2021 Sold   27	100.00% 100.00% 100.00%	7.38
151-175 Grafton Gate (Part of a 2 Property Portfolio)   Millton Keynes   Retail   9,691   900 4 Star   30/07/2021 Sold   Watling St (Part of a 2 Property Sale)   Millton Keynes   Retail (Retail Park)   34,632   32,17 3 Star   £11,809,874   328.05   £3,531 17/05/2021 Sold   S7A Aylesbury St (Part of a 2 Property Sale)   Millton Keynes   Retail (Retail Park)   34,632   32,17 3 Star   £11,809,874   328.05   £3,531 17/05/2021 Sold   S75.65 Aylesbury St (Part of a 3 Property Sale)   Millton Keynes   Retail   4,583 3 Star   4,583 3 Star   5,556 Aylesbury St (Part of a 3 Property Sale)   Millton Keynes   Retail   570   53 3 Star   5,187   2,48	100.00% 100.00%	7.38
Watling St (Part of a 2 Property Sale)   Milton Keynes   Retail (Retail Park)   50,000   4,645 3 Star   £11,839,126   236,78   £2,549   17/05/2021 Sold     Watling St (Part of a 2 Property Sale)   Milton Keynes   Retail (Retail Park)   34,632   3,217 3 Star   £11,300,874   328.05   £3,531   17/05/2021 Sold	100.00%	7.38
Watling St (Part of a 2 Property Sale)   Milton Keynes   Retail (Retail Park)   34.632   3.217 3 Star   £13.60,874   328.05   £3,531 17/05/2021 Sold		
57.4 Aylesbury St (Part of a 3 Property Sale)   Milton Keynes   Retail   619   58   3 Star     26/04/2021 Sold	100.00%	
S3-55 Aylesbury St (Part of a 3 Property Sale)   Milton Keynes   Retail   4,583   426   3 Star   26/04/2021   Sold   S7B Aylesbury St (Part of a 3 Property Sale)   Milton Keynes   Retail   570   53   3 Star   26/04/2021   Sold   26/04/2021   Sold   235,000   243 High St   3 Star   14/03/2021   Sold   235,000   243 High St   3 Star   2 Star		7.30
578 Aylesbury St (Part of a 3 Property Sale)   Milton Keynes   Retail   570   53 3 Star     24/04/2021 Sold   235,000   241 12 High St   Milton Keynes   Retail   1,187   110 3 Star   122 3 Star   250,000   227.79   22,452   20/03/2021 Sold   300,000   30-38 Benbow Ct (Condo)   Milton Keynes   Retail   1,000   93 3 Star   120,000   120,00   1		
12 High St         Milton Keynes         Retail         1,187         110         3 Star         1,187         110         3 Star         1,187         122         3 Star         1,317         122         3 Star         1,317         122         3 Star         1,317         1,22         3 Star         1,310         2,277         1,252         2,020         2,020         2,000         300,000           30-38 Benbow Ct (Condo)         Milton Keynes         Retail         1,000         93         3 Star         1,100,000         120,00         1,200         1,229         20/20/2021 Sold         300,000           Tongwell St         Milton Keynes         Retail         45,085         4,189         3 Star         1,100,000         224,02         1,241         15/12/2020 Sold         10,850,000           116-118 Queensway         Milton Keynes         Retail         5,794         538         3 Star         670,000         115,64         61,245         09/12/2020 Sold         675,000           104 Queensway (Condo)         Milton Keynes         Retail         1,884         1,75         3 Star         624,000         115,64         61,245         09/12/2020 Sold         675,000           Avebury BMO         Milton Keynes         Retail <t< td=""><td></td><td></td></t<>		
43 High St Woburn Sands Retail 1,317 122 3 Star £300,000 227,79 £2,452 02/03/2021 Sold 300,000 30-38 Benbow Ct (Condo) Milton Keynes Retail 1,000 93 3 Star £120,000 120,00 £1,292 02/03/2021 Sold Tongwell St Milton Keynes Retail 45,085 4,189 3 Star £10,100,000 224,02 £2,411 15/12/2020 Sold 10,850,000 116-118 Queensway Milton Keynes Retail 5,794 538 3 Star £0,000 115,64 £1,245 09/12/2020 Sold 675,000 104 Queensway (Condo) Milton Keynes Retail 1,884 175 3 Star £24,200 128.45 £1,383 09/12/2020 Sold 230,000 Aveburg Blvd Milton Keynes Retail 3,6252 3,368 3 Star £1,943,000 53.60 £577 22/10/2020 Sold 500,000 100,00		
43 High St         Woburn Sands         Retail         1,317         122 3 Star         £300,000         227.79         £2,452         02/03/2021 Sold         300,000           30-38 Benbow Ct (Condo)         Milton Keynes         Retail         1,000         93 3 Star         £12,000         120.00         £1,292         02/03/2021 Sold         10,850,000           Tongwell St         Milton Keynes         Retail         45,085         4,189 3 Star         £10,100,000         224,02         £2,411         15/12/2020 Sold         10,850,000           116-118 Queensway         Milton Keynes         Retail         5,794         538 3 Star         £670,000         115,64         £1,245         09/12/2020 Sold         675,000           104 Queensway (Condo)         Milton Keynes         Retail         1,884         17 5 3 Star         £24,000         128.45         £1,383         09/12/2020 Sold         230,000           Aveburg Blvd         Milton Keynes         Retail         36,252         3,368         3 Star         £1,943,000         53.60         £577         22/10/2020 Sold         230,000		
30-38 Benbow Ct (Condo)   Milton Keynes   Retail   1,000   93 3 Star   £120,000   120.00   £1,292   02/03/2021 Sold		6.17
Tongwell St   Milton Keynes   Retail   45,085   4,189 3 Star   £10,100,000   224,02   £2,411   15/12/2020 Sold   10,850,000   116-118 Queensway   Milton Keynes   Retail   5,794   538 3 Star   £670,000   115.64   £1,245   09/12/2020 Sold   675,000   104 Queensway (Condo)   Milton Keynes   Retail   1,884   175 3 Star   £242,000   128.45   1,383   09/12/2020 Sold   230,000		
116-118 Queensway         Milton Keynes         Retail         5,794         538 3 Star         £670,000         115.4         £1,245         99/12/2020 Sold         675,000           104 Queensway (Condo)         Milton Keynes         Retail         1,884         175         3 Star         £24,200         128.45         £1,383         99/12/2020 Sold         230,000           Avebury Bhd         Milton Keynes         Retail         36,252         3,368         3 Star         £1,943,000         53.60         £577         22710/2020 Sold	100.00%	6.02
104 Queensway (Condo)         Milton Keynes         Retail         1,884         175 3 Star         £242,000         128.45         £1,383         09/12/2020 Sold         230,000           Avebury Blvd         Milton Keynes         Retail         36,252         3,368 3 Star         £1,943,000         53,60         £577         22/10/2020 Sold	52.78%	
Avebury Blvd Milton Keynes Retail 36,252 3,368 3 Star £1,943,000 53.60 £577 22/10/2020 Sold	32.76%	7.02
	400.000/	
83 Stratford Rd   Milton Keynes   Retail   1,603   149 3 Star   £350,000   218.34   £2.350   13/10/2020   Sold   350.000	100.00%	
	0.00%	
13-14 Stratford Rd (Condo) Milton Keynes Retail 2,467 229 2 Star E325,000 131.74 E1,418 28/05/2020 Sold		
86-96 Queensway (Condo) Milton Keynes Office 1,142 106 3 Star £165,000 144.48 £1,555 04/02/2020 Sold 165,000		10.30
Grey Friars Ct Millton Keynes   Retail 10,889 1,012 3 Star £2,400,000 220.41 £2,372 27/01/2020 Sold		6.02
Monks Way Milton Keynes Retail 3,301 307 3 Star £1,350,000 408.97 £4,402 20/01/2020 Sold	100.00%	,
MEAN 2,103.39		
MEDIAN 2,169.05		
CoStar Sales Comp Analytics		
Sales E/sq ft Sales E/m2		
High £409.00 High £4,402.44		
Low £22.00 Low £236.81		
Current Average E164.00 Current Average E1,765.28		-
Range £194.00 £216.00 Range £2,088.20 £2,325.00		-
10Y Average £205.00 10Y Average £2,206.60 <i>Capitalised @ 6%</i>		-
Rent £/Sq ft £17.88 £18.63 Rent £/m2 £192.46 £200.53 £3,207.64 £3,342.19		
Yield		
High 10.30%		
Low 3.80%		
Average 6.20%		
Range 6.11% - 6.77%		
107 Average 6.44%		
101 Mid ago 0.41,0		
Costar Lease Comps Analytics		
		-
Sales E/sq ft Sales E/m2		-
Current Average £223.00 Current Average £2,400.35		-
Range £223.00 £268.00 Range £2,400.35 £2,884.73		-
10Y Average £250.00 10Y Average £2,690.98 <i>Capitalised @ 6%</i>		
Rent £/Sq ft £26.79 £28.87  Rent £/m2 £288.36 £310.75 £4,806.08 £5,179.23		
Yield		
High 6.41%		
Low 5.4%		
Average 6.40%		
10Y Average 5.94%		
101 Average 3.74%		

## I.6 Retail Leases

	Start Date	Address	City	Floor	Total SF Leased	Total Sqm Leased	d Main Sales Area	Other Sales Area	Rent PA	Rent PA/Sqft Rent PA	VSqm !	Service	Rent Type	Use	Zone A Rent Business Rates PA	Service Charge PA Lea	sase Type	Term	Break Date	Review Date	Expiry Date	Rent Free
25/08/2023 18/08/2023	25/08/2023 18/08/2023	D2 Elder Gate 602 Mariborough Gate	Milton Keynes Milton Keynes	GRND	5,000 3,162	465	3,162		130,000.00	E41	E443		Asking	Retail Retail	20,583.75		rect					
28/07/2023 17/07/2023		Secklow Gate 17 East St	Milton Keynes Olney	1st GRND	5,400 356		3 356	5,090	49,383.88	E9 E28	E98 E302	FRI	Effective Effective	Retail Retail	1,222.55	Dir	rect	10 yrs 3 yrs	05/07/2028		27/07/2033 16/07/2026	
20/06/2023	20/07/2023	12 Savoy Crescent 40-42 High St	Milton Keynes Newport Pagnell	1st GRND	4,832 567	449	4,832		40,000.00	E8 E49	£89 £532	FRI	Asking Asking	Retail Retail		23,600.00 Dir	rect rect					
	30/06/2023	Chaffron Way	Milton Keynes Milton Keynes	GRND	1,252	116	1,252		25,000,00	E24	F264			Retail		Dir	rect rect					
04/04/2023		Jersey Dr 3B Chandos Pl	Milton Keynes	GRND	836	78	836		18,000.00	E22	E232	FRI	Asking Achieved	Retail		As	signment	15 yrs	04/04/2033		04/04/2038	
02/04/2023 21/03/2023		1 Grafton Gate 26 Aylesbury St	Milton Keynes Milton Keynes	GRND,1 GRND	18,000 2,110	196	5							Retail Retail		Dir	rect rect					
17/03/2023 15/03/2023	16/04/2023	Dorset Way 50-54 Aylesbury St	Milton Keynes Milton Keynes	GRND	737		737	(	40,000.00	£58	£626		Asking	Retail Retail			rect rect					
01/03/2023 13/02/2023	31/03/2023 03/07/2023	103 Watling St Crown	Milton Keynes Milton Keynes	GRND	22,122 4,500	2,055		(	231,736.11	£58 £10 £2	E113	FRI	Effective Asking	Retail			rect rect	15 yrs	11/04/2033		30/03/2038	
29/12/2022	28/01/2023	9 High St	Milton Keynes Milton Keynes	GRND	1,200	111	1,200		) ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			FRI	racing	Retail	2.794.40	Dir	rect	2			01/04/2025	
02/12/2022	08/12/2022	1 Seebeck PI	Milton Keynes	GRND	1,500	139	· ·					FRI		Retail	2,794.40	Dir	rect	2 yrs 4 mos			01/04/2025	
01/12/2022 01/12/2022		18 Fyfield Barrow 29-33 Portfields Rd	Milton Keynes Newport Pagnell	GRND	417 381	39	417	(	30,000.00	E72 E26	£774 £283		Asking Asking	Retail			rect rect					
21/11/2022	21/11/2022 01/11/2022	Barnsdale Dr	Milton Keynes Milton Keynes	GRND	20,800	1,932			350,000.00 62,499.99	£17 £73	£181 £781	FRI	Achieved Asking	Retail			rect	20 yrs			21/11/2042	
21/10/2022	20/11/2022	100 Avebury Blvd	Milton Keynes	GRND	3,575		2 0	(	)					Retail		Dir	rect	15 yrs			19/11/2037	
21/09/2022	28/10/2022	10-20 Mortimer Sq Crown	Milton Keynes Milton Keynes	GRND	4,234 10,800	1,003	2,663	1,571	90,000.00	£21	£229	FRI	Achieved	Retail Retail			rect	15 yrs 5 yrs			22/10/2037 27/10/2027	
10/09/2022	10/09/2022 26/08/2022	Barnsdale Dr Erica Pd	Milton Keynes Milton Keynes	GRND	7,500 3.152	697 293	7							Retail			rect rect					
15/06/2022		10-20 Mortimer Sq	Milton Keynes	GRND	3,000				110,000.00	£37 £32	£395   £347	FRI	Achieved	Retail Retail		Dir	rect	20 yrs 11 yrs 10 mos	19/03/2024	19/03/2024	16/06/2042 18/03/2034	
	01/10/2022	33 Silbury Arcade	Olney Milton Keynes	GRND,1	807 6,000		7		25,999.91			FKI	Effective	Retail		Dir	rect	11 yrs 10 mos	19/03/2024	19/03/2024	18/03/2034	
05/05/2022 03/05/2022	04/06/2022 03/05/2022	1 Winchester Circle Fen St	Milton Keynes Milton Keynes	GRND	614 1,300 1,150	121	7 0 1 1,300	(	37,500.00	E61 E12	£657 £127		Asking Effective	Retail		8,052.00 Ass	isignment rect	10 yrs	03/05/2027		02/05/2032	
01/04/2022 15/03/2022	01/05/2022	11 High St 57B Aylesbury St	Olney Milton Keynes	GRND	1,150 570	107	7 0		24,750.00	£22	£232 £227	EDI	Asking Asking	Retail	7,600.00			20 yrs			30/04/2042	
24/02/2022	26/03/2022	Garrick Walk 314-484 Midsummer Blvd	Milton Keynes Milton Keynes	GRND	7,395 2,716	687 252	3,186		40.204.16	£15	£159		Effective	Retail	20 209 50	Dir	rect	10	17/07/2027	10/07/2027	18/07/2032	
07/02/2022	07/02/2022	Bodmin Way	Milton Keynes	GRND	774	72	764	(	19,016.11	£25	E264		Effective	Retail	8,108.75	Dir	rect	10 yrs 15 yrs			06/02/2037	
05/01/2022	04/02/2022		Milton Keynes Milton Keynes	GRND	22,444 897	2,085	897		34,000.00	£38	£408		Asking	Retail Retail	116,766.00	Dir	rect rect					
05/01/2022	04/02/2022	59 Wolverton Park Rd Redgrave Dr	Milton Keynes Milton Keynes	GRND	1,131	105	1,131		14,000.00	£12 £30	£133 £325	FRI	Asking Achieved	Retail		Dir	rect					
01/12/2021	03/01/2022	Crown	Milton Keynes	GRND	2,500	232	2 0	(						Retail		Dir	rect					
01/12/2021 01/11/2021	01/11/2021	Crown Barnsdale Dr	Milton Keynes Milton Keynes	GRND	1,400 632		0		19,000.00	E30	£324		Asking	Retail Retail		2,317.73 Sul					01/12/2023	
01/11/2021	01/11/2021 24/11/2021	Barnsdale Dr Fen St	Milton Keynes Milton Keynes	GRND	2,142 1,086	199 101	0 1,086		41,500.00	£38	£411		Asking	Retail Retail			rect rect					
25/10/2021	24/11/2021	Fen St	Milton Keynes Wohurn Sands	GRND	1,001	93	1,001		37,500.00	E37 E24	E403 E260	EDI	Asking	Retail		Dir	rect	10 uro	01/11/2025		31/10/2031	
13/10/2021	13/10/2021	809-811 Silbury Blvd	Milton Keynes	GRND	4,498		1,808	(	14,000.00	E24			Achieved	Retail		Dir	rect	10 yrs	317 1172025		317 1072031	
28/09/2021 28/09/2021	28/10/2021	Unit 23A Netherfield District Centre Farthing Grove	Milton Keynes Milton Keynes	GRND	838 1,624		838	(	40,000.00	£25	£265	FRI FRI	Achieved	Retail Retail		Dir						
23/09/2021	23/09/2021	Winchester Cir Silbury Blvd	Milton Keynes Milton Keynes	GRND	826 710	71	7 826 5 710	(	45,000.48	£54	£586		Asking	Retail Retail		7,818.00 Dir		1 yr 5 yrs			22/09/2022 13/09/2026	
27/08/2021	26/09/2021	130-132 Queensway	Milton Keynes	GRND	1,872		1,872	(	50,000.00	£27	£287	FRI	Achieved	Retail		Dir	rect	-,				
25/08/2021 11/08/2021	24/09/2021 07/09/2021	Jersey Dr Silbury Blvd	Milton Keynes Milton Keynes	GRND	923 1,430		923	(	12,404.76	E9	E93		Effective	Retail Retail		Dir		10 yrs	06/09/2026	07/09/2026	06/09/2031	
03/08/2021	31/07/2022 06/11/2021	Midsummer 602 Marlborough Gate	Milton Keynes Milton Keynes	GRND	200 3,462		3.462		19,999.75	£100 i	E1,076	FRI	Effective	Retail			rect rect	1 yr			30/07/2023	
1/08/2021	01/08/2021	602 Mariborough Gate 30-38 Benbow	Milton Keynes Milton Keynes	GRND	1,600 2,517	149	3,000	(	64,000.00	E40	E431 E194		Asking	Retail Retail		Dir	rect rect					
8/07/2021	28/07/2021	86-96 Queensway	Milton Keynes	GRND	1,421	132	2,517		15,000.00	£18 £11	E114		Asking Achieved	Retail		Dir	rect					
8/07/2021	28/07/2021 28/07/2021	86-96 Queensway 23 Silbury Arcade	Milton Keynes Milton Keynes	GRND	352 729	68	729	(	10,000.00	E28	£306		Achieved	Retail			rect rect					
09/07/2021	09/07/2021	28 Secklow Gate W 10 Duncombe St	Milton Keynes Milton Keynes	GRND,1 GRND	5,000 2,690	465 250	2 690		36,129.94 37,500.00	E7 E14	£78 I	FRI	Effective Asking	Retail			rect rect	10 yrs	08/07/2026	09/07/2026	08/07/2031	
28/06/2021	28/07/2021	12 Church St	Milton Keynes	GRND	459	43	459		10,001.61		£235		Asking	Retail		Dir	rect	3 yrs			27/07/2024	
28/06/2021 18/06/2021	24/10/2024	Stadium Way Midsummer	Milton Keynes Milton Keynes	GRND GRND	1,267		0		74,997.09	E61	£654	FRI	Effective	Retail Retail		Dir	rect rect	2 yrs			23/10/2026	
10/06/2021	10/06/2021	33 Silbury Arcade Secklow Gate	Milton Keynes Milton Keynes	GRND	1,666 5,000	155	5 0	1.450	)					Retail		Dir Dir	rect rect					
07/06/2021	07/07/2021	11-13 Brunel Centre 1A Stratford Rd	Bletchley Milton Keynes	GRND	2,214 776	206	2,214	(	16,799.97	£22	£233	rne -	Effective	Retail Retail	4.341.30		rect rect	15 yrs		03/06/2024	02/06/2036	
01/06/2021	01/06/2021	500 Elder Gate	Milton Keynes	GRND	1,457	135			10,799.97	122		FRI	Ellective	Retail	4,341.30	Dir	rect	15 yrs		03/06/2024	31/05/2036	
19/05/2021 15/05/2021	18/06/2021 15/05/2021	Newport Rd 12-16 Garrick Walk	Milton Keynes Milton Keynes	GRND	925 2,000	186	925		)					Retail Retail		Dir	rect rect					
14/05/2021 04/05/2021	14/10/2021 04/05/2021	11-13 St John St Silbury Blvd	Newport Pagnell Milton Keynes	GRND	1,240		1,240	(	24,181.37	E20	£210	FRI	Effective	Retail	11,227.50		rect rect	10 yrs	14/05/2026	14/05/2026	13/10/2031	
29/04/2021	01/07/2021	33 Silbury Arcade	Milton Keynes	GRND	29,000	2,694	1							Retail		Dir	rect					
20/04/2021	20/05/2021 20/05/2021	Silbury Blvd Silbury Blvd	Milton Keynes Milton Keynes	GRND	1,110 2,980	277	1,110 7 1,280	(	)			FRI		Retail Retail		Dir		10 yrs 10 yrs			20/05/2031 20/05/2031	
16/04/2021		Watling St 200 Queensway	Milton Keynes Milton Keynes	GRND 1st	6,234 865	579	0		88,498.74 9,150.00	£14 £11	£153		Effective Achieved	Retail				5 yrs 5 yrs	10/09/2022		07/08/2031 09/04/2026	
25/03/2021	26/03/2021 01/03/2021	2-2A High 62 Guildford Av	Milton Keynes Milton Keynes	GRND	592 4,120	55 383	5		12,749.94	E22 E17	£232 £180		Effective Achieved	Retail Retail			rect rect	15 yrs 15 yrs	26/03/2024	26/03/2024 28/02/2026	25/03/2036 29/02/2036	
15/02/2021	15/02/2021	Snowdon Dr	Milton Keynes	GRND	4,725	439	0	(	87,507.00	£19	£199		Asking	Retail		Ass	signment	10 315		26/02/2020	24/02/2030	
10/02/2021 07/02/2021	10/03/2021	Grafton St 6-7 Barnsdale Dr	Milton Keynes Milton Keynes	GRND GRND	1,000	135	5 0	(	36,499.36	£25	£270		Asking	Retail Retail		Dir	rect rect					
01/02/2021	01/03/2021	Winchester Cir 27 Market	Milton Keynes Olney	GRND.1	23,300 2,200	2,165	1		385,000.00	£17	£178	FRI	Achieved	Retail			rect rect	3 mos			18/11/2025	
	22/04/2021	Brunel Centre Dorset Way	Milton Keynes Milton Keynes	GRND	1,281	119	0		21,000.00	£16 £14	£176 £152	EDI	Asking Effective	Retail Retail		Dir	rect	5 vrs	01/12/2024		19/01/2026	
17/12/2020	17/12/2020	93 High	Newport Pagnell	GRND	740	69			23,499.83	£14 £32	£342		Effective	Retail		Dir	rect	15 yrs	16/12/2030	17/12/2025	16/12/2035	
	04/12/2020	Silbury Blvd Clifton Rd	Milton Keynes Bedford	GRND	1,560 3,724		710		29,999.93	£8	£87		Effective	Retail Retail		Dir	rect rect	15 yrs	03/12/2025	03/12/2025	03/12/2035	
		104 Queensway 14-15 Duckworth Ct	Milton Keynes Milton Keynes	GRND	1,884		5		20,000.00	£11 £31	£114 E339		Achieved Effective	Retail Retail				10 yrs 20 yrs		23/10/2025	26/11/2030 22/10/2040	
5/10/2020		Holdom Ave	Milton Keynes Milton Keynes	GRND,1 GRND	5,398 5,405	501 502	2 290		50,569.28	E9	£101		Effective	Retail		Dir		5 yrs	25/03/2024		24/03/2029	
1/10/2020	01/10/2020	Snowdon Dr	Milton Keynes	GRND	13,477	1,252						rne -		Retail		Dir	rect	10 yrs		22/07/7	01/10/2030	
9/09/2020	29/09/2020	499 Lower Twelfth 500 Elder Gate	Milton Keynes Milton Keynes	GRND,1-2 GRND	8,514 1,923	179			84,300.44	£44	£472	FRI FRI	Effective	Retail Retail			rect rect	5 yrs 19 yrs		23/03/2033 29/09/2025	22/03/2038 15/10/2039	
9/09/2020	29/09/2020	Snowdon Standing Way	Milton Keynes Milton Keynes	GRND	6,781 1,000	630	0	(	170,899.75	E171 E	E1.840		Effective	Retail Retail			rect rect	10 yrs 19 yrs		29/09/2021	29/09/2030 28/09/2039	
9/09/2020	29/09/2020	Tickford Silbury Blyd	Newport Pagnell	GRND 1st	2,166 12,350	201	7 7.800		208,999.72	E96 E	E1,039 E46	EDI	Effective Effective	Retail		Dir	rect	21 yrs	16/09/2025	29/09/2022	28/09/2041	
4/08/2020	19/09/2020	Fen St	Milton Keynes Milton Keynes	GRND	544	51	544		17,000.00	£31	£336	red	Asking	Retail		Dir	rect	10 yrs	10/09/2025	10/09/2025	10/09/2030	
2/08/2020		374 Midsummer Blvd	Milton Keynes Milton Keynes	GRND GRND	778 1,262	117	778	0	24,900.00	E32	£345		Asking	Retail Retail		Dir	rect rect					
2/08/2020	12/08/2020	392 Midsummer Blvd Plaistow Cres	Milton Keynes Milton Keynes	GRND	425 1.035	39	425		)					Retail Retail		Dir	rect					
1/08/2020	01/08/2020	8 High St	Stony Stratford	GRND	235	22	2 0	(	5,000.00	£21	£229	rne -	Achieved	Retail		Dir	rect	AF			20 (02 (222	
8/07/2020	27/08/2020	2-12 Savoy Cres Fen St	Milton Keynes Milton Keynes	GRND	2,077 805	193 75	2,077		49,999.96	E24 E30	£259 £328		Effective Asking	Retail Retail		Dir	rect	15 yrs			30/07/2035	
4/07/2020	24/07/2020 06/07/2020	Silbury Blvd	Milton Keynes Milton Keynes	GRND GRND	1,075 1,090			(	19,707.18	£18	£197	FRI	Effective	Retail Retail			rect rect	10 yrs	23/07/2025	24/07/2021	23/07/2030	
	06/07/2020	Slibury Blvd	Milton Keynes Milton Keynes	GRND	1,100				)			FRI		Retail			rect	5 yrs			30/06/2026	
6/05/2020	26/05/2020	14-14A High St	Milton Keynes	GRND	1,066		•		23,911.09	E22	£241		Effective	Retail		Dir	rect	10 yrs	25/05/2025	25/05/2025	25/05/2030	
1/05/2020	04/05/2020 05/10/2020	Midsummer	Milton Keynes Milton Keynes	GRND GRND	2,982 20,000	1,858	3		24,999.91		£90		Effective	Retail Retail			rect	10 yrs			03/05/2030	
	14/04/2020	62-66 Station D2 Elder Gate	Milton Keynes Milton Keynes	GRND	1,453		5		29,017.65	£20 £15	£215 £161		Effective Achieved	Retail Retail		Dir		10 yrs	13/04/2025	14/04/2025	13/04/2030	
2/04/2020	02/05/2020	134 Queensway	Milton Keynes	GRND	1,000	93	1,000				£172		Asking	Retail		Dir	rect	15 um C	10/02/2022	20/12/2020	29/12/2035	
1/03/2020	11/03/2020	500 Elder Gate D2 Elder Gate	Milton Keynes Milton Keynes	GRND	3,132 4,871	453	3		67,241.03		£149	FRI	Effective	Retail Retail	44,800.00	Dir	rect	15 yrs 9 mos 2 yrs	10/02/2021	24/12/2020	29/12/2035 10/03/2022	
8/02/2020 3/02/2020	15/06/2020 03/02/2020	Fen St 6-11 Bridgeturn Ave	Milton Keynes Milton Keynes	GRND GRND	1,114 19,719	103 1,832	1,114	(	45,000.00	E40	£435	FRI	Asking	Retail Retail			rect rect	10 yrs	02/02/2025	03/02/2025	02/02/2030	
3/02/2020	20/02/2020	Silbury Blvd	Milton Keynes Milton Keynes	GRND.1	1,420	132	1,420	(	20,602.63	£15 £14	£156 £153	FRI	Effective Effective	Retail Retail		Dir	rect	10 yrs 20 yrs	19/02/2025		19/02/2030 28/01/2040	
3/01/2020	13/01/2020	599 Grafton Gate E	Milton Keynes	GRND,1	8,756	813	3		154,999.61	£14 £14	£153 £148		Effective	Retail		Dir	rect	8 yrs 8 mos	13/01/2023	01/10/2023	01/10/2028	
06/01/2020		681-685 Silbury Blvd	Milton Keynes Milton Keynes	GRND	7,595 2,910	706 270	2,910		52,309.51	£18	£193	FRI	Effective	Retail Retail		Dir	rect rect	10 yrs	14/01/2025	14/01/2025	13/01/2030	
05/01/2020	05/01/2020		Milton Keynes Milton Keynes	GRND	14,100		9,350	(	)	£21	£231		Asking	Retail Retail		Dir	rect rect					
	01/01/2020		Milton Keynes	GRND	1,416				,222.00				- 9	Retail			rect					
									MEAN	E28.25	£304											
									MEDIAN	£21.53	£232											

## **Appendix J BCIS Costs**

Rebased to Milton Keynes ( 10 Description:			l floor area for	the building (	Cost including	prelims
Last updated:	10/02/2024	gross interna	i ilooi area ioi	the building (	Jost including	premiis.
Lasi upuateu.		internal floor	area			
	Mean	Lowest	Lower	Median	Upper	Highest
	Moun	Lowoot	quartiles	Modium	quartiles	mgmoot
New build					quin in a	
282. Factories						
Generally (20)	1,310	297	744	1,079	1,550	4,876
Up to 500m2 GFA (20)	1,644	1,051	1,196	1,392	2,061	2,814
500 to 2000m2 GFA (20)	1,405	297	796	1,254	1,524	4,876
Over 2000m2 GFA (20)	1,095	531	665	887	1,197	2,827
282.1 Advance factories	·				·	•
Generally (15)	1,119	640	881	1,079	1,369	1,647
Up to 500m2 GFA (15)	1,291	1,055	1,080	1,281	1,392	1,647
500 to 2000m2 GFA (15)	1,214	808	1,072	1,298	1,402	1,446
Over 2000m2 GFA (15)	835	640	717	847	892	1,079
284. Warehouses/stores						
Generally (15)	1,150	445	687	904	1,258	5,127
Up to 500m2 GFA (15)	2,062	748	1,142	1,454	2,458	5,127
500 to 2000m2 GFA (15)	1,006	524	744	917	1,155	1,825
Over 2000m2 GFA (15)	818	445	645	684	930	1,699
284.1 Advance	914	461	734	1,044	1,118	1,183
warehouses/stores (15)						
284.2 Purpose built						
warehouses/stores						
Generally (15)	1,209	445	695	902	1,349	5,127
Up to 500m2 GFA (15)	2,377	748	1,415	1,856	3,019	5,127
500 to 2000m2 GFA (15)	990	524	723	902	1,128	1,825
Over 2000m2 GFA (15)	814	445	659	726	1,002	1,333
320. Offices						
Generally (15)	2,523	1,168	1,772	2,352	2,985	5,807
Air-conditioned						
Generally (15)	2,321	1,389	1,913	2,210	2,739	4,078
1-2 storey (15)	2,328	1,389	2,015	2,087	2,339	4,078
3-5 storey (15)	2,225	1,591	-	2,261	-	2,784
6 storey or above (20)	2,647	2,024	2,377	2,521	2,725	3,806
Not air-conditioned						
Generally (15)	2,609	1,168	1,831	2,574	3,457	3,835
1-2 storey (15)	2,739	1,581	2,207	2,751	3,398	3,760
3-5 storey (15)	2,363	1,168	1,645	2,006	3,230	3,835
6 storey or above (25)	2,786	2,177	-	2,872	-	3,224
341.1 Retail warehouses	4 44 4	5.40	205	000	4.400	0.000
Generally (25)	1,114	546	835	989	1,186	3,230
Up to 1000m2 (25)	1,222	813	914	1,037	1,164	3,230
1000 to 7000m2 GFA (25)	1,119	546	840	991	1,289	2,321
343. Department stores (45)	1,700	632	-	1,428	-	3,310
344. Hypermarkets,						
supermarkets Generally (35)	1,927	004	1,338	1,694	2,532	2 205
Up to 1000m2 (35)		801	1,330	1,715	۷,۵۵۷	3,305
1000 to 7000m2 (35)	1,976 1,926	1,331 801	1,323	1,715	2,554	3,143 3,305
345. Shops	1,920	001	1,323	1,094	2,004	3,303
Generally (30)	1,873	706	1,023	1,537	2,427	4,947
1-2 storey (30)	1,893	706	1,023	1,493	2,427	4,947
447. Care homes for the	1,093	700	1,018	1,483	۷,403	4,947
elderly						
Generally (15)	2,184	1,337	1,624	2,063	2,488	4,372
500 to 2000m2 GFA (15)	2,164		1,445	2,063	3,525	
Over 2000m2 GFA (15)	2,079	1,412 1,337	1,757	2,159	2,384	4,372 3,115
810.1 Estate housing	2,019	1,007	1,737	2,000	2,304	3,113
Generally (15)	1,556	754	1,324	1,496	1,699	5,355

Single storey (15)	1,770	1,056	1,497	1,696	1,951	5,355
2-storey (15)	1,496	754	1,298	1,452	1,642	3,231
3-storey (15)	1,641	960	1,363	1,563	1,865	3,191
4-storey or above (15)	3,251	1,574	2,604	2,908	4,329	4,843
810.11 Estate housing	2,025	1,152	1,509	1,736	2,159	5,355
detached (15)						
810.12 Estate housing semi						
detached						
Generally (15)	1,570	916	1,337	1,540	1,709	3,461
Single storey (15)	1,751	1,131	1,499	1,711	1,906	3,461
2-storey (15)	1,515	916	1,325	1,474	1,667	2,657
3-storey (15)	1,537	1,146	1,242	1,473	1,825	2,219
810.13 Estate housing						
terraced						
Generally (15)	1,585	922	1,299	1,495	1,729	4,843
Single storey (15)	1,817	1,184	1,509	1,789	2,169	2,587
2-storey (15)	1,510	922	1,283	1,447	1,662	3,231
3-storey (15)	1,679	960	1,363	1,540	1,885	3,191
816. Flats (apartments)						
Generally (15)	1,837	909	1,525	1,729	2,077	6,227
1-2 storey (15)	1,733	1,058	1,457	1,641	1,936	3,594
3-5 storey (15)	1,813	909	1,517	1,722	2,043	3,801
6 storey or above (15)	2,162	1,319	1,752	2,033	2,346	6,227
843. Supported housing						
Generally (15)	1,968	1,010	1,634	1,850	2,178	3,984
Single storey (15)	2,328	1,416	1,828	2,254	2,423	3,984
2-storey (15)	1,969	1,021	1,628	1,790	2,251	3,468
3-storey (15)	1,820	1,010	1,627	1,735	2,008	2,700
4-storey or above (15)	2,018	1,228	1,615	1,864	2,072	3,832
852. Hotels (15)	2,708	1,426	2,141	2,661	3,337	3,712
853. Motels (25)	1,693	1,269	1,559	1,575	2,025	2,038
856.2 Students' residences,	2,302	1,324	2,063	2,324	2,561	3,765
halls of residence, etc (15)						

## **Appendix K Residential Appraisals**

The pages in this appendix are not numbered.

## App K - Rural Flanks Cover



Milton Keynes - Local Plan Viability Assessment - February 2024

reen 2,500							I	1	Rounded	1	Modelling			Area ha		c	haracteri	stics					
	UNITS		2500		Aff - rented	67%	% of Aff	519.25	519	1	Density	35	units/ha	Total	142.857			Rural & Fla	nks				
	Affordab	ole	31%		Shared Owne	0%	70 01 7 111	0.00	0.0		Net:Gross	50%	arrics, ria	Gross	142.857 H		Green Bro						
	Allordan	,ic	31/0		First Homes		% of Aff	255.75	256		1401.01033	3070		Net	71.429 h		Jse	Agricultura					
					· ii se i i oi ii es	3370	70 01 7 111	775	775						71.125		,,,,	/ ignountario	r				
					М	arket						Affordabl	e for Rent			Shared Ow	nership			Firs	Homes		
	Beds	m2	Circulation	1725		Rounded	m2		m2	Circulation	n 519		Rounded	m2	0		Rounded	m2	256		Rounded	m2	
Terrace	2	73	0.0%	5%	86.25	86	6,278		70	0.0%	15%	77.85	78	5,460	25%	0.00	0	0	25%	64.00	64	4,480	
Terrace	3	86	0.0%	25%	431.25	431	37,066		84	0.0%	25%	129.75	130	10,920	15%	0.00	0	0	15%	38.40	38	3,192	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	10%	51.90	52	5,044	10%	0.00	0	0	10%	25.60	26	2,522	
Semi	2	81	0.0%	5%	86.25	86	6,966		79	0.0%	15%	77.85	78	6,162	25%	0.00	0	0	25%	64.00	64	5,056	
Semi	3	98	0.0%	30%	517.50	518	50,764		93	0.0%	25%	129.75	130	12,090	15%	0.00	0	0	15%	38.40	38	3,534	
Semi	4	106	0.0%	10%	172.50	173	18,338		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	172.50	173	22,490		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	172.50	173	24,220		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	12.0%	5%	86.25	85	3,808		39	10.0%		0.00	0	0	10%	0.00	0	0	10%	25.60	26	1,115	
Flat to5	2	65	12.0%		0.00	0	0		61	10.0%	10%	51.90	51	3,422		0.00	0	0		0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	1,725.00	1,725	169,930				100%	519.00	519	43,098	100%	0.00	0	0	100%	256.00	256	19,899	j
			BCIS	1							Occupants			Population		l <sub>h</sub>	na/1000		1				
			Lower Q	Median	Used	m2						Beds	Count	per unit			1.20	Playing Pite	ches				
Terrace	2		1,393		1,393	16,218	22,594,553				Terrace	2	228	2.5	570		1.60	Outdoor Sp	orts				
Terrace	3		1,393		1,393	51,178	71,300,038				Terrace	3	599	2.5	1,498		0.25	Equipped S	pace				
Terrace	4		1,393		1,393	7,566	10,540,781				Terrace	4	78	2.5	195			Other (MU	-				
Semi	2		1,434		1,434	18,184	26,074,629				Semi	2	228	2.5	570		0.80	Parks & Ga	rdens				
Semi	3		1,434		1,434	66,388	95,195,911				Semi	3	686	2.5	1,715		0.60	Amenity G	reen	Open Space	Required	40.938	ha
Semi	4		1,434		1,434	18,338	26,295,454				Semi	4	173	2.5	433			Natural / S			· ·		
Det	3		1,618		1,618	. 0	0				Det	3	0	2.5	0			Allotments		Gross - Net		71.429	ha
Det	4		1,618		1,618	22,490	36,397,872				Det	4	173	2.5	433		6.55		1	Shortfall / S	urplus	30.491	
Det	5		1,618		1,618	24,220	39,197,709				Det	5	173	2.5	433	<u> </u>			a !				
Flat to5	1		1,616		1,616	4,923	7,954,270				Flat to5	1	111	2.5	278								
Flat to5	2		1,616		1,616	3,422	5,528,762				Flat to5	2	51	2.5	128	S	ummary			Constr	uction	Saleab	ole
Flat to5	3		1,616		1,616	0	0				Flat to5	3	0	2.5	0	Γ			Units	m2	Average	m2	Av
Flat 6+	1		1,866		1,866	0	0				Flat 6+	1	0	2.5	0	N	√arket Ho	using	1,725	169,930	98.51	169,522	
Flat 6+	2		1,866		1,866	0	0				Flat 6+	2	0	2.5	0	_	Aff - rente		519	43,098	83.04	42,787	
Flat 6+	3		1,866		1,866	0	0				Flat 6+	3	0	2.5	0	<u> </u>	hared Ow		0	0	77.73	0	
						232,928	341,079,978							Residents	6,250	F	irst Home	!S	256	19,899	77.73	19,798	
							. ,,													-,			

itegic Green 1,000							-		ounded		Modelling			Area ha			Characteris						
2	UNITS		1000		Aff - rented		% of Aff	207.7	208		Density		units/ha	Total	57.143			Rural & Flan	ıks				
	Affordab	le	31%		Shared Owne	0%	-	0.00	0		Net:Gross	50%		Gross	57.143 h		Green Brov						
					First Homes	33%	% of Aff	102.3 310	102					Net	28.571 h	a	Use	Agricultural					
					Ma	arket		310	310			Affordable	o for Rent			Shared O	wnership			Firet	Homes		1
	Beds	m2	Circulation	690		Rounded	m2		m2	Circulation	208	Allordabl	Rounded	m2	0	Jiiui cu O	Rounded	m2	102	11130	Rounded	m2	
Terrace	2	73	0.0%	5%	34.50	35	2,555		70	0.0%	15%	31.20	31		25%	0.00	0	0	25%	25.50	26	1,820	
Terrace	3	86	0.0%	25%	172.50	173	14,878		84	0.0%	25%	52.00	52		15%	0.00	0	0	15%	15.30	15	1,260	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	10%	20.80	21		10%	0.00	0	0	10%	10.20	10	970	
Semi	2	81	0.0%	5%	34.50	35	2,835		79	0.0%	15%	31.20	31		25%	0.00	0	0	25%	25.50	26	2,054	
Semi	3	98	0.0%	30%	207.00	207	20,286		93	0.0%	25%	52.00	52		15%	0.00	0	0	15%	15.30	15	1,395	
Semi	4	106	0.0%	10%	69.00	69	7,314		106	0.0%		0.00	0			0.00	0	0		0.00	0	0	
Det	3	120	0.0%	,,-	0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	4	130	0.0%	10%	69.00	69	8,970		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Det	5	140	0.0%	10%	69.00	69	9,660		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	12.0%	5%	34.50	33	1,478		39	10.0%		0.00	0	0	10%	0.00	0	0	10%	10.20	10	429	
Flat to5	2	65	12.0%		0.00	0	0		61	10.0%	10%	20.80	21	1,409		0.00	0	0		0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	690.00	690	67,976				100%	208.00	208	17,269	100%	0.00	0	0	100%	102.00	102	7,928	
			BCIS								Occupants			Population			ha/1000						
			Lower Q	Median		n2						Beds	Count	per unit				Playing Pitch					
Terrace	2		1,393		1,393	6,545	9,118,347				Terrace	2	92		230			Outdoor Spo					
Terrace	3		1,393		1,393	20,506	28,568,498				Terrace	3	240					Equipped Sp					
Terrace	4		1,393		1,393	3,007	4,189,285				Terrace	4	31					Other (MUG	,				
Semi	2		1,434		1,434	7,338	10,522,197				Semi	2	92					Parks & Gar					
Semi	3		1,434		1,434	26,517	38,023,588				Semi	3	274					Amenity Gre		Open Space	Required	16.375	ha
Semi	4		1,434		1,434	7,314	10,487,782				Semi	4	69					Natural / Se	F				
Det	3		1,618		1,618	0	0				Det	3	0	2.5				Allotments	-	Gross - Net		28.571	
Det	4		1,618		1,618	8,970	14,517,070				Det	4	69				6.55	na	L	Shortfall / Si	irplus	12.196	na
Det	5		1,618		1,618	9,660	15,633,768				Det	5	69										
Flat to5	1		1,616		1,616	1,907	3,081,605				Flat to5	2	43				C		Г	Ct		C-1h	-1-
Flat to5	2		1,616		1,616	1,409	2,276,549				Flat to5		21			ı	Summary			Constru		Saleat	1
Flat to5	3		1,616 1,866		1,616	0	0				Flat to5	3	0	2.5			Markatili	using	Units	m2	Average	m2	0 -
Flat 6+	1				1,866	0	0				Flat 6+	1					Market Hou		690	67,976	98.52	67,818	98.29
Flat 6+ Flat 6+	3		1,866 1,866		1,866 1.866	0	0				Flat 6+ Flat 6+	3	0	2.5 2.5			Aff - rented Shared Own		208	17,269	83.02 77.73	17,141	82.41 77.34
riat b+	- 3		1,866		1,866	U	126 419 600				ridt b+	5	0						102	7.020			
						93,174	136,418,689 <b>1.464</b>	£/m2						Residents	2,500		First Homes	>	102 1.000	7,928 <b>93,174</b>	77.73	7,889 <b>92.848</b>	77.34
							1,464	I/IIIZ											1,000	93,174	l.	92,848	1

200								l l n	ounded	1	Modelling			Area ha			Characteris	ties					
<b>ree</b> n <b>300</b> 3	UNITS		300		Aff - rented	670/ 0	% of Aff	62.31	62		Density	25	units/ha	Area ha Total	17.143			tics Rural & Flani					
3	Affordat	alo	31%		Shared Owne		% OI AII	0.00	02		Net:Gross	50%	units/na	Gross	17.143		Green Brov		KS				
	Alloluat	Jie	31/0		First Homes		% of Aff	30.69	31		Net.GIUSS	30%		Net	8.571			Agricultural					
					riist nomes	33/0 /	0 UI AII	93	93					Net	0.3/1 1	ia	ose	Agricultural					
					N	<b>Market</b>						Affordabl	e for Rent			Shared Ov	wnership			Firs	Homes		
	Beds	m2	Circulation	207		Rounded	m2		m2	Circulation	62		Rounded	m2	0		Rounded	m2	31		Rounded	m2	
Terrace	2	73	0.0%	5%	10.35	10	730		70	0.0%	15%	9.30	9	630	25%	0.00	0	0	25%	7.75	8	560	
Terrace	3	86	0.0%	25%	51.75	52	4,472		84	0.0%	25%	15.50	16	1,344	15%	0.00	0	0	15%	4.65	5	420	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	10%	6.20	6	582	10%	0.00	0	0	10%	3.10	3	291	
Semi	2	81	0.0%	5%	10.35		810		79	0.0%	15%	9.30	9	711	25%	0.00	0	0	25%	7.75	8	632	
Semi	3	98	0.0%	30%	62.10	62	6,076		93	0.0%	25%	15.50	16	1,488	15%	0.00	0	0	15%	4.65	5	465	
Semi	4	106	0.0%	10%	20.70	21	2,226		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00		0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	20.70		2,730		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	20.70	21	2,940		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	12.0%	5%	10.35	10	448		39	10.0%		0.00	0	0	10%	0.00	0	0	10%	3.10	2	86	
Flat to5	2	65	12.0%		0.00	0	0		61	10.0%	10%	6.20	6	403		0.00	0	0		0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00		0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	207.00	207	20,432				100%	62.00	62	5,158	100%	0.00	0	0	100%	31.00	31	2,454	
	1 1		BCIS								Occupants			Population		Г	ha/1000						
-			Lower Q	Median	Used	m2					Occupants	Beds	Count	per unit		F		Playing Pitch					
Terrace	2		1,393	ivieulaii	1,393		2,674,901				Terrace	2	27		68	-		Outdoor Spo					
Terrace	3		1,393		1,393		8.687.855				Terrace	3	73		183	-		Equipped Sp					
Terrace	4		1,393		1,393		1,216,244				Terrace	4	,,,	2.5	23	-		Other (MUG					
Semi	2		1,434		1,434	2,153	3.087.257				Semi	2	27		68	-		Parks & Gard					
Semi	3		1,434		1,434		11,513,044				Semi	3	83		208	-		Amenity Gre		Open Space	Required	4.913	ha
Semi	4		1,434		1,434		3,191,934				Semi	4	21		53	-		Natural / Ser		орен орисс	nequired	515	110
Det	3		1,618		1,618		0				Det	3		2.5	0	-		Allotments		Gross - Net		8.571	ha
Det	4		1,618		1,618		4,418,239				Det	4	21		53	-	6.55			Shortfall / S	urplus		ha
Det	5		1,618		1,618		4,758,103				Det	5	21		53				l.	/ •			
Flat to5	1		1,616		1,616	534	862,410				Flat to5	1	12	1	30								
Flat to5	2		1,616		1,616	403	650,443				Flat to5	2	6	1	15		Summary		ĺ	Constr	uction	Saleabl	le
Flat to5	3		1,616		1,616	0	0				Flat to5	3	0	2.5	0	ſ			Units	m2	Average	m2	Average
Flat 6+	1		1,866		1,866	0	0				Flat 6+	1	0	1	0	j	Market Hou	ising	207	20,432	98.71	20,384	98.47
Flat 6+	2		1,866		1,866		0				Flat 6+	2	0	2.5	0	-	Aff - rented		62	5,158	83.19	5,121	82.60
Flat 6+	3		1,866		1,866		0				Flat 6+	3	0	2.5	0	Į.	Shared Own	nership	0	0	79.15	. 0	78.90
						28,043	41,060,429							Residents	750	j	First Homes	;	31	2,454	79.15	2,446	78.90
							1,464	f/m2								f			300			27,951	

							г			Ī												
0									Rounded		Modelling			Area ha			Characteris					
4	UNITS		100		Aff - rented		% of Aff	20.77	21		Density		units/ha	Total	4.495			Rural & Flani	KS .			
	Affordat	oie	31%		Shared Owne	0%		0.00	0		Net:Gross	75%		Gross	3.810		Green Brov					
					First Homes	33%	% of Aff	10.23 31	10 31					Net	2.857	na	Use	Agricultural				
					M	arket		31	31			Affordabl	e for Rent			Shared O	wnership			First	Homes	
	Beds	m2	Circulation	69		Rounded	m2		m2	Circulation	21		Rounded	m2	0		Rounded	m2	10		Rounded	m2
Terrace	2	73	0.0%	5%	3.45	4	292		70	0.0%	15%	3.15	4	280	25%	0.00	0	0	25%	2.50	3	210
Terrace	3	86	0.0%	25%	17.25	17	1,462		84	0.0%	25%	5.25	5	420	15%	0.00	0	0	15%	1.50	2	168
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	10%	2.10	2	194	10%	0.00	0	0	10%	1.00	1	97
Semi	2	81	0.0%	5%	3.45	3	243		79	0.0%	15%	3.15	3	237	25%	0.00	0	0	25%	2.50	3	237
Semi	3	98	0.0%	30%	20.70	21	2,058		93	0.0%	25%	5.25	5	465	15%	0.00	0	0	15%	1.50	1	93
Semi	4	106	0.0%	10%	6.90	7	742		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	6.90	7	910		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	10%	6.90	7	980		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	12.0%	5%	3.45	3	134		39	10.0%		0.00	0	0	10%	0.00	0	0	10%	1.00	0	0
Flat to5	2	65	12.0%		0.00	0	0		61	10.0%	10%	2.10	2	134		0.00	0	0		0.00	0	0
Flat to5	3	80	12.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	69.00	69	6,821				100%	21.00	21	1,730	100%	0.00	0	0	100%	10.00	10	805
			neic	1							0			Danielatian		ſ	h - /1000					
	-		BCIS	NA - di	Use of the second	m2					Occupants	D - d -	C	Population		ŀ	ha/1000	Playing Pitch				
Terrace	2		Lower Q	Median 1,603	1,603	m2 782	1,253,849				Terrace	Beds 2	Count 11	per unit 2.5	28	ŀ		Outdoor Spo				
Terrace	3			1,603	1,603	2,050	3,286,944				Terrace	3	24		60	ŀ		Equipped Sp				
Terrace	4			1,603	1,603	2,030	466,586				Terrace	4	24	2.5	8	•		Other (MUG				
Semi	2			1,652	1,652	717	1,184,233				Semi	2	9		23	•		Parks & Gard				
Semi	3			1,652	1,652	2,616	4,320,716				Semi	3	27		68	ŀ		Amenity Gre		Open Space	Peguired	1.638 ha
Semi	4			1,652	1,652	742	1,225,524				Semi	4	7		18	ŀ		Natural / Ser		Орен эрасе	Required	1.036 118
Det	3			1,862	1,862	0	1,223,324				Det	3	,		0	ŀ		Allotments	iii ivacai ai	Gross - Net		0.952 ha
Det	4			1.862	1,862	910	1.694.293				Det	4	7	2.5	18		6.55			Shortfall / S	ırnlus	-0.685 ha
Det	5			1,862	1,862	980	1,824,623				Det	5	7		18	L	0.55			Silortian / S	ai pius	0.005
Flat to5	1			1,834	1,834	134	246,480				Flat to5	1	3	2.5	8							
Flat to5	2			1.834	1,834	134	246,113				Flat to5	2	2	2.5	5		Summary			Constr	uction	Saleable
Flat to5	3			1,834	1,834	0	0				Flat to5	3	0	_	0	ſ			Units	m2	Average	m2 Ave
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1	0	2.5	0	j	Market Ho	using	69	6,821	98.86	6,807 9
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	0		0	F	Aff - rented		21	1,730	82.39	1,718 8
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0		0		Shared Ow		0	0	80.50	0 8
				,	, , , ,	9,357	15,749,362							Residents	250	<b>+</b>	First Home		10	805	80.50	805 8

	War of 1							Г															
Affordable   Aff				400			670/ 0	, , , , , ,					400	/		4 000							
First Home    Says   So First   Says   Says   So First   Says	5							6 OT ATT		21				units/na					k Flanks				
Sect		Апогаа	oie	51%	31			/ - £ A £ £		10		Net:Gross	100%										
Market   M						FIrst Homes	33% 7	6 OT ATT							net	1.000	na	use Agricu	iturai				
Terrace						M	arket						Affordabl	e for Rent			Shared O	wnership		Fir	st Homes		
Terrace		Beds	m2	Circulation	69		Rounded	m2	r	m2 Circ	culation	21		Rounded	m2	0		Rounded	m2	10	Rounded	m2	
Terrace	Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0	0.0	0 0	0	
Semi	Terrace	3	86	0.0%		0.00	0	0	:	84	0.0%		0.00	0	0		0.00	0	0	0.0	0 0	0	
Semi	Terrace	4	97	0.0%		0.00	0	0	9	97	0.0%		0.00	0	0		0.00	0	0	0.0	0	0	
Semi	Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0	0.0	0 0	0	
Det	Semi	3	98	0.0%		0.00	0	0	9	93	0.0%		0.00	0	0		0.00	0	0	0.0	0 0	0	
Det   4   130   0.0%     0.00   0   0   0   0   0   0   0	Semi	4	106	0.0%		0.00	0	0	1	.06	0.0%		0.00	0	0		0.00	0	0	0.0	0 0	0	
Pet	Det	3	120	0.0%		0.00	0	0	1	.02	0.0%		0.00	0	0		0.00	0	0	0.0	0 0	0	
Flat to 5	Det	4	130	0.0%		0.00	0	0	1	.15	0.0%		0.00	0	0		0.00	0	0	0.0	00	0	
Flat to 5 2 65 12 0%	Det	5	140	0.0%		0.00	0	0	1	.19	0.0%		0.00	0	0		0.00	0	0	0.0	0 0	0	
Flat 64 1 40 17.5%	Flat to5	1	40	12.0%	10%	6.90	7	314		39 1	10.0%	20%	4.20	4	172	10%	0.00	0	0 :	1.0	1	43	
Flat 6+ 1 40 17.5%	Flat to5	2	65	12.0%	50%	34.50	35	2,548		61 1	10.0%	30%	6.30	6	403	50%	0.00	0	0 !	50% 5.00	5	336	
Flat 6+ 2 65 17.5%	Flat to5	3	80	12.0%	40%	27.60	27	2,419		74 1	10.0%	50%	10.50	11	895	40%	0.00	0	0 4	10% 4.0	) 4	326	
Flat 6+ 3	Flat 6+	1	40	17.5%		0.00	0	0	:	39 1	15.0%		0.00	0	0		0.00	0	0	0.0	0 0	0	
10%   69.00   69   5,281   10%   21.00   21   1,470   100%   0.00   0   0   100%   10.00   10   704	Flat 6+	2	65	17.5%		0.00	0	0		61 1	15.0%		0.00	0	0		0.00	0	0	0.0	0 0	0	
BCIS	Flat 6+	3	80	17.5%		0.00	0	0		74 1	15.0%		0.00	0	0		0.00	0	0	0.0	0 0	0	
Lower Q   Median   Used   m2					100%	69.00	69	5,281				100%	21.00	21	1,470	100%	0.00	0	0 10	10.0	10	704	
Lower Q   Median   Used   m2																		•					
Terrace         2         1,603         1,603         0         0         Terrace         2         0         2.5         0         0         0.25 Equipped Space         0.30 Other (MUGAs)         0.25 Equipped Space         0.30 Other (MUGAs)         0.												Occupants			Population			·					
Terrace   3				Lower Q			m2							Count	-								
Terrace         4         1,603         1,603         0         0           Semi         2         1,652         1,652         1,652         0 <t< td=""><td>Terrace</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td></td><td></td><td></td><td>Terrace</td><td></td><td>0</td><td></td><td>0</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Terrace						0	0				Terrace		0		0							
Semi         2         1,652         1,652         0         0           Semi         3         1,652         1,652         0         0           Semi         4         1,652         1,652         0         0           Semi         4         1,652         1,652         0<	Terrace	-					0	0				Terrace		0		0							
Semi         3         1,652         1,652         0         0           Semi         4         1,652         1,652         0         0           Semi         4         1,652         1,652         0         0           Det         3         1,862         1,862         0 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td></td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							0	0						0		0							
Semi   4	Semi						0	0				Semi		0		0							
Det         3         1,862         1,862         0         0           Det         4         1,862         1,862         0         0           Det         4         1,862         1,862         0         0           Det         5         1,862         1,862         0         0           Flat to5         1         1,834         1,834         2,882         968,498           Flat to5         2         1,834         1,834         3,286         6,026,477         Flat to5         2         46         2.5         115         Summary         Construction         Saleable           Flat to5         3         1,834         1,834         3,640         6,675,872         Flat to5         3         42         2.5         105           Flat 6+         1         2,165         2,165         0         0         6,675,872         Flat 6+         1         0         2.5         0           Flat 6+         1         2,165         2,165         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0							- U	0								0			<del></del>		ce Required	1.638 ha	3
Det         4         1,862         1,862         0         0         Det         4         0         2.5         0         6.55 ha         Shortfall / Surplus         -1.638 ha         Det         -1.638 ha         Det         5         0         2.5         0         0         -1.638 ha         -1.63						,	0	0						0		0			<del></del>		1		
Det         5         1,862         1,862         0         0           Flat to5         1         1,834         1,834         528         968,498         Flat to5         1         12         2.5         30           Flat to5         2         1,834         1,834         3,286         6,026,477         Flat to5         2         46         2.5         115         Summary         Construction         Saleable           Flat to5         3         1,834         1,834         3,640         6,675,872         Flat to5         3         42         2.5         105         Market Housing         Market Housing         69         5,281         7,653         4,715         68           Flat 6+         2         2,165         2,165         0         0         0         Flat 6+         2         0         2.5         0         Aff- rented         21         1,470         69,98         1,336         63           Flat 6+         3         2,165         2,165         0         0         Flat 6+         2         0         2.5         0         Market Housing         69         5,281         7,653         4,715         68           Flat 6+         3					,		0	0						0		0			ents				
Flat to5 1 1,834 1,834 528 968,498 Flat to5 1 12 2.5 30 Flat to5 2 466 2.5 115 Summary Construction Saleable Flat to5 3 42 2.5 105 Market Housing 69 5,281 76.53 4,715 68 Flat 6+ 2 7,454 13,670,848 Flat 6+ 3 0 2.5 0 Flat 6+ 3 0 2							- U	0								0	L	6.55 ha		Shortfall /	Surplus	-1.638 ha	3
Flat to 5   2   1,834   1,834   3,286   6,026,477     Flat to 5   2   46   2.5   115     Summary   Construction   Saleable					,		U	0								U							
Flat to5 3 1,834 1,834 3,640 6,675,872 Flat to5 3 42 2.5 105 Units m2 Average m2 Average Flat 6+ 1 0 2,165 2,165 0 0 0 Flat 6+ 1 0 0 2.5 0 Market Housing 69 5,281 76.53 4,715 68 Flat 6+ 2 0 2,165 2,165 0 0 0 Flat 6+ 2 0 2.5 0 Aff - rented 21 1,470 69.98 1,336 63 Flat 6+ 3 0 2.5 0 Shared Ownership 0 0 70.40 0 64 64 Flat 6+ 3 0 2.5 0 First Homes 10 704 70.40 640 64								,															
Flat 6+ 1 2,165 2,165 0 0 Flat 6+ 1 0 2.5 0 Market Housing 69 5,281 76.53 4,715 68 Flat 6+ 2 2,165 2,165 0 0 Flat 6+ 2 0 2.5 0 Aff - rented 21 1,470 69.98 1,336 63 Flat 6+ 3 2,165 2,165 0 0 Flat 6+ 3 0 2.5 0 Shared Ownership 0 0 70.40 0 64 Flat 6+ 3 Residents 250 First Homes 10 704 70.40 640 64																	r	Summary					
Flat 6+ 2 2,165 2,165 0 0 Flat 6+ 2 0 2.5 0 Aff - rented 21 1,470 69.98 1,336 63 Flat 6+ 3 2,165 2,165 0 0 Flat 6+ 3 0 2.5 0 Shared Ownership 0 0 70.40 0 64 Flat 6+ 3 0 8.5 Flat 6+ 3 0 2.5 0 F								6,675,872								105			U				
Flat 6+ 3 2,165 2,165 0 0 Flat 6+ 3 0 2.5 0 Shared Ownership 0 0 70.40 0 64 Flat 6+ 3 0 8.5 0 First Homes 10 70.40 640 64		$\rightarrow$			,		U	0								0	-				+		
7,454 13,670,848 Residents 250 First Homes 10 704 70.40 640 64							0	0						0		0	E			21 1,470		1,336	
	Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0		0	F			0 (		0	
	L						7,454								Residents	250	ļ	First Homes				640 <b>6,691</b>	64.0

MATTS   MATT								Г	I		NA - d - III			A b -			Ch t:						
Afford   First   Afford   Af	· ·	LINUTC		<b>CO</b>		Aff routed	670/	0/ of Aff			_	25	unite/ha		2.607				aleo.				
First Norm   Fir	О		alo							0									IKS				
No.		Allordal	Jie	31/0				· •		7	ivet.Gross	100/0											
No.   Part   P						riist nomes	33/0	/6 01 A11		19				ivet	1./14 1	a '	ose	Agricultural					
Ferrace   2   73   0.0%   5%   2.07   2   146   70   0.0%   15%   1.80   2   140   2.9%   0.00   0   0   2.5%   1.75   2   1.40						Mai	rket					Affordab	le for Rent			Shared Ov	wnership			Firs	t Homes		]
Ferrace   3   88   0.0%   25%   10.38   11   946   946   946   97   0.0%   10.0%   1.00   1		Beds	m2	Circulation	41.4		Rounded	m2	m2	Circulation	12		Rounded	m2	0		Rounded	m2	7		Rounded	m2	
Ferrace	Terrace	2	73	0.0%	5%	2.07	2		70	0.0%	15%	1.80	2	140	25%	0.00	0	0	25%	1.75	2	140	
Semi   2   81   0.0%   58   2.07   2   1.12   1.17   79   0.0%   1596   1.80   2   1.58   2596   0.00   0   0   2596   1.75   2   1.58   596   1.80   1.80   1.24   1.12   1.17	Terrace	3	86	0.0%	25%	10.35	11	946	84	0.0%	25%	3.00	3	252	15%	0.00	0	0	15%	1.05	1	84	
Semi   3   98   0.0%   30%   1.242   12   1.176   93   0.0%   25%   3.00   3   279   15%   0.00   0   0   15%   1.05   1   93	Terrace	4	97	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	. 97	10%	0.00	0	0	10%	0.70	1	97	
Semi   4   106   0.0%   1.00%   4.14   4   4.24   106   0.0%   0.00   0   0.00   0   0   0.00   0	Semi	2	81	0.0%			2		79	0.0%				158		0.00	0	0			2	158	
Det   3   120   0.0%   10%   1.00   0   0   0   0.0%   1.00   0   0   0   0   0   0   0   0   0	Semi	3	98	0.0%	30%	12.42	12	1,176	93	0.0%	25%			279	15%		0	0	15%		1	93	
Det 4 130 0.0%   10%   41.4   4   520   115 0.0%   0.00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Semi	4	106	0.0%	10%		4	424	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Fist to   1	Det	4	130	0.0%	10%		4	520	115	0.0%				0			0	0		0.00	0	0	
Flat to 5 2 65 12.0%	Det	5	140	0.0%	10%	4.14	4	560	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 64 1 40 17.5%	Flat to5	1	40	12.0%	5%	2.07	2	90	39	10.0%		0.00	0	0	10%	0.00	0	0	10%	0.70	0	0	
Flat 6+ 1 40 17.5%	Flat to5	2	65	12.0%		0.00	0	0	61	10.0%	10%	1.20	1	. 67		0.00	0	0		0.00	0	0	
Flat 6+ 2 65 17.5%	Flat to5	3	80	12.0%		0.00		0	74	10.0%		0.00	0	0		0.00	0	0			0	0	]
Flat 6+   3   80   17.5%	Flat 6+	1	40	17.5%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
BCIS	Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
BCIS   Lower Q   Median   Used   m2     Ferrace   2   6   2.5   15     1.60   Outdoor Sports     1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60   Outdoor Sports   1.60	Flat 6+	3	80	17.5%		0.00		0	74	15.0%						0.00	0	0			0	0	]
Lower Q   Median   Used   M2     Semi   Se					100%	41.40	41	4,024			100%	12.00	12	993	100%	0.00	0	0	100%	7.00	7	572	]
Lower Q   Median   Used   m2							-					1				-							
Terrace   2											Occupants	1		-		<u> </u>	•						
Terrace   3				Lower Q												l l							
Terrace   4   1,603   1,603   1,603   1,94   311,057   Semi   2   1,652   1,652   1,552   478   789,489   Semi   2   6   2.5   15																l l							
Semi         2         1,652         1,652         478         789,489           Semi         3         1,652         1,652         1,548         2,556,754           Semi         4         1,652         1,652         1,548         2,556,754           Semi         4         1,652         1,652         1,552         424         700,300           Det         3         1,862         1,862         0 <td></td> <td><b>+</b></td> <td></td> <td></td> <td>ļ.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>													<b>+</b>			ļ.							
Semi         3         1,652         1,652         1,548         2,556,754         Semi         3         16         2.5         40         0.60         Amenity Green         Open Space Required         0.983 ha         1.80         Semi         4         2.5         10         1.80 Natural / Semi Natural         0.60 Amenity Green         Open Space Required         0.983 ha         1.80 Natural / Semi Natural         0.60 Amenity Green         Open Space Required         0.983 ha         1.80 Natural / Semi Natural         0.60 Amenity Green         Open Space Required         0.983 ha         1.80 Natural / Semi Natural         0.60 Amenity Green         Open Space Required         0.983 ha         1.80 Natural / Semi Natural         0.60 Amenity Green         0.60 Amenity Green         0.60 Amenity Green         0.60 Amenity Green         0.60 Natural / Semi Natural         0.60 Amenity Green         0.60 Amenity Green         0.60 Natural / Semi Natural         0.60 N								- ,								l l							
Semi   4   1,652   1,652   424   700,300   Semi   4   4   2.5   10   Det   3   0   2.5   0   Det   4   4   2.5   10   Det   5   1,862   1,862   520   968,167   Det   5   4   2.5   10   Det   5   4   2.5   5   Det   5   Det   5   5   Det   5   5   Det   5   Det   5   5   Det   5																-							τ.
Det   3   1,862   1,862   0   0   0   0   Det   4   4   2.5   10   Det   4   4   2.5   10   Det   5   1,862   1,862   520   968,167   Det   4   4   4   2.5   10   Det   5   1,862   1,862   560   1,042,642   Det   5   4   2.5   10   Det   5   1   2,25   5   Det   5   4   2.5   10   Det   5   4   2.5   5   Det   5													16			-				Open Space	Required	0.983	ha
Det         4         1,862         1,862         520         968,167           Det         5         1,862         1,862         1,862         560         1,042,642           Flat to5         1         1,834         1,834         1,834         90         164,320         Flat to5         1         2         2.5         5           Flat to5         2         1,834         1,834         67         123,057         Flat to5         2         1         2.5         3           Flat to5         3         1,834         1,834         0         0         6.55         b         Shortfall / Surplus         -0.983 ha           Flat to5         1         2         2.5         5         5         5         5         5         5         5         6.55 ha         Shortfall / Surplus         -0.983 ha           Flat to5         1         2         2.5         5         5         5         5         5         6.55 ha         Shortfall / Surplus         -0.983 ha           Flat to5         2         1         2.5         3         5         5         5         9         9         9         9         9         9         9	-							/00,300					4			-		<del></del>				0.555	<del>                                     </del>
Det         5         1,862         1,862         560         1,042,642           Flat to5         1         1,834         1,834         90         164,320         Flat to5         1         2         2.5         5           Flat to5         2         1,834         1,834         67         123,057         Flat to5         2         1         2.5         3         Summary         Construction         Saleable           Flat to5         3         1,834         1,834         0         0         Flat to5         3         0         2.5         0         Market Housing         Units         m2         Average         M3         <						,	·	0					0	1									
Flat to 5	_					,		, .					4			L	6.55	na	ļ	Snortfall / S	urpius	-0.983	na
Flat to   2   1,834   1,834   67   123,057   Flat to   5   2   1   2.5   3   Summary   Construction   Saleable													4		10								
Flat to 5   3   1,834   1,834   0   0   0   0   1,834   1,834   0   0   0   0   0   0   0   0   0					-								2		5		C		Ī	Car-t-	uetien I	Cal1	nlo.
Flat 6+   1					-			123,057					1		3	ř	oummary	1	11-14-				1
Flat 6+ 2					,	,		0							0	<u> </u>	Markat !!-	using			Ü		
Flat 6+ 3 2,165 2,165 0 0 Flat 6+ 3 0 2.5 0 Shared Ownership 0 0 81.71								0							0	-							
1   5,589   9,394,371     Residents   150   First Homes   7   572   81.71   572   81					-			0					-		0	<u> </u>							
	riat 6+	5			2,105	2,105	Ū	0.204.274			riat 6+	- 3	0		150	-			0			- u	
							5,589		c ( 2					Kesidents	150		rirst Home	15	60	5,589	81./1	5/2 <b>5,573</b>	

COUR Flata									Danisalasi	a	NA			A I			Character at	-4:					
een 60 HD Flats	LINITC		co		Aff - rented	670/	% of Aff	12.462	Rounded	-1	Modelling	100	ita/ba	Area ha	0.600		Characteri:						
,	UNITS Affordat	alo	<b>60</b> 31%		Shared Owne	0%	% OI AII	0.00	12	-1	Density Net:Gross	100%	units/ha	Total Gross	0.600		Green Bro	Rural & Flank	.5				
	Allordat	Jie	31/0		First Homes		% of Aff	6.138	-	,	Net.GIUSS	100%		Net	0.600			Agricultural					
					riist nomes	33/0	76 OI AII	18.6	19	3				ivet	0.000	iia	USE	Agricultural					
					M	arket		10.0		_		Affordabl	e for Rent			Shared O	wnership			First	Homes		
	Beds	m2	Circulation	41.4		Rounded	m2		m2	Circulation	12		Rounded	m2	0		Rounded	m2	7		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	12.0%	10%	4.14	3	134		39	10.0%	20%	2.40	2	86	10%	0.00	0	0	10%	0.70	1	43	
Flat to5	2	65	12.0%	50%	20.70	21	1,529		61	10.0%	30%	3.60	4	268	50%	0.00	0	0	50%	3.50	4	268	
Flat to5	3	80	12.0%	40%	16.56	17	1,523		74	10.0%	50%	6.00	6	488	40%	0.00	0	0	40%	2.80	2	163	
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	C	· ·		0.00	0	0		0.00	0	0	
				100%	41.40	41	3,186				100%	12.00	12	843	100%	0.00	0	0	100%	7.00	7	474	
					1			ı								i							
			BCIS								Occupants			Population			ha/1000						
			Lower Q			m2						Beds	Count	per unit				Playing Pitch					
Terrace	2			1,603	1,603	0	0				Terrace	2		2.5	0			Outdoor Spo					
Terrace	3			1,603	1,603	0	0				Terrace	3	0		0			Equipped Spa					
Terrace	4			1,603	1,603	0	0				Terrace	4	0	2.5	0			Other (MUG/					
Semi	2			1,652	1,652	0	0				Semi	2		2.0	0			Parks & Gard				2 222	
Semi	3			1,652	1,652	0	0				Semi	3	0	2.5	0			Amenity Gre		Open Space	Required	0.983	na
Semi	4			1,652	1,652	0	0				Semi	4		2.0	Ü			Natural / Sen	ni Naturai			2.222	
Det	3			1,862	1,862 1,862	0	0				Det	3	0	2.5	0		6.55	Allotments		Gross - Net	l	0.000	
Det				1,862	1,862	0	0				Det			1 1	0		6.55	na		Shortfall / S	urpius	-0.983	na
Det Elat to E	5 1			1,862	1,862	263	482,507				Det Elat to E	5 1	- 0		15								
Flat to5 Flat to5	2			1,834 1,834	1,834	2,066	3,788,166				Flat to5 Flat to5	2	29	2.0	15 73		Summary			Constru	uction	Saleab	lo.
	3			1,834	1,834	2,066	3,788,166					3	25		63	ı	oummary		Units			m2	
Flat to5 Flat 6+	1			2,165	2,165	2,174	/ 95, ۱۵۶, ۱۵۶, ۱				Flat to5 Flat 6+	1	25		03		Market Ho	using	Units 41	m2 3,186	Average 77.72	m2 2,845	Average 69.39
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2		2.5	0		Aff - rente	,	12	843	70.22	766	63.83
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3		1	0		Shared Ow		0	843	67.73	766	61.57
riat 0+	3			2,105	2,105	4,503	8,258,370				i idt UT	3		Residents	150		First Home		7	474	67.73	431	61.57
<u> </u>	1		1			4,503	, ,	£/m2				l		residents	150		rii St nome	:5	60		07.73	431 4,042	01.57
							1,834	I/IIIZ								l			60	4,503		4,042	

#### App K - Rural Flanks

Green 33 Rounded Modelling Area ha Characteristics 67% % of Aff 6.8541 UNITS 33 Aff - rented 35 units/ha 0.943 Sub Area Rural & Flanks Density Total Affordable 31% 10.23 Shared Owne 0% 0.00 100% 0.943 ha Green Brov Green Net:Gross Gross 33% % of Aff 3.3759 First Homes Net 0.943 ha Use Agricultural 10.23 10 Market Affordable for Rent **Shared Ownership** First Homes Beds m2 Circulation 22.77 Rounded m2 m2 Circulation Rounded m2 Rounded Rounded m2 2 73 0.0% 5% 1.14 73 70 0.0% 15% 1.05 70 25% 0.00 25% 0.75 140 Terrace 25% 15% Terrace 3 86 0.0% 5.69 602 84 0.0% 25% 1.75 168 15% 0.00 0.45 Terrace 4 97 0.0% 0.00 0 97 0.0% 10% 0.70 97 10% 0.00 10% 0.30 0 Semi 2 81 0.0% 5% 1.14 81 79 0.0% 15% 1.05 25% 0.00 25% 0.75 79 98 0.0% 30% 6.83 686 93 0.0% 25% 1.75 186 15% 0.00 15% 0.45 Semi 3 106 10% 2.28 212 0.0% 0.00 0.00 0.00 Semi 4 0.0% 106 Det 3 120 0.0% 0.00 0 102 0.0% 0.00 0 0.00 0.00 Det 4 130 0.0% 10% 2.28 260 115 0.0% 0.00 0 0.00 0.00 5 140 0.0% 10% 2.28 280 0.0% 0.00 0.00 0.00 Det 119 40 5% 1.14 45 10.0% 0.00 0.00 10% 0.30 Flat to5 1 12.0% 39 0 10% Flat to5 2 65 12.0% 0.00 0 0 61 10.0% 10% 0.70 0.00 0.00 0 80 12.0% 0.00 0 74 10.0% 0.00 0.00 0.00 Flat to5 3 0 40 17.5% 0.00 39 0.00 0 0.00 0.00 Flat 6+ 1 15.0% 0.00 0.00 Flat 6+ 2 65 17.5% 0 0 61 15.0% 0.00 0 0.00 0 80 17.5% 0.00 0 0 74 15.0% 0.00 0 0.00 0.00 0 Flat 6+ 3 0 100% 22.77 23 2,239 100% 7.00 600 100% 0.00 100% 3.00 219 ha/1000 BCIS Occupants Population Lower Q Median Used Count per unit 1.20 Playing Pitches Beds Terrace 1,603 1,603 283 453,759 Terrace 1.60 Outdoor Sports Terrace 3 1,603 1,603 770 1,234,608 Terrace 3 2.5 23 0.25 Equipped Space 4 1,603 1,603 97 155,529 Terrace 4 2.5 0.30 Other (MUGAs) Terrace Semi 1,652 1,652 239 394,744 Semi 2.5 0.80 Parks & Gardens 1,652 1,652 872 1,440,239 2.5 0.60 Amenity Green Open Space Required 0.540 ha Semi Semi Semi 4 1,652 1,652 212 350,150 Semi 4 2.5 1.80 Natural / Semi Natural 1.862 Det 1.862 Det 0.00 Allotment 0.000 ha Gross - Net 1,862 260 484,084 2.5 6.55 ha Shortfall / Surplus -0.540 ha Det 4 1,862 Det 4 Det 1.862 1.862 280 521.321 Det 2.5 Flat to5 1 1.834 1,834 45 82,160 Flat to5 1 2.5 Flat to5 1,834 1,834 0 Flat to5 2.5 Construction Saleable Summary Flat to5 3 1,834 1,834 0 Flat to5 2.5 Units Average m2 Average Market Housing Flat 6+ 1 2.165 2.165 0 Flat 6+ 1 0 2.5 23 2.239 97.34 2.234 97.13 2 2,165 0 2.5 85.71 Flat 6+ 2,165 Flat 6+ Aff - rented 600 85.71 600 Flat 6+ 3 2,165 2,165 0 Flat 6+ 3 2.5 73.00 Shared Ownership 73.00 Λ 3,058

Residents

83

First Homes

219

3,058

33

73.00

219

3,053

73.00

5,116,593

1,673 £/m2

Green 21									Rounde	d	Modelling			Area ha			Characteristics					
9	UNITS		21		Aff - rented	67%	% of Aff	4.3617		4	Density	35	units/ha	Total	0.600		Sub Area Rural &	Flanks				
	Afforda	ble	31%	6.51	Shared Owne	0%		0.00		0	Net:Gross	100%		Gross	0.600	ha	Green Brov Green					
					First Homes	33%	% of Aff	2.1483		3				Net	0.600	ha	Use Agricult	ural				
								6.51		7												
					Ma	rket		<u>[</u>				Affordab	le for Rent			Shared C	wnership		Firs	t Homes		
	Beds	m2	Circulation	14.49		Rounded	m2	<u>[</u>	m2	Circulation	4		Rounded	d m2	0		Rounded	m2 3		Rounded	m2	
Terrace	2	73	0.0%	5%	0.72	1	73	4	70	0.0%	15%	0.60	1	L 70	25%	0.00	0	0 25%	0.75	2	140	
Terrace	3	86	0.0%	25%	3.62	4	344	1	84	0.0%	25%	1.00	1	L 84	15%	0.00	0	0 15%	0.45	0	0	
Terrace	4	97	0.0%		0.00	0	0	1	97	0.0%	10%	0.40	(	0	10%	0.00	0	0 10%	0.30		0	
Semi	2	81	0.0%	5%	0.72	1	81		79	0.0%	15%	0.60	1	L 79	25%	0.00	0	0 25%	0.75	1	79	
Semi	3	98	0.0%	30%	4.35	4	392	+	93	0.0%	25%	1.00	1	L 93	15%	0.00	0	0 15%	0.45	0	0	
Semi	4	106	0.0%	10%	1.45	1	106	1	106	0.0%		0.00	(	, ,		0.00	0	0	0.00	0	0	
Det	3	120	0.0%		0.00	0	0	ļ	102	0.0%		0.00	(	, ,		0.00	0	0	0.00	0	0	
Det	4	130	0.0%	10%	1.45	1	130	•	115	0.0%		0.00	(	-		0.00	0	0	0.00	0	0	
Det	5	140	0.0%	10%	1.45	1	140		119	0.0%		0.00	(			0.00	0	0	0.00	0	0	
Flat to5	1	40	12.0%	5%	0.72	1	45	<b>.</b>	39	10.0%		0.00	(	-	10%	0.00	0	0 10%	0.30	0	0	
Flat to5	2	65	12.0%		0.00	0	0	<b>.</b>	61	10.0%	10%	0.40		-		0.00	0	0	0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0	<b>.</b>	74	10.0%		0.00	(	-		0.00	0	0	0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0	<b>.</b>	39	15.0%		0.00	(	-		0.00	0	0	0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0	<del> </del>	61	15.0%		0.00	(	, ,		0.00	0	0	0.00	0	0	
Flat 6+	3	80	17.5%	4000/	0.00	0	0	<del> </del>	74	15.0%	4000/	0.00	(	,	4000/	0.00	0	0 100%	0.00	0	0	
				100%	14.49	14	1,311	<u>l</u>			100%	4.00	2	326	100%	0.00	U	0 100%	3.00	3	219	
			BCIS		I I			1			Occupants			Population			ha/1000					
			Lower Q	Median	Used m	12		1			Occupants	Beds	Count	per unit			1.20 Playing	Ditabas				
Terrace	2		Lower Q	1,603	1,603	283	453,759				Terrace	2	Count	1 2.5	10		1.60 Outdoo					
Terrace	3			1,603	1,603	428	686,250				Terrace	3		2.5	13		0.25 Equippe					
Terrace	4			1,603	1,603	0	000,230	1			Terrace	4			0		0.30 Other (					
Semi	2			1,652	1,652	239	394,744	1			Semi	2	-	3 2.5	8		0.80 Parks &					
Semi	3			1,652	1,652	485	801,050	1			Semi	3		5 2.5	13		0.60 Amenit		Open Space	e Required	0.344	ha
Semi	4			1,652	1,652	106	175,075	1			Semi	4	1	1 2.5	3			/ Semi Natural				
Det	3			1,862	1,862	0	0	1			Det	3	(		0		0.00 Allotme		Gross - Net		0.000	ha
Det	4			1,862	1,862	130	242,042	1			Det	4	1	1 2.5	3		6.55 ha		Shortfall / S			ha
Det	5			1,862	1,862	140	260,660	1			Det	5	1	1 2.5	3				,			
Flat to5	1			1,834	1,834	45	82,160	1			Flat to5	1	1	1 2.5	3							
Flat to5	2			1,834	1,834	0	0	1			Flat to5	2	(	2.5	0		Summary		Const	ruction	Saleabl	e
Flat to5	3			1,834	1,834	0	0	1			Flat to5	3	(	2.5	0			Units	m2	Average	m2	Average
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1	(	2.5	0		Market Housing	14	1,311	93.63	1,306	93.29
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	(	2.5	0		Aff - rented	4	326	81.50	326	81.50
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	(	2.5	0		Shared Ownership	0	-		0	73.00
					1	1.050	2 005 740	l			1			Double and			Fire Ulaman	1	240	72.00	240	72.00

	Units	m2	Average	m2	Average
Market Housing	14	1,311	93.63	1,306	93.29
Aff - rented	4	326	81.50	326	81.50
Shared Ownership	0	0	73.00	0	73.00
First Homes	3	219	73.00	219	73.00
	21	1,856		1,851	

1,856

3,095,740 1,668 £/m2

n 15							ļ		Rounded	1	Modelling			Area ha			Characteristics					
10	UNITS		15		Aff - rented		% of Aff	3.1155	3	3	Density		units/ha	Total	0.429		Sub Area Rural &	Flanks				
	Affordat	ble	31%		Shared Owne	0%		0.00		0	Net:Gross	100%		Gross	0.429		Green Brov Green					
					First Homes	33% 9	% of Aff	1.5345	2	2				Net	0.429	ha	Use Paddock					
								4.65		)			,					1				
	Dodo		Circulation	10.25	IVI	arket Rounded				Circulation	3	Affordabl	Rounded		٥	Shared O		n2 2		Rounded	2	
T	Beds	m2	Circulation	10.35	0.53	Kounaea	m2		m2		15%	0.45	Rounded	m2 . 70	25%	0.00		n2 2 0 25%		Kounded	m2 70	
Terrace	2	73 86	0.0% 0.0%	5% 30%	0.52 3.11	0	172		70 84	0.0% 0.0%	25%	0.45	1	. 84	15%	0.00		0 25%	0.50 0.30	1	70 0	
Terrace Terrace	4	97	0.0%	30%	0.00	0	1/2		97	0.0%	10%	0.75	1	04	10%	0.00	0	0 10%	0.30	0	0	
	2	81	0.0%	5%	0.52	1	81		79	0.0%	15%	0.30			25%	0.00	0	0 25%	0.50	1	79	
Semi Semi	3	98	0.0%	30%	3.11	1	294		93	0.0%	25%	0.45	1	93	15%	0.00	0	0 25%	0.30	1	79	
Semi	4	106	0.0%	10%	1.04	1	106		106	0.0%	23/0	0.00	1		13/0	0.00	0	0 13%	0.00	0	0	
Det	3	120	0.0%	10%	0.00	0	100		100	0.0%		0.00		· ·		0.00	0	0	0.00	0	0	
Det	4	130	0.0%	15%	1.55	2	260		115	0.0%		0.00		Ŭ		0.00	0	0	0.00	0	0	
Det	5	140	0.0%	5%	0.52	1	140	,	119	0.0%		0.00		, v		0.00	0	0	0.00	0	0	
Flat to5	1	40	12.0%	370	0.00	0	140	,	39	10.0%		0.00		Ŭ	10%	0.00		0 10%	0.20	0	0	
Flat to5	2	65	12.0%		0.00	0	0		61	10.0%	10%	0.30			1070	0.00	0	0 1070	0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0		74	10.0%	1070	0.00		0		0.00	0	0	0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00		0		0.00	0	0	0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0	0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0	,	74	15.0%		0.00	0	0		0.00	0	0	0.00	0	0	
				100%	10.35	10	1,053	,			100%	3.00	3	247	100%	0.00	0	0 100%	2.00	2	149	
																	•	•		•		
			BCIS								Occupants			Population			ha/1000					
			Lower Q	Median	Used	m2						Beds	Count	per unit			1.20 Playing I	Pitches				
Terrace	2			1,603	1,603	140	224,474				Terrace	2	2	2.5	5		1.60 Outdoor	Sports				
Terrace	3			1,603	1,603	256	410,467				Terrace	3	3	2.5	8		0.25 Equippe	d Space				
Terrace	4			1,603	1,603	0	0				Terrace	4	C	2.5	0		0.30 Other (N					
Semi	2			1,652	1,652	160	264,264				Semi	2	2	2.5	5		0.80 Parks &					
Semi	3			1,652	1,652	387	639,189				Semi	3	4	2.5	10		0.60 Amenity		Open Space	Required	0.246 h	ha
Semi	4			1,652	1,652	106	175,075				Semi	4	1	. 2.5	3		1.80 Natural					
Det	3			1,862	1,862	0	0				Det	3	C	2.3	0		0.00 Allotme	nts	Gross - Net		0.000 h	
Det	4			1,862	1,862	260	484,084				Det	4	2	2.5	5		6.55 ha		Shortfall / S	urplus	-0.246	na
Det	5			1,862	1,862	140	260,660				Det	5	1	. 2.5	3							
Flat to5	1			1,834	1,834	0	0				Flat to5	1	C	2.5	0		_					
Flat to5	2			1,834	1,834	0	0				Flat to5	2	C	2.0	0		Summary	1	Constr	-	Saleable	
Flat to5	3			1,834	1,834	0	0				Flat to5	3	0	2.5	0			Units	m2	Average	m2	
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1		2.0	0		Market Housing	10	,	105.30	1,053	105.30
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	C	2.5	0		Aff - rented	3	247	82.33	0	0.00
Flat 6+	3			2,165	2,165	0	2.450.242				Flat 6+	3		2.5	0		Shared Ownership	1 0	0	74.50	0	74.50
	l l		<u> </u>			1,449	2,458,213	6/2						Residents	38		First Homes	2	149	74.50	149	74.50
							1,696	t/m2										15	1,449		1,202	

11					stics	Characteris			rea ha			Modelling	d	Rounde									Housing
Affordable 31% 37.2 Shared Owne OW First Homes 33% Not Aff 1272 37.2 37 37				ıks				4 632			45	_			24 924	6 of Aff	67% %	Aff - rented		120		UNITS	_
First Homes   33% % of Aff   12.76   12.78   37.2				ik3								-				0 01 711					ıle		
Serial Color											7570	1101.01055	<del>-</del> 1			6 of Aff				5270		71110100	
Terrace 2					, 52	030		2.007 110	•••	•						0 01 7 111	3370 70	ii se rioines					
Terrace 2 73 0.0% 55 4.14 4 222 70 0.0% 30K 7.50 8 560 50K 0.00 0 550K 6.00 6 E Terrace 3 86 0.0% 30K 2.88 8 25 2.150 84 0.0% 45K 11.25 11 924 30K 0.00 0 0 35K 4.20 4 1		lomes	First			wnership	Shared O			e for Rent	Affordab						larket	N					
Terrace 3 86 0.0% 30% 24.84 25 2.150	m2	Rounded		12	m2	Rounded		0	m2	Rounded		25	Circulation	m2	Ĭ	m2	Rounded		82.8	Circulation	m2	Beds	
Ferrace 4 97 0.0% 10% 828 8 776 97 0.0% 10% 2.50 3 791 5% 0.00 0 0 5 5% 0.60 1 1	420	6	6.00	50%	0	0	0.00	50%	560	8	7.50	30%	0.0%	70		292	4	4.14	5%	0.0%	73	2	Terrace
Semi	336	4	4.20	35%	0	0	0.00	35%	924	11	11.25	45%	0.0%	84	Ī	2,150	25	24.84	30%	0.0%	86	3	Terrace
Semil         3         98         0.0%         30%         24.84         25         2,450         93         0.0%         0.00         0         0         0         0         0         0         0         0         0         0         0         0         0<	97	1	0.60	5%	0	0	0.00	5%	291	3	2.50	10%	0.0%	97		776	8	8.28	10%	0.0%	97	4	Terrace
Semi	0	0	0.00		0	0	0.00		0	0	0.00		0.0%	79			4	4.14		0.0%	81	2	Semi
Det 4 130 0.0%	0	0	0.00		0	0	0.00		0	0	0.00		0.0%	93		2,450	25	24.84	30%	0.0%	98	3	Semi
Det 4 130 0.0%	0	0	0.00		0	0	0.00		0	0	0.00		0.0%	106	Ī	1,802	17	16.56	20%	0.0%	106	4	Semi
Det   5	0	0	0.00		0	0	0.00		0	0	0.00		0.0%	102		0	0	0.00		0.0%	120	3	Det
Flat to 5	0	0	0.00		0	0	0.00		0	0	0.00		0.0%	115		0	0	0.00		0.0%	130	4	Det
Flat to5 2 65 12.0%	0	0	0.00		0	0	0.00		0	0	0.00		0.0%	119		0	0	0.00		0.0%	140	5	Det
Flat to 5 3 80 12.0%	43	1	1.20	10%	0	0	0.00	10%	129	3	3.75	15%	10.0%	39		0	0	0.00		12.0%	40	1	Flat to5
Flat 6+ 1 40 17.5%	0	0	0.00		0	0	0.00		0	0	0.00		10.0%	61		0	0	0.00		12.0%	65	2	Flat to5
Flat 6+ 2 65 17.5%	0	0	0.00		0	0	0.00		0	0	0.00		10.0%	74		0	0	0.00		12.0%	80	3	Flat to5
Flat 6+   3   80   17.5%	0	0	0.00		0	0			0	0			15.0%	39		0	0	0.00		17.5%	40	1	Flat 6+
100%   82.80   83   7,794   100%   25.00   25   1,904   100%   0.00   0   0   100%   12.00   12	0	0	0.00		0	0	0.00		0	0	0.00		15.0%	61		0	0	0.00			65	2	Flat 6+
BCIS   Lower Q   Median   Used   m2   Lower Q   Semi   Lower Q	0	0	0.00		0	0	0.00		0	,	0.00		15.0%	74		0	0	0.00		17.5%	80	3	Flat 6+
Lower Q   Median   Used   m2	896	12	12.00	100%	0	0	0.00	100%	1,904	25	25.00	100%			<u> </u>	7,794	83	82.80	100%				
Lower Q   Median   Used   m2					-		r		1	1					1		-						
Terrace 2 1,603 1,603 1,272 2,039,509 Terrace 3 1,603 1,603 1,603 3,410 5,467,551 Terrace 4 1,603 1,603 1,603 1,104 1,866,543 Semi 2 1,652 1,652 3,24 53,5135 Semi 3 1,652 1,652 1,652 2,450 4,046,543 Semi 4 1,652 1,652 1,802 2,976,273 Det 3 1,862 1,862 0 0 0 Det 4 0,1862 1,862 0 0 0 Flat to5 1 1,834 1,834 172 314,702  Terrace 2 18 2.5 45 Terrace 3 40 2.5 100 Det 3 40 2.5 100 Det 3 2.5 0 0 Det 4 0,000 Allotments Semi 4 1,603					DI : D''		-		•			Occupants					_						
Terrace   3							F	45				_				2 222 522				Lower Q		_	_
Terrace   4   1,603   1,603   1,164   1,866,343   Terrace   4   12   2.5   30   0.30   Other (MUGAs)							-																
Semi         2         1,652         1,652         324         535,135         Semi         2         4         2.5         10         0.80 Parks & Gardens           Semi         3         1,652         1,652         2,450         4,046,543         Semi         3         25         2.5         63         0.60 Amenity Green         Open Space Required           Semi         4         1,652         1,652         1,862         1,862         0         0         Det         3         0         2.5         43         0.00 Allotments         Gross - Net           Det         4         1,862         1,862         1,862         0         0         Det         4         0         2.5         0           Det         5         0         2.5         0         0         6.55 ha         Shortfall / Surplus           Flat to5         1         1,884         1,834         1,834         1,72         314,702         Flat to5         1         4         2.5         10							F																
Semi         3         1,652         1,652         2,450         4,046,543         Semi         3         25         2.5         63         0.60         Amenity Green         Open Space Required           Semi         4         1,652         1,652         1,862         2,976,273         Semi         4         17         2.5         43         1.80         Natural / Semi Natural         Natural / Semi Natural         Det         3         0         2.5         0         0.00         Allotments         Gross - Net         Shortfall / Surplus           Det         5         1,862         1,862         0         0         Det         5         0         2.5         0           Flat to5         1         1,834         1,834         1,72         314,702         Flat to5         1         4         2.5         10				,			F									,,-		,					
Semi         4         1,652         1,652         1,862         2,976,273         Semi         4         17         2.5         43         1.80 Natural / Semi Natural           Det         3         1,862         1,862         0         0         Det         3         0         2.5         0         0.00 Allotments         Gross - Net         Shortfall / Surplus           Det         4         0         2.5         0         6.55 ha         Shortfall / Surplus           Flat to5         1         1,834         1,834         172         314,702         Flat to5         1         4         2.5         10	1.965 ha	loguirod .	Inon Cnoss	_			-																
Det         3         1,862         1,862         0 <td< th=""><th>1.903 Ha</th><th>equireu</th><th>реп зрасе</th><th></th><th></th><th></th><th>F</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></td<>	1.903 Ha	equireu	реп зрасе				F																
Det         4         1,862         1,862         0         0         Det         4         0         2.5         0         6.55 ha         Shortfall / Surplus           Det         5         1,862         1,862         0         0         Det         5         0         2.5         0           Flat to5         1         1,834         1,834         172         314,702         Flat to5         1         4         2.5         10	0.889 ha		rocc Not	-			F	43								2,370,273	1,802		,				
Det         5         1,862         1,862         0         0           Flat to5         1         1,834         1,834         172         314,702         Flat to5         1         4         2.5         10	-1.076 ha			_			F	0								0	0		_				
Flat to5 1 1,834 1,834 172 314,702 Flat to5 1 4 2.5 10	-1.070 Ha	pius	nortian / 30	Ľ	IIa	0.55	L	0								0							
								10								214 702	ŭ	,	_				
That to S Z T 1,054 1,054 0 0	Saleable	ction	Constri	Г		Summary		10								0 14,702							
Flat to5 3 1,834 1,834 0 0 Flat to5 3 0 2.5 0 Units m2 Average	m2 Average			Units		Julilliary	ſ	0								0							
Flat 6+ 1 2,165 2,165 0 0 Flat 6+ 1 0 2.5 0 Market Housing 83 7,794 93.90	7,794 93.90				using	Market Ho	-	0		-					1	0		,					
Flat 6+ 2 2,165 2,165 0 0 Flat 6+ 2 0 2.5 0 Aff - rented 25 1,904 76.15	1,892 75.68						-	0							1	0	0						
Flat 6+ 3 2,165 0 0 Flat 6+ 3 0 2.5 0 Shared Ownership 0 0 74.65	0 74.33		1,504				-	0							1	0	0						
10,594 17,246,056 Residents 300 First Homes 12 896 74.66	892 74.33		896	-	_			300		v					1	17.246.056	10.594	2,203	2,103			<b>—</b>	
1,628 £/m2 Residents 300 Instituties 12 050 7.5.00	052 /4.55	14.00				30 110/110	-	300		l L					£/m2		10,554			1		1 1	

vn Housing 75							Ī		Rounded	d	Modelling			Area ha			Characteri	stics					
12	UNITS		75		Aff - rented	67% % of	Aff	15.5775	10	6	Density	45	units/ha	Total	2.895		Sub Area	Rural & Flai	nks				
	Affordal	ble	31%		Shared Owne		İ	0.00	(	_	Net:Gross	100%		Gross	1.667 h		Green Bro						
					First Homes	33% % of	Aff	7.6725		7				Net	1.667 h	a	Use	PDL					
							•	23.25	23	3													
					N	/larket				_		Affordab	e for Rent			Shared O	wnership			First	Homes		
	Beds	m2	Circulation	51.75		Rounded	m2		m2	Circulation	16		Rounded	m2	0		Rounded	m2	7		Rounded	m2	
Terrace	2	73	0.0%	5%	2.59	2	146		70	0.0%	30%	4.80	5	350	50%	0.00	0	0	50%	3.50	4	280	
Terrace	3	86	0.0%	30%	15.53	16	1,376		84	0.0%	45%	7.20	7	588	35%	0.00	0	0	35%	2.45	2	168	
Terrace	4	97	0.0%	10%	5.18	5	485		97	0.0%	10%	1.60	2	194	5%	0.00	0	0	5%	0.35	0	0	
Semi	2	81	0.0%	5%	2.59	3	243		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	30%	15.53	16	1,568		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%	20%	10.35	10	1,060		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	0%	0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	0%	0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	12.0%		0.00	0	0		39	10.0%	15%	2.40	2	86	10%	0.00	0	0	10%	0.70	1	43	
Flat to5	2	65	12.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0	i.	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0	i.	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0	i.	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	51.75	52	4,878				100%	16.00	16	1,218	100%	0.00	0	0	100%	7.00	7	491	
	_			1						i		1											
			BCIS								Occupants			Population			ha/1000						
			Lower Q	Median	Used	m2						Beds		per unit				Playing Pito					
Terrace	2			1,603	1,603		1,244,229				Terrace	2	11	2.5	28			Outdoor Sp					
Terrace	3			1,603	1,603	2,132	3,418,422				Terrace	3	25	2.5	63			Equipped S					
Terrace	4			1,603	1,603	679	1,088,700				Terrace	4	7	2.5	18			Other (MU					
Semi	2			1,652	1,652	243	401,351				Semi	2	3	2.5	8			Parks & Ga					
Semi	3			1,652	1,652	1,568	2,589,787				Semi	3	16	2.5	40			Amenity Gr		Open Space	Required	1.228	ha
Semi	4			1,652	1,652	1,060	1,750,749				Semi	4	10	2.5	25			Natural / Se	F			2 222	
Det	3			1,862	1,862	0	0				Det	3	0	2.5	0		6.55	Allotments	-	Gross - Net	live	0.000	
Det	5			1,862	1,862	0	0				Det		0	2.5	0		6.55	na	L	Shortfall / S	urpius	-1.228	na
Det	1			1,862 1.834	1,862	129	226 027				Det	5 1	3	2.5 2.5	0								
Flat to5				1,834	1,834 1,834	0	236,027				Flat to5	2	0	2.5	8		C		Ī	Constr	uetien	Saleabl	lo.
Flat to5	3			1,834	1,834	0	0				Flat to5	3	0	2.5	0	ı	Summary	1	Units	Constr			
Flat to5 Flat 6+	1	-		2,165	2,165	0	0				Flat to5 Flat 6+	1	0	2.5	0		Market Ho	using	52	m2 4,878	Average 93.81	m2 4,878	Average 93.81
Flat 6+	2	-		2,165	2,165	0	0				Flat 6+	2	0	2.5	0		Aff - rente		16	1,218	76.11	1,210	75.63
Flat 6+	3	-		2,165	2,165	0	0				Flat 6+	3	0	2.5	0		Shared Ow		16	1,218	70.13	1,210	69.57
i lat UT	3	<u> </u>		2,103	2,103	6,587	10,729,265				i idt UT	3	U	Residents	188		First Home		7	491	70.13	487	69.57
L	1	l	1	<u> </u>		0,367	10,729,265 <b>1,629</b>	£/m2				I	<u> </u>	residents	198		FIISL HOME	:5	75	6,587	/0.13	6,575	09.57
							1,029	1/1112											/5	0,567		0,5/5	

using 30								Pou	nded	Modelling			Area ha			Characteri	ticc					
using 30	UNITS		30		Aff - rented	67% % 0	of Aff	6.231	6	Density	ΛE		Area na Fotal	0.667			Rural & Flan	ıks				
	Affordab	مام	31%		Shared Owne		JI AII	0.00	0	Net:Gross			Gross	0.667 h		Green Bro		IKS				
	Allordati	JIC .	31/0		First Homes	33% % (	of Aff	3.069	3	Net.GIO33	10070		Net	0.667 h			PDL					
					riist nomes	33/0 /0 (	JI AII	9.3	9			,	vet	0.007 11	a	ose	PDL					
					N	/larket					Affordab	le for Rent			Shared O	wnership			Firs	Homes		
	Beds	m2	Circulation	20.7		Rounded	m2	m	2 Circulation	6		Rounded	m2	0		Rounded	m2	3		Rounded	m2	
Terrace	2	73		5%	1.04	1	73	7	0.0%	30%	1.80	2	140	50%	0.00	0	0	50%	1.50	2	140	
Terrace	3	86		30%	6.21	6	516	8	4 0.0%	45%	2.70	3	252	35%	0.00	0	0	35%	1.05	1	84	
Terrace	4	97		10%	2.07	2	194	9	7 0.0%	10%	0.60	1	97	5%	0.00	0	0	5%	0.15	0	0	
Semi	2	81		5%	1.04	1	81	7	9 0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98		30%	6.21	6	588	9	3 0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106		20%	4.14	5	530	10	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120			0.00	0	0	10	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130		0%	0.00	0	0	11	.5 0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140		0%	0.00	0	0	11	.9 0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40			0.00	0	0	3	9 10.0%	15%	0.90	0	0	10%	0.00	0	0	10%	0.30	0	0	
Flat to5	2	65	12.0%		0.00	0	0	6	1 10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0	7	4 10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0		9 15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0	. 6	1 15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0	. 7	4 15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	20.70	21	1,982			100%	6.00	6	489	100%	0.00	0	0	100%	3.00	3	224	
			In our								1	1 1.			r	1 /4000						
			BCIS			2				Occupants			opulation 		ŀ	ha/1000	DI : DI					
T	2		Lower Q	Median 1,603	Used 1,603	m2 353	565,996			T	Beds	Count	oer unit	12	ŀ		Playing Pitcl Outdoor Spo					
Terrace	3			1,603	1,603	852	1,366,086			Terrace	3	10	2.5	13 25	ŀ		Equipped Sp					
Terrace Terrace	4			1,603	1,603	291	466,586			Terrace Terrace	4	3	2.5	25	ŀ		Other (MUG					
Semi	2			1,652	1,652	81	133,784			Semi	2	1	2.5	3	ŀ		Parks & Gar					
Semi	3			1,652	1,652	588	971,170			Semi	3	6	2.5	15			Amenity Gre		Open Space	Poquired	0.491 ha	
Semi	4			1,652	1,652	530	875,375			Semi	4	5	2.5	13			Natural / Se		Орен зрасс	Required	0.431 116	a
Det	3			1,862	1,862	0	0/3,3/3			Det	3	0	2.5	13	ŀ		Allotments	iiii ivaturai	Gross - Net		0.000 ha	
Det	4			1,862	1,862	0	0			Det	4	0	2.5	0	ŀ	6.55			Shortfall / S	urnlus	-0.491 ha	
Det	5			1,862	1,862	0	0			Det	5	0	2.5	0	L	0.55	i i u		Shortian / S	ui pius	0.431	<u> </u>
Flat to5	1			1,834	1,834	0	0			Flat to5	1	0	2.5	0								
Flat to5	2			1,834	1,834	0	0			Flat to5	2	0	2.5	0		Summary			Consti	uction	Saleable	
Flat to5	3			1,834	1,834	0	0			Flat to5	3	0	2.5	n	ſ	y	1	Units	m2	Average		Averag
Flat 6+	1			2,165	2,165	0	0			Flat 6+	1	0	2.5	0	j	Market Ho	using	21	1,982	94.38	1,982	94.3
Flat 6+	2			2,165	2,165	0	0			Flat 6+	2	0	2.5	0	-	Aff - rente	- u	6	489	81.50	489	81.5
Flat 6+	3			2,165	2,165	0	0			Flat 6+	3	0	2.5	0		Shared Ow		0	.03	74.67	0	74.6
				2,203	2,103	2,695	4,378,996						Residents	75	-	First Home		3	224	74.67	224	74.6
			1														-	3				

ousing 18									Rounded	ก	Modelling			Area ha			Characteri	stics				
4	UNITS		18		Aff - rented	67% % of	Δff	3.7386	Nounaco	1	Density	45		Total	0.400			Rural & Flar	nks			
•	Affordal	hle	31%		Shared Owne		All	0.00		5	Net:Gross			Gross	0.400 1		Green Bro		IKS			
	71110100	0.0	52/0		First Homes	33% % of	Δff	1.8414	2	,		10070		Net	0.400 l		Use	PDL				
					1 11 30 11011103	3370 70 01	,	5.58	6	5					0.100 1		030	. 52				
					N	/larket				_		Affordab	le for Rent			Shared O	wnership			Firs	Homes	
	Beds	m2	Circulation	12.42		Rounded	m2		m2	Circulation	4		Rounded	m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%	5%	0.62	0	0		70	0.0%	30%	1.20	1	70	50%	0.00	0	0	50%	1.00	1	70
Terrace	3	86	0.0%	30%	3.73	4	344		84	0.0%	45%	1.80	2	168	35%	0.00	0	0	35%	0.70	1	84
Terrace	4	97	0.0%	10%	1.24	1	97		97	0.0%	10%	0.40	0	0	5%	0.00	0	0	5%	0.10	0	0
Semi	2	81	0.0%	5%	0.62	1	81		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	3.73	4	392		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	20%	2.48	2	212		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	0%	0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	0%	0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	12.0%		0.00	0	0		39	10.0%	15%	0.60	1	43	10%	0.00	0	0	10%	0.20	0	0
Flat to5	2	65	12.0%		0.00		0		61	10.0%		0.00				0.00	0	0		0.00	0	0
Flat to5	3	80	12.0%		0.00		0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	17.5%		0.00		0		61	15.0%		0.00				0.00	0			0.00	0	0
Flat 6+	3	80	17.5%		0.00		0		74	15.0%		0.00	0			0.00	0	0		0.00	0	0
				100%	12.42	12	1,126				100%	4.00	4	281	100%	0.00	0	0	100%	2.00	2	154
			BCIS		1	1				1	0			Danielakian	_	1	h = /4.000					
				Median		m2					Occupants			Population 			ha/1000	DI : D'				
Terrace	2		Lower Q	1,603	Used 1,603		224.474				Torroso	Beds 2	Count 2	per unit 2.5				Playing Pitc				
Terrace	3			1,603	1,603		955,619				Terrace Terrace	3	7	2.5				Equipped S				
Terrace	4			1,603	1,603		155,529				Terrace	4	1	2.5				Other (MU				
Semi	2			1,652	1,652		133,784				Semi	2	1	2.5				Parks & Gai				
Semi	3			1,652	1,652		647,447				Semi	3	4	2.5	10			Amenity Gr		Open Space	Paguired	0.295 ha
Semi	4			1,652	1,652		350,150				Semi	4	2					Natural / Se		Орен эрасе	Required	0.233 118
Det	3			1,862	1,862		030,130				Det	3	0					Allotments		Gross - Net		0.000 ha
Det	4			1,862	1,862		0				Det	4	0				6.55			Shortfall / S	urnlus	-0.295 ha
Det	5			1,862	1,862		0				Det	5	0	2.5			0.00	1	ı	SHOTELUM / S	ai pias	0.255
Flat to5	1			1,834	1,834		78,676				Flat to5	1	1	2.5								
Flat to5	2			1,834	1,834		0				Flat to5	2	0				Summary			Constr	uction	Saleable
Flat to5	3			1.834	1,834		0				Flat to5	3	0	2.5		ĺ			Units	m2	Average	m2 Avera
Flat 6+	1			2,165	2,165		0				Flat 6+	1	0				Market Ho	using	12	1,126	93.83	1,126 93.
Flat 6+	2			2,165	2,165		0				Flat 6+	2	0				Aff - rente	ŭ	4	281	70.23	277 69.
Flat 6+	3			2,165	2,165		0				Flat 6+	3	0	2.5	0		Shared Ow		0	0	77.00	0 77.
				,			2 5 45 670												2	454		154 77.
						1,561	2,545,678							Residents	45		First Home	es	21	154	77.00	154 //.

using 9								Rou	nded	Modelling			Area ha			Characteristics					
	UNITS		9		Aff - rented	67%	% of Aff	1.8693	2	Density	45	units/ha	Total	0.200		Sub Area Rura	I & Flanks				
	Affordal	ble	31%		Shared Owne			0.00	0	Net:Gross			Gross	0.200		Green Brov Brow					
			*=/-		First Homes		% of Aff	0.9207	1				Net	0.200		Use PDL					
							,	2.79	3												
					N	/larket		-			Affordab	le for Rent			Shared O	wnership			First Homes		7
	Beds	m2	Circulation	6.21		Rounded	m2	n	n2 Circulatio	on 2		Rounded	m2	0		Rounded	m2	1	Rounded	m2	2
Terrace	2	73	0.0%		0.00	0	0	7	0.0%	30%	0.60	1	. 70	50%	0.00	0	0	50%	0.50 1	70	)
Terrace	3	86	0.0%		0.00	0	0	8	4 0.0%	45%	0.90	1	. 84	35%	0.00	0	0	35%	0.35 0	0	)
Terrace	4	97	0.0%		0.00	0	0	9	7 0.0%	10%	0.20	C	0	5%	0.00	0	0	5%	0.05 0	0	)
Semi	2	81	0.0%	30%	1.86	2	162	7	9 0.0%		0.00	C	0		0.00	0	0		0.00	0	)
Semi	3	98	0.0%	40%	2.48	2	196	9	3 0.0%		0.00	0	0		0.00	0	0		0.00	0	)
Semi	4	106	0.0%	30%	1.86	2	212	10	0.0%		0.00	C	0		0.00	0	0		0.00	0	)
Det	3	120	0.0%		0.00	0	0	10	0.0%		0.00	C	0		0.00	0	0		0.00	0	)
Det	4	130	0.0%		0.00	0	0	1:	15 0.0%		0.00	C	0		0.00	0	0		0.00 0	0	)
Det	5	140	0.0%		0.00	0	0	1	19 0.0%		0.00	C	0		0.00	0	0		0.00 0	0	)
Flat to5	1	40	12.0%		0.00		0	3	9 10.0%	15%			0	10%	0.00	0	0	10%	0.10 0	0	)
Flat to5	2	65	12.0%		0.00		0	6			0.00	_	0		0.00	0	0		0.00 0	0	)
Flat to5	3	80	12.0%		0.00		0	7			0.00		0		0.00	0	0		0.00 0	0	)
Flat 6+	1	40	17.5%		0.00		0	3			0.00		0		0.00	0	0		0.00 0	0	)
Flat 6+	2	65	17.5%		0.00		0	6			0.00				0.00	0	0		0.00 0	0	)
Flat 6+	3	80	17.5%		0.00		0	7	4 15.0%		0.00				0.00	0	0		0.00 0	0	)
				100%	6.21	6	570	<u>[</u>		100%	2.00	2	154	100%	0.00	0	0	100%	1.00 1	70	<u>)</u>
	1	1	T	1		1	_	1		-		1	I	1	r						
	-	-	BCIS			_				Occupants			Population			ha/1000					
_			Lower Q	Median	Used	m2	224.474			_	Beds	Count	per unit	_	ŀ	1.20 Playi					
Terrace	3			1,603 1,603						Terrace	3		2.5		ŀ	1.60 Outd					
Terrace	4				1,603		134,685			Terrace	4	1	2.5		-	0.25 Equi	pped Space				
Terrace	2			1,603 1,652	1,603 1,652		267,567			Terrace	2	1	2.5		-		s & Garden				
Semi	3			1,652	1,652	196		•		Semi Semi	3	2	2.5		ŀ	0.60 Ame		_	Open Space Required	0.147	7 60
Semi Semi	4			1,652	1,652			•		Semi	4	2			ŀ		ral / Semi N		open space Required	0.147	IId
Det	3			1,862	1,862		330,130			Det	3		+			0.00 Allot		_	Gross - Net	0.000	) ha
Det	4			1,862			0			Det	4	0			ŀ	6.55 ha	ments	_	Shortfall / Surplus	-0.147	
Det	5			1.862	1,862		0			Det	5	0			L	0.55   110		L	onorciali / Surpius	0.147	III
Flat to5	1			1,834	1,834	0	0			Flat to5	1	0									
Flat to5	2			1,834	1,834	0	0			Flat to5	2	0				Summary		Γ	Construction	Saleal	ble
Flat to5	3			1.834	1,834		0	1		Flat to5	3	0			ſ			Units	m2 Average	m2	1
Flat 6+	1			2,165	2,165		0	1		Flat 6+	1	0			ļ	Market Housing		6	570 95.00	570	(
Flat 6+	2			2,165	2,165		0			Flat 6+	2	C			-	Aff - rented		2	154 77.00	154	
Flat 6+	3			2,165	2,165		0			Flat 6+	3	C	2.5			Shared Ownersh	ip	0	0 70.00	0	70.0
				,	,			4							F						
i iac o						794	1,300,599						Residents	23		First Homes		1	70 70.00	70	70.0

ousing 6							Ī		Rounded	ग	Modelling			Area ha			Characteris	stics					
6	UNITS		6		Aff - rented	67% % of A	ff	1.2462	1	1	Density	45	units/ha	Total	0.133			Rural & Flar	nks				
o .	Affordal	hle	31%		Shared Owne		""	0.00		)	Net:Gross	100%		Gross	0.133 h		Green Brow		iks				
	71110100	0.0	52/0		First Homes	33% % of A	ff	0.6138	1	1		10070		Net	0.133 h			PDL					
					1 11 30 11011103	3370 70 0171		1.86	2	2					0.155		050	. 52					
					N	/larket				_		Affordab	le for Rent			Shared O	wnership			Firs	t Homes		
	Beds	m2	Circulation	4.14		Rounded	m2		m2	Circulation	1		Rounded	m2	0		Rounded	m2	1		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		70	0.0%	30%	0.30	1	70	50%	0.00	0	0	50%	0.50	1	70	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%	45%	0.45	0	0	35%	0.00	0	0	35%	0.35	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	10%	0.10	0	0	5%	0.00	0	0	5%	0.05	0	0	
Semi	2	81	0.0%	30%	1.24	1	81		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	40%	1.66	2	196		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%	30%	1.24	1	106		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	12.0%		0.00	0	0		39	10.0%	15%	0.15	0	0	10%	0.00	0	0	10%	0.10	0	0	
Flat to5	2	65	12.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00		0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00		0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	4.14	4	383				100%	1.00	1	70	100%	0.00	0	0	100%	1.00	1	70	
	1		BCIS			1					Occupants	ı		Population			ha/1000						
			Lower Q	Median	Used	m2					Occupants	Beds	Count	per unit				Playing Pitc	hoc				
Terrace	2		Lower Q	1,603	1,603		224,474				Terrace	2	2	2.5				Outdoor Sp					
Terrace	3			1,603	1,603		0				Terrace	3	0		0			Equipped S					
Terrace	4			1,603	1,603		0				Terrace	4	0		0			Other (MU					
Semi	2			1,652	1,652		133,784				Semi	2	1	2.5	3			Parks & Gai					
Semi	3			1,652	1,652		323,723				Semi	3	2	2.5	5			Amenity Gr		Open Space	Required	0.098 h	ha
Semi	4			1,652	1,652		175,075				Semi	4	1		3			Natural / Se		орен орисс	ricquired	0.030	
Det	3			1,862	1,862		0				Det	3	0	2.5	0			Allotments		Gross - Net	-	0.000 h	ha
Det	4			1,862	1,862		0				Det	4	0		0		6.55			Shortfall / S		-0.098 h	
Det	5			1,862	1,862		0				Det	5	0		0	l.				, .			
Flat to5	1			1,834	1,834		0				Flat to5	1	0		0								
Flat to5	2			1,834	1,834		0				Flat to5	2	0		0		Summary			Constr	uction	Saleable	e
Flat to5	3			1,834	1,834		0				Flat to5	3	0		0				Units	m2			Average
Flat 6+	1			2,165	2,165		0				Flat 6+	1	0		0		Market Ho	using	4	383	95.75	383	95.75
Flat 6+	2			2,165	2,165		0				Flat 6+	2	0	2.5	0		Aff - rente	_	1	70	70.00	70	70.00
Flat 6+	3			2,165	2,165		0				Flat 6+	3	0	2.5	0		Shared Ow		0	0	70.00	0	70.00
						523	857,056							Residents	15		First Home		1	70	70.00	70	70.00
													1	residents									

7	UNITS		225		Aff - rented	67%	% of Aff	46.7325	led 47	Modelling Density	100	units/ha	Area ha Total	3.000		Characterist Sub Area F		nks				
	Affordal	ble	31%	69.75	Shared Owne	0%		0.00	0	Net:Gross	75%		Gross	3.000	ha	Green Brov E	Brown					
					First Homes	33%	% of Aff	23.0175	23				Net	2.250	ha	Use F	DL					
									70													
					M	larket					Affordab	e for Rent			Shared O	wnership			First	Homes		1
	Beds	m2	Circulation	155.25		Rounded	m2	m2	Circulation	47		Rounded	m2	0		Rounded	m2	23		Rounded	m2	1
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	ı
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	l
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	i
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	ı
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	ı
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	ı
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	ı
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	i
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	ł
Flat to5	1	40	12.0%	10%	15.53	15	672	39	10.0%	20%	9.40	9	386	10%	0.00	0	0	10%	2.30	2	86	i
Flat to5	2	65	12.0%	50%	77.63	78	5,678	61	10.0%	30%	14.10	14	939	50%	0.00	0	0	50%	11.50	12	805	ı
Flat to5	3	80	12.0%	40%	62.10	62	5,555	74	10.0%	50%	23.50	24	1,954	40%	0.00	0	0	40%	9.20	9	733	i
Flat 6+	1	40	17.5%		0.00	0	0	39	15.0%		0.00	C	0		0.00	0	0		0.00	0	0	ı
Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00	C	0		0.00	0	0		0.00	0	0	i
Flat 6+	3	80	17.5%		0.00	0	0	74	15.0%		0.00	C	0		0.00	0	0		0.00	0	0	l
				100%	155.25	155	11,906			100%	47.00	47	3,279	100%	0.00	0	0	100%	23.00	23	1,624	ı
								•														
			BCIS							Occupants			Population	1		ha/1000						
				Median		m2					Beds	Count	per unit				Playing Pito					
Terrace	2		1,393		1,393	0	0			Terrace	2	C	2.5				Outdoor Sp					
Terrace	3		1,393		1,393	0	0			Terrace	3	C		1			quipped S					
Terrace	4		1,393		1,393	0	0			Terrace	4	C					Other (MU					
Semi	2		1,434		1,434	0	0			Semi	2	C					arks & Ga					
Semi	3		1,434		1,434	0	0			Semi	3	C					Amenity Gr		Open Space I	Required	3.684	ha
Semi	4		1,434		1,434	0	0			Semi	4	0					, .	emi Natural				<u> </u>
Det	3		1,618		1,618	0	0			Det	3	C		1			Allotments	1 1	Gross - Net		0.750	
Det	4	<b></b>	1,618		1,618	0	0			Det	4	C			L	6.55 l	na	] [	Shortfall / Su	ırplus	-2.934	ha
Det	5	<b></b>	1,618		1,618	0	0			Det	5	C	2.3									
Flat to5	1		1,616		1,616	1,144	1,848,091			Flat to5	1	26						r				
Flat to5	2	<b></b>	1,616		1,616	7,423	11,992,636			Flat to5	2	104			r	Summary		,	Constru		Saleab	_
Flat to5	3		1,616		1,616	8,241	13,314,847			Flat to5	3	95						Units	m2	Average	m2	
Flat 6+	1		1,866		1,866	0	0			Flat 6+	1	C			F	Market Hou	sing	155	11,906	76.81	10,630	ε
Flat 6+	2		1,866		1,866	0	0			Flat 6+	2	0	2.5			Aff - rented		47	3,279	69.77	2,981	6
Flat 6+	3		1,866		1,866	0	0			Flat 6+	3	C	2.5		F	Shared Own	ership	0	0	70.59	0	6
						16,808	27,155,574						Residents	563		First Homes		23	1,624	70.59	1,476	64
							1,616	£/m2										225	16,808		15,087	ı

							ı	I R	Rounded		Modelling			Area ha			Characteri	stics				
3	UNITS		90		Aff - rented	67% % (	of Aff	18.693	19		Density	100	units/ha	Total	0.900			Rural & Flar	nks			
,	Affordal	hle	31%		Shared Owne	0%	ZI ZIII	0.00	0		Net:Gross	100%		Gross	0.900 h		Green Bro		iks			
	71110100	0.0	31/0		First Homes	33% % (	of Aff	9.207	9			10070		Net	0.900 h			PDL				
					· ii se i i o i i e s	33,0 ,0 0		27.9	28						0.500	u	050	. 52				
					М	larket						Affordab	le for Rent			Shared O	wnership			Firs	t Homes	
	Beds	m2	Circulation	62.1		Rounded	m2		m2 Ci	irculation	19		Rounded	m2	0		Rounded	m2	9		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	12.0%	10%	6.21	6	269		39	10.0%	20%	3.80	4	172	10%	0.00	0	0	10%	0.90	1	43
Flat to5	2	65	12.0%	50%	31.05	31	2,257		61	10.0%	30%	5.70	6	403	50%	0.00	0	0	50%	4.50	5	336
Flat to5	3	80	12.0%	40%	24.84	25	2,240		74	10.0%	50%	9.50	9	733	40%	0.00	0	0	40%	3.60	3	244
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	62.10	62	4,766				100%	19.00	19	1,307	100%	0.00	0	0	100%	9.00	9	623
				1	1					ı		ı	1									
			BCIS	N. d. addie.e.	U	m2					Occupants	D - d -	Carrat	Population			ha/1000	District Distri				
Tarraga	2		Lower Q	Median 1,603	Used 1,603	mz o	0				Terrace	Beds 2	Count 0	per unit 2.5	0			Playing Pitcl Outdoor Sp				
Terrace Terrace	3			1,603	1,603	0	0				Terrace	3	0		0			Equipped Sp				
Terrace	4			1,603	1,603	0	0				Terrace	4	0		0			Other (MUC				
Semi	2			1,652	1,652	0	0				Semi	2	0		0			Parks & Gar				
Semi	3			1,652	1,652	0	0				Semi	3	0		0			Amenity Gr		Open Space	Required	1.474 ha
Semi	4			1,652	1,652	0	0				Semi	4	0		0			Natural / Se		орен эрисс	ricquired	2.17.1110
Det	3			1,862	1,862	0	0				Det	3	0		0			Allotments		Gross - Net		0.000 ha
Det	4			1.862	1.862	0	0				Det	4	0		0		6.55			Shortfall / S	urplus	-1.474 ha
Det	5			1,862	1,862	0	0				Det	5	0		0	ı			·	/ •		
Flat to5	1			1,834	1,834	483	886,338				Flat to5	1	11		28							
Flat to5	2			1,834	1,834	2,995	5,492,437				Flat to5	2	42	2.5	105		Summary			Constr	uction	Saleable
Flat to5	3			1,834	1,834	3,217	5,899,386				Flat to5	3	37		93		,		Units	m2	Average	m2 Ave
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1	0		0		Market Ho	using	62	4,766	76.86	4,255
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	0	2.5	0		Aff - rente	d	19	1,307	68.78	1,188
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0	2.5	0		Shared Ow	nership	0	0	69.18	0 6
						6,695	12,278,161							Residents	225		First Home	es .	9	623	69.18	566 6
			•				1,834	£/m2											90	6,695		6,009

)	UNITS		35		Aff - rented	67%	% of Aff	7.2695	ed 7	Modelling Density	100	units/ha	Area ha Total	0.350		Characterist		nks				
	Affordal	ble	31%	10.85	Shared Owne	0%		0.00	0	Net:Gross	100%		Gross	0.350	ha	Green Brov I	Brown					
					First Homes	33%	% of Aff	3.5805	4				Net	0.350	ha	Use I	PDL					
								10.85	11													
					IV	larket					Affordabl		,		Shared O				First	Homes		_
	Beds	m2		24.15		Rounded	m2	m2	Circulation	7		Rounded	m2			Rounded	m2			Rounded	m2	_
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0			0.00	0	0		0.00	0	0	1
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	·		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0			0.00	0	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0			0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0			0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	]
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0			0.00	0	0		0.00	0	0	]
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0			0.00	0	0		0.00	0	0	]
Flat to5	1	40	12.0%	10%	2.42	2	90	39	10.0%	20%	1.40	1			0.00	0	0		0.40	0	0	
Flat to5	2	65	12.0%	50%	12.08	12		61	10.0%	30%	2.10	2	134		0.00	0	0	50%	2.00	2	134	
Flat to5	3	80	12.0%	40%	9.66	10	896	74	10.0%	50%	3.50	4	326	40%	0.00	0	0	40%	1.60	2	163	
Flat 6+	1	40	17.5%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0	74	15.0%		0.00	0			0.00	0	0		0.00	0	0	
				100%	24.15	24	1,859			100%	7.00	7	503	100%	0.00	0	0	100%	4.00	4	297	
								l.														4
	,		1		- 1		1	1										1				
			BCIS							Occupants			Population			ha/1000		]	•			
			BCIS Lower Q	Median		m2		•		Occupants	Beds	Count	per unit			1.20	Playing Pitc					_
Terrace	2			Median 1,603	1,603	0	0			Occupants Terrace	2	0	per unit 2.5	0		1.20 I 1.60 (	Outdoor Sp	oorts				_
Terrace	3			Median 1,603 1,603	1,603 1,603	0	0 0			Occupants Terrace Terrace	2	0	per unit 2.5 2.5	0		1.20 I 1.60 ( 0.25 I	Outdoor Sp Equipped S	oorts pace				
Terrace Terrace	3			Median 1,603 1,603	1,603 1,603 1,603	0 0 0	0 0			Occupants Terrace Terrace Terrace	2 3 4	0	per unit 2.5 2.5 2.5	0 0		1.20 I 1.60 ( 0.25 I 0.30 (	Outdoor Sp Equipped S Other (MU	oorts pace GAs)				1
Terrace Terrace Semi	3 4 2			Median 1,603 1,603 1,603 1,652	1,603 1,603 1,603 1,652	0 0 0	0 0			Occupants Terrace Terrace Terrace Semi	2 3 4 2	0 0 0	per unit  2.5  2.5  2.5  2.5  2.5	0 0		1.20   1.60 ( 0.25   0.30 ( 0.80	Outdoor Sp Equipped S Other (MU Parks & Ga	oorts pace GAs) irdens		1		
Terrace Terrace Semi Semi	3 4 2 3			Median 1,603 1,603 1,652 1,652	1,603 1,603 1,603 1,652 1,652	0 0 0 0	0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi	2 3 4 2 3	0 0 0 0	per unit 2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0		1.20   1.60   0.25   0.30   0.80   0.60	Outdoor Sp Equipped S Other (MU Parks & Ga Amenity Gr	oorts pace GAs) irdens reen	Open Space	Required	0.573	
Terrace Terrace Semi Semi Semi	3 4 2 3 4			Median 1,603 1,603 1,603 1,652 1,652	1,603 1,603 1,603 1,652 1,652	0 0 0 0 0	0 0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi Semi	2 3 4 2 3 4	0 0 0 0 0	per unit 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0		1.20   1.60   0.25   0.30   0.80   0.60   1.80	Outdoor Sp Equipped S Other (MU Parks & Ga Amenity Gr Natural / Se	oorts pace GAs) Irdens reen emi Natural		Required		ha
Terrace Terrace Semi Semi Semi Det	3 4 2 3 4 3			Median 1,603 1,603 1,603 1,652 1,652 1,652 1,862	1,603 1,603 1,603 1,652 1,652 1,652 1,862	0 0 0 0 0	0 0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi Semi Det	2 3 4 2 3 4 3	0 0 0 0 0	per unit 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0 0 0		1.20   1.60   0.25   0.30   0.80   0.60   1.80   0.00	Outdoor Sp Equipped S Other (MUG Parks & Ga Amenity Gr Natural / Se Allotments	ports pace GAs) irdens reen emi Natural	Gross - Net		0.000	ha ha
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3			Median 1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862	0 0 0 0 0	0 0 0 0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi Semi Det Det	2 3 4 2 3 4 3 4	0 0 0 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0 0 0 0		1.20   1.60   0.25   0.30   0.80   0.60   1.80	Outdoor Sp Equipped S Other (MUG Parks & Ga Amenity Gr Natural / Se Allotments	ports pace GAs) irdens reen emi Natural				ha ha
Terrace Terrace Semi Semi Semi Det Det Det	3 4 2 3 4 3 4 5			Median 1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi Det Det Det	2 3 4 2 3 4 3 4 5	0 0 0 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0 0 0 0 0		1.20   1.60   0.25   0.30   0.80   0.60   1.80   0.00	Outdoor Sp Equipped S Other (MUG Parks & Ga Amenity Gr Natural / Se Allotments	ports pace GAs) irdens reen emi Natural	Gross - Net		0.000	ha ha
Terrace Terrace Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5			Median 1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,862 1,862	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,862	0 0 0 0 0 0 0 0 0 0				Occupants Terrace Terrace Terrace Semi Semi Det Det Det Flat to5	2 3 4 2 3 4 3 4 5	0 0 0 0 0 0 0 0 0 0	per unit	0 0 0 0 0 0 0 0 0		1.20 1.60 0.25 0.30 0.80 0.60 1.80 0.00 6.55	Outdoor Sp Equipped S Other (MUG Parks & Ga Amenity Gr Natural / Se Allotments	ports pace GAs) irdens reen emi Natural	Gross - Net Shortfall / Su	urplus	0.000 -0.573	ha ha ha
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1			Median 1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,864 1,834	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,862 1,862	0 0 0 0 0 0 0 0 0 0 0 0 0 133 1,142	2,094,348			Occupants  Terrace Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1	0 0 0 0 0 0 0 0 0 0 0 0 0 3 0 0 0 0 0 0	per unit	0 0 0 0 0 0 0 0 0 0 0 0 8		1.20   1.60   0.25   0.30   0.80   0.60   1.80   0.00	Outdoor Sp Equipped S Other (MUG Parks & Ga Amenity Gr Natural / Se Allotments	orts pace GAs) rdens reen emi Natural	Gross - Net Shortfall / Su Constru	urplus	0.000 -0.573 Saleat	ha ha ha
Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2			Median 1,603 1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,864 1,834	0 0 0 0 0 0 0 0 0 0 0 133 1,142 1,384	2,094,348			Occupants Terrace Terrace Semi Semi Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1 2 3	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	per unit 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0 0 0 0 0 0 0 0 0		1.20   1.60   0.25   0.30   0.80   0.60   1.80   0.00   6.55	Outdoor Sp Equipped S Other (MU Parks & Ga Amenity Gr Natural / Se Allotments ha	orts pace GAs) rdens reen emi Natural Units	Gross - Net Shortfall / Su  Constru  m2	urplus uction Average	0.000 -0.573 Saleat m2	ha ha ha
Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3			Median 1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,884 1,834 1,834 2,165	1,603 1,603 1,603 1,652 1,652 1,862 1,862 1,862 1,834 1,834 2,165	0 0 0 0 0 0 0 0 0 0 0 0 0 133 1,142	2,094,348			Occupants  Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3 1	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	per unit 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	[	1.20   1.60   0.25   0.30   0.60   1.80   0.00   6.55    Summary	Outdoor Sp Equipped S Other (MU Parks & Ga Amenity Gr Natural / Se Allotments ha	orts pace GAs) rdens reen emi Natural Units	Gross - Net Shortfall / Su Constru m2 1,859	urplus  uction  Average  77.47	0.000 -0.573 Saleat m2 1,660	ha ha ha
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1			Median 1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,862 1,834 1,834 2,165 2,165	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165	0 0 0 0 0 0 0 0 0 0 133 1,142 1,384	2,094,348			Occupants  Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 4 2 3 4 3 4 5 5 1 2 3 1 2	0 0 0 0 0 0 0 0 0 0 0 3 3 16	per unit	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		1.20 1.60 0.25 0.30 0.80 0.60 1.80 0.00 6.55 Summary	Outdoor Sp Equipped S Other (MUP Parks & Ga Amenity Gr Natural / Se Allotments ha	orts pace GAs) rdens reen emi Natural  Units 24	Gross - Net Shortfall / Su  Constru  m2  1,859  503	urplus  uction  Average  77.47  71.81	0.000 -0.573 Saleat m2 1,660 457	ha ha ha
Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3			Median 1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,884 1,834 1,834 2,165	1,603 1,603 1,603 1,652 1,652 1,862 1,862 1,862 1,834 1,834 2,165	0 0 0 0 0 0 0 0 0 0 0 133 1,142 1,384	2,094,348			Occupants  Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3 1	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	per unit	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		1.20   1.60   0.25   0.30   0.60   1.80   0.00   6.55    Summary	Outdoor Sp Equipped S Other (MUUP Parks & Ga Amenity Gr Natural / Sc Allotments ha	orts pace GAs) rdens reen emi Natural Units	Gross - Net Shortfall / Su  Constru  m2  1,859  503	urplus  uction  Average  77.47	0.000 -0.573 Saleat m2 1,660	ha ha ha

#### N:\Active Clients\WITH OTHERS\Milton Keynes 2023\Apps\v2\Rural Flanks\App K - Rural Flanks App K - Rural Flanks

s 18							Γ	R	Rounded	1	Modelling			Area ha			Characteri	istics					
20	UNITS		18		Aff - rented	67%	% of Aff	3.7386	4		Density	100	units/ha	Total	0.180		Sub Area	Rural & Fla	ınks				
	Affordab	ole	31%		Shared Owne	0%		0.00	0		Net:Gross	100%		Gross	0.180		Green Bro		l .				
					First Homes	33%	% of Aff	1.8414	2					Net	0.180	ha	Use	PDL					
							•	5.58	6														
					Ma	rket				-		Affordab	le for Rent			Shared O	wnership			Firs	t Homes		
	Beds	m2	Circulation	12.42		Rounded	m2		m2	Circulation	4		Rounded	m2	0		Rounded	l m2	2		Rounded	m2	2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	C	0		0.00	0	(	)
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00		0		0.00	C	0		0.00	0	(	)
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	C	0		0.00	0	(	)
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00		0		0.00	C	0		0.00	0	(	)
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	C	0		0.00	0	(	)
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	C	0		0.00	0	(	)
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	C	0		0.00	0	(	)
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00				0.00	C			0.00	0	(	)
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00				0.00	C	0		0.00	0	(	)
Flat to5	1	40	12.0%	10%	1.24	1	45		39	10.0%	100%	4.00			100%	0.00	C		100%	2.00	2	86	5
Flat to5	2	65	12.0%	50%	6.21	6	437		61	10.0%		0.00				0.00	C			0.00	0	(	)
Flat to5	3	80	12.0%	40%	4.97	5	448		74	10.0%		0.00				0.00	C			0.00	0	(	0
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00				0.00	C			0.00	0	(	)
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00				0.00	C	, .		0.00	0	(	)
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00				0.00	C			0.00	0	(	)
				100%	12.42	12	930				100%	4.00	4	172	100%	0.00	C	0	100%	2.00	2	86	5
			BCIS			1				İ	Occupants			Population	1	ſ	ha/1000		7				
			Lower Q	Median	Used n	n2					Occupants	Beds	Count	per unit				Playing Pit					
Terrace	2		Lower Q	1,603	1,603	0	0				Terrace	2	Count	2.5	0			Outdoor S	_				
Terrace	3			1,603	1,603	0	0				Terrace	3	0		0			Equipped					
Terrace	4			1,603	1,603	0	0				Terrace	4	0		0	ŀ		Other (MU					
Semi	2			1,652	1,652	0	0				Semi	2	0		0	ŀ		Parks & Ga	_ ′				
Semi	3			1,652	1,652	0	0				Semi	3	0	2.5	0			Amenity G	_	Open Space	Required	0.295	ha
Semi	4			1,652	1,652	0	0				Semi	4	0		0			Natural / S		орен орие	пеципси	0.23	,a
Det	3			1.862	1,862	0	0				Det	3	0		0	ŀ		Allotments	- 1	Gross - Net		0.000	) ha
Det	4			1,862	1,862	0	0				Det	4	0		0	•	6.55		-	Shortfall / S		-0.295	
Det	5			1,862	1,862	0	0				Det	5	0		0	L			. I	,			
Flat to5	1			1,834	1,834	302	554,214				Flat to5	1	7	2.5	18								
Flat to5	2			1,834	1,834	437	801,061				Flat to5	2	6		15		Summary			Consti	uction	Salea	ble
Flat to5	3			1,834	1,834	448	821,601				Flat to5	3	5		13	ſ			Units	m2	Average	m2	
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1	0		0	Ì	Market Ho	ousing	12	930	77.47	830	
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	0	2.5	0	İ	Aff - rente	d	4	172	42.90	156	39.00
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0	2.5	0	İ	Shared Ov	vnership	0	0	42.90	(	39.00
						1,187	2,176,875							Residents	45	ļ	First Home	es	2	86	42.90	78	39.00
•	•					•	1,834	£/m2								ļ			18	1,187		1,064	1

## $N:\Active\ Clients\WITH\ OTHERS\Million\ Keynes\ 2023\Apps\v2\Rural\ Flanks\App\ K-Rural\ Flanks$ $App\ K-Rural\ Flanks$

							Г	Rour	ded	Modelling			Area ha			Characteri	istics					
1	UNITS		9		Aff - rented	67% % of A	ff	1.8693	2	Density	65	units/ha	Total	0.138		Sub Area	Rural & Fla	nks				
	Affordat	ole	31%	2.79	Shared Owne	0%		0.00	0	Net:Gross	100%		Gross	0.138	ha	Green Bro	v Brown					
					First Homes	33% % of A	ff	0.9207	1				Net	0.138	ha	Use	PDL					
								2.79	3													
					N	// Aarket					Affordab	le for Rent			Shared O	wnership			First	Homes		
	Beds	m2	Circulation	6.21		Rounded	m2	m	2 Circulation	2		Rounded	m2	0		Rounded	m2	1		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	C	0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00		0		0.00	C	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	C	0		0.00	0	0	
Semi	2	81	0.0%		0.00		0	79	0.0%		0.00		0		0.00	C	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	C	0		0.00	0	0	
Semi	4	106	0.0%		0.00		0	10	5 0.0%		0.00		0		0.00	C	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0	10	2 0.0%		0.00	0	0		0.00	C	0		0.00	0	0	
Det	4	130	0.0%		0.00		0	11	5 0.0%		0.00				0.00	C	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0	11	9 0.0%		0.00		0		0.00	C	0		0.00	0	0	
Flat to5	1	40	12.0%		0.00		0	39	10.0%	100%				100%	0.00	C	0	100%	1.00	1	43	
Flat to5	2	65	12.0%	50%	3.11		218	61			0.00				0.00	C			0.00	0	0	
Flat to5	3	80	12.0%	50%	3.11		269	74	10.0%		0.00				0.00	C			0.00	0	0	
Flat 6+	1	40	17.5%		0.00		0	39	15.0%		0.00				0.00	C			0.00	0	0	
Flat 6+	2	65	17.5%		0.00		0	61			0.00		0		0.00	C	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00		0	74	15.0%		0.00				0.00	C			0.00	0	0	
				100%	6.21	6	487			100%	2.00	2	86	100%	0.00	C	0	100%	1.00	1	43	
			BCIS							Occupants			Population		ĺ	ha/1000		1				
			Lower Q	Median	Used	m2					Beds	Count	per unit			•	Playing Pite	ches				
Terrace	2			1,603	1,603		0			Terrace	2	0	2.5	0			Outdoor Sp	-				
Terrace	3			1,603	1,603		0			Terrace	3	0		0			Equipped S					
Terrace	4			1,603	1,603	0	0			Terrace	4	0					Other (MU	-				
Semi	2			1,652	1,652	0	0			Semi	2	0					Parks & Ga	-				
Semi	3			1,652	1,652	0	0			Semi	3	0	2.5	0		0.60	Amenity G	reen	Open Space	Required	0.147 ha	
Semi	4			1,652	1,652	0	0			Semi	4	0	2.5	0		1.80	Natural / S	emi Natural				
Det	3			1,862	1,862	0	0			Det	3	0	2.5	0		0.00	Allotments		Gross - Net		0.000 ha	
Det	4			1,862	1,862	0	0			Det	4	0	2.5	0		6.55	ha		Shortfall / S	urplus	-0.147 ha	
Det	5			1,862	1,862	0	0			Det	5	0	2.5	0	•			<del>-</del> -				
Flat to5	1			1,834	1,834	129	236,027			Flat to5	1	3	2.5	8								
Flat to5	2			1,834	1,834		400,530			Flat to5	2	3				Summary			Constr	uction	Saleable	
Flat to5	3			1,834	1,834		492,960			Flat to5	3	3	2.5	8				Units	m2	Average		Averag
Flat 6+	1			2,165	2,165	0	0			Flat 6+	1	0	2.5	0		Market Ho	ousing	6	487	81.20	435	72.5
Flat 6+	2			2,165	2,165	0	0			Flat 6+	2	0	2.5	0		Aff - rente	d	2	86	42.90	78	39.0
Flat 6+	3			2,165	2,165		0			Flat 6+	3	0	2.5	0		Shared Ow	vnership	0	0	42.90	0	39.0
						616	1,129,517						Residents	23		First Home	es	1	43	42.90	39	39.0
							1,834	c / 2										9	616		552	

ts 6							Γ	Ro	unded		Modelling			Area ha			Characteri	istics					
22	UNITS		6		Aff - rented	67%	% of Aff	1.2462	1		Density	100	units/ha	Total	0.060			Rural & Fla	nks				
	Affordat	ole	31%		Shared Owne	0%	,	0.00	0		Net:Gross	100%		Gross	0.060		Green Bro						
					First Homes	33%	% of Aff	0.6138	1					Net	0.060	ha	Use	PDL					
							,	1.86	2														
					Ma	rket						Affordab	le for Rent			Shared O	wnership			Firs	t Homes		
	Beds	m2	Circulation	4.14		Rounded	m2		m2 C	irculation	1		Rounded	m2	0		Rounded	l m2	1		Rounded	m2	2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	C	0	)	0.00	0	(	)
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00		0		0.00	C	0	)	0.00	0	(	)
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	C	0	)	0.00	0	(	)
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00		0		0.00	C	0		0.00	0	(	)
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	C	0	)	0.00	0	(	)
Semi	4	106	0.0%		0.00	0	0	1	106	0.0%		0.00	0	0		0.00	C	0	)	0.00	0	(	)
Det	3	120	0.0%		0.00	0	0	1	102	0.0%		0.00	0	0		0.00	C	0	)	0.00	0	(	)
Det	4	130	0.0%		0.00	0	0	1	115	0.0%		0.00	0	0		0.00	C	0		0.00	0	(	)
Det	5	140	0.0%		0.00	0	0	1	119	0.0%		0.00		0		0.00	C	0	)	0.00	0	(	)
Flat to5	1	40	12.0%		0.00	0	0		39	10.0%	100%	1.00	1	43	100%	0.00	C	0	100%	1.00	1	43	3
Flat to5	2	65	12.0%	50%	2.07	2	146		61	10.0%		0.00				0.00	C	0	)	0.00	0	(	)
Flat to5	3	80	12.0%	50%	2.07	2	179		74	10.0%		0.00	0	0		0.00	C	0	)	0.00	0	(	)
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00		0		0.00	C	0	)	0.00	0	(	)
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00		0		0.00	C	0	)	0.00	0	(	)
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00				0.00	C		/	0.00	0	(	)
				100%	4.14	4	325				100%	1.00	1	43	100%	0.00	C	0	100%	1.00	1	43	3
	-		BCIS				1			ı	Occupants	ı		Population	1	ĺ	ha/1000	1	1				
			Lower Q	Median	Used m	12					Occupants	Beds	Count	per unit			•	Playing Pit	choc				
Terrace	2		Lower Q	1,603	1,603	0	0				Terrace	2	Count	2.5	0			Outdoor S	_				
Terrace	3			1,603	1,603	0	0				Terrace	3	0		0			Equipped					
Terrace	4			1,603	1,603	0	0				Terrace	4	0	2.5	0			Other (MU					
Semi	2			1,652	1,652	0	0				Semi	2	0					Parks & Ga					
Semi	3			1,652	1,652	0	0				Semi	3	0	2.5	0			Amenity G	_	Open Space	Required	0.098	R ha
Semi	4			1,652	1,652	0	0				Semi	4	0		0			Natural / S					
Det	3			1.862	1,862	0	0				Det	3	0					Allotments	-,	Gross - Net		0.000	ha
Det	4			1,862	1,862	0	0				Det	4	0	2.5	0		6.55	ha	1	Shortfall / S	urplus	-0.098	
Det	5			1,862	1,862	0	0				Det	5	0	2.5	0	l			- '				
Flat to5	1			1,834	1,834	86	157,351				Flat to5	1	2	2.5	5								
Flat to5	2			1,834	1,834	146	267,020				Flat to5	2	2	2.5	5		Summary			Constr	uction	Salea	ble
Flat to5	3			1,834	1,834	179	328,640				Flat to5	3	2	2.5	5				Units	m2	Average	m2	Average
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1	0	2.5	0		Market Ho	ousing	4	325	81.20	290	
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	0	2.5	0		Aff - rente	d	1	43	42.90	39	39.00
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0	2.5	0		Shared Ow	vnership	0	0	42.90	(	39.00
						411	753,012							Residents	15		First Home	es	1	43	42.90	39	39.00
-	'						1,834	£/m2											6	411		368	3

SITE			Site 1 Strategic Green 5 2,500	Site 2 Strategic Green 1,000	Site 3 Large Green 300	Site 4 Green 100	Site 5 Green 100 HD Flats	Site 6 Green 60	Site 7 Green 60 HD Flats	Site 8 Green 33	Site 9 Green 21	Site 10 Green 15	Site 11 Brown 120 B Housing	Site 12 Frown Housing E 75	Site 13 Brown Housing B	Site 14 Brown Housing Br 18	Site 15 own Housing Br 9	Site 16 own Housing 6	Site 17 Flats 225	Site 18 Flats 90	Site 19 Flats 35	Site 20 Flats 18	Site 21 Flats 9	Site 22 Flats 6
	Sub Area Green Brown		Rural & Flanks Green	Rural & Flanks Green	Rural & Flanks Green	Rural & Flanks   Green	Rural & Flanks Green	Rural & Flanks Green	Rural & Flanks Green	Rural & Flanks Green	Rural & Flanks F Green	Rural & Flanks   Green	Rural & Flanks   Brown	Rural & Flanks Brown	Rural & Flanks Brown	Rural & Flanks R Brown	ural & Flanks R Brown	ural & Flanks F Brown	Rural & Flanks R Brown	ural & Flanks I Brown	Rural & Flanks F Brown	Rural & Flanks F Brown	Rural & Flanks Brown	Brown
AREA	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
AREA	Total	ha	142.857	57.143	17.143	4.495	1.000	2.697	0.600	0.943	0.600	0.429	4.632	2.895	0.667	0.400	0.200	0.133	3.000	0.900	0.350	0.180	0.138	0.060
	Gross Net	ha ha	142.857 71.429	57.143 28.571	17.143 8.571	3.810 2.857	1.000 1.000	1.714 1.714	0.600 0.600	0.943 0.943	0.600 0.600	0.429 0.429	3.556 2.667	1.667 1.667	0.667 0.667	0.400 0.400	0.200 0.200	0.133 0.133	3.000 2.250	0.900 0.900	0.350 0.350	0.180 0.180	0.138 0.138	0.060 0.060
UNITS	Net	IIa	71.425	20.3/1	0.371	2.037	1.000	1.714	0.000	0.545	0.000	0.423	2.007	1.007	0.007	0.400	0.200	0.133	2.230	0.500	0.550	0.180	0.136	0.000
	Units		2500	1000	300	100	100	60	60	33	21	15	120	75	30	18	9	6	225	90	35	18	9	6
UNIT SIZE	Market Housing	m2	98.51	98.52	98.71	98.86	76.53	98.14	77.72	97.34	93.63	105.30	93.90	93.81	94.38	93.83	95.00	95.75	76.81	76.86	77.47	77.47	81.20	81.20
	Aff to rent	m2	83.04	83.02	83.19	82.39	69.98	82.76	70.22	85.71	81.50	82.33	76.15	76.11	81.50	70.23	77.00	70.00	69.77	68.78	71.81	42.90	42.90	42.90
	Shared Ownership First Homes	m2 m2	77.73 77.73	77.73 77.73	79.15 79.15	80.50 80.50	70.40 70.40	81.71 81.71	67.73 67.73	73.00 73.00	73.00 73.00	74.50 74.50	74.66 74.66	70.13 70.13	74.67 74.67	77.00 77.00	70.00 70.00	70.00 70.00	70.59 70.59	69.18 69.18	74.25 74.25	42.90 42.90	42.90 42.90	42.90 42.90
BASE COI	NSTRUCTION	1112	77.73	77.73	73.13	00.50	70.40	01.71	07.73	75.00	75.00	74.50	74.00	70.13	74.07	77.00	70.00	70.00	70.55	05.10	74.23	42.50	42.30	42.50
	BCIS Site Costs	£/m2 %	1,464 15%	1,464 15%	1,464 15%	1,683 15%	1,834 10%	1,681 15%	1,834 10%	1,673 15%	1,668 15%	1,696 10%	1,628 15%	1,629 15%	1,625 15%	1,631 15%	1,638 10%	1,639 10%	1,616 15%	1,834 15%	1,834 15%	1,834 15%	1,834 10%	1,834 10%
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	<b>.</b> .:	£	6,549,400	2,614,093	793,302	274,747	68,354	158,972	41,292	81,583	43,479	54,291	86,230	53,646	21,895	12,728	6,503	4,285	135,778	61,391	24,381	10,884	5,648	3,765
	Contingency Small Sites	% %	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
FEES	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
SALES	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	% £/unit	0.5%	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5%	0.5%	0.5% 0	0.5%	0.5% 0	0.5% 0	0.5%	0.5%	0.5%	0.5%	0.5%	0.5% 0	0.5%	0.5%	0.5%	0.5%	0.5% 0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISIT	TION Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOP	ER'S RETURN Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing		17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE	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
	Interest		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																								
	EUV Premium	% EUV	25,000 0%	25,000 0%	25,000 0%	25,000 0%	25,000 0%	25,000 0%	25,000 0%	25,000 0%	25,000 0%	50,000 0%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%
	Premium	£/ha	225,000	225,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	0	0	0	0	0	0	0	0	0	0	0	0
VALUES	Easements etc	£																						
	Market Housing	£/m2	4,600	4,600	4,600	4,600	4,300	4,600	4,300	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,300	4,300	4,300	4,300	4,300	4,300
	Aff Rent Social Rent	£/m2 £/m2	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520
	Shared Ownership	£/m2	3,220	3,220	3,220	3,220	3,010	3,220	3,010	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,010	3,010	3,010	3,010	3,010	3,010
GRANT	First Homes	£/m2	2,300	2,300	2,300	2,300	2,150	2,300	2,150	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,150	2,150	2,150	2,150	2,150	2,150
GIVARI	Intermediate to Buy	y £/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent Social Rent	£/unit £/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Neme	L/ dilic		Ü	Ü	Ü	Ü	Ü	Ü	Ü	Ü	· ·	· ·	Ü	Ü	Ü	· ·	· ·	· ·	Ü	Ü	Ü	Ü	Ü
POLICY R	EQUIREMENTS Biodiversity NG	%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Diodiversity ivo	£/ha	0.10%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	% £/m2		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% 0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		L/IIIZ		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	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	% £/m2	18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00
	Water	£/m2	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
	Over Extra 1	% £/m2		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%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Over Extra 2	%		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%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CIL	£/m2	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Pre CIL s106	£/unit	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000	25,000 25,000
	Post CIL s106	£/unit	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Affordable Housing	g																						
	Overa	all	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%
	Aff Rer Social Rer	nt 14.0% nt 54.0%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%	4.3% 16.7%
	Shared Ownershi	ip 0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	First Home	es 32.0%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22
			Strategic	Strategic	Large Green	Green 100	Green 100 HD	Green 60	Green 60 HD	Green 33	Green 21	Green 15	Brown 120	Brown	Brown	Brown	Brown	Brown	Flats 225	Flats 90	Flats 35	Flats 18	Flats 9	Flats 6
			Green 2,500	Green 1,000	300		Flats		Flats				Housing	Housing 75	Housing 30	Housing 18	Housing 9	Housing 6						
			Rural & Flanks	Rural & Flanks	Rural & Flanks	Rural & Flanks I	Rural & Flanks	Rural & Flanks F	Rural & Flanks	Rural & Flanks	Rural & Flanks F	ural & Flanks F	Rural & Flanks	Rural & Flanks F	Rural & Flanks	Rural & Flanks F	Rural & Flanks	Rural & Flanks R	Rural & Flanks	Rural & Flanks R	ural & Flanks	Rural & Flanks Ri	ural & Flanks	Rural & Flanks
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Are	Gross	ha	142.857	57.143	17.143	3.810	1.000	1.714	0.600	0.943	0.600	0.429	3.556	1.667	0.667	0.400	0.200	0.133	3.000	0.900	0.350	0.180	0.138	0.060
Site Are	Not	ha	71.429	28.571	8.571	2.857	1.000	1.714	0.600	0.943	0.600	0.429	2.667	1.667	0.667	0.400	0.200	0.133	2.250	0.900	0.350	0.180	0.138	0.060
Units	ivet	IIa	2,500	1,000			1000		60	0.943	21	15	120	75	30	18	0.200	0.133	2.230	90	0.530	18	0.136	0.000
OTHES			2,500	1,000	300	100	100	- 55		33		- 15	120	,,,	30	10			223	30	33	10		
Mix	Market Housing		69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%
	Affordable Overall		31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%
	Affordable Rent		4.3%	4.3%	4.3%		4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	
	Social Rent		16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%
	Shared Ownership		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	First Homes		9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%
Existing	Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	50,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
		£ site	3,571,429	1,428,571	428,571	112,366	25,000	67,420	15,000	23,571	15,000	21,429	4,631,667	2,894,792	666,667	400,000	200,000	133,333	3,000,000	900,000	350,000	180,000	138,462	60,000
Uplift	1	£/ha	225.000	225.000	600.000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
		£ site	32,142,857	12,857,143	10,285,714	2,696,786	600,000	1,618,071	360,000	565,714	360,000	257,143	926,333	578,958	133,333	80,000	40,000	26,667	600,000	180,000	70,000	36,000	27,692	12,000
D l		C/Is-s	350,000	250,000	625,000	635,000	625,000	625,000	635,000	635,000	625,000	650,000	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000	1,200,000	1 200 000	1,200,000	1 200 000	1 300 000	1 200 000	1 200 000
Benchm	nark Land Value	£/ha £ site	250,000 35.714.286	250,000 14.285.714	625,000 10.714.286		625,000 625.000	625,000 1.685.491	625,000 375.000	625,000 589,286	625,000 375,000	650,000 278.571	1,200,000 5.558.000	1,200,000 3.473.750	1,200,000 800.000	1,200,000 480.000	1,200,000 240.000	160,000	1,200,000 3.600.000	1,200,000	1,200,000 420.000	1,200,000 216.000	1,200,000 166,154	1,200,000 72,000
	+	T SILC	33,714,200	14,203,714	10,714,200	2,003,132	023,000	1,003,431	373,000	303,200	373,000	270,371	3,330,000	3,473,730	000,000	400,000	240,000	100,000	3,000,000	1,000,000	420,000	210,000	100,134	72,000
Residua	al Gross	£/ha	808,490	957,024	918,729	734,074	-1,338,491	732,322	-1,391,085	1,158,142	1,116,267	868,979	659,151	652,015	1,148,897	1,185,199	1,518,828	1,606,494	-851,445	-3,305,021	-3,668,419	-2,524,490	-1,179,016	-1,813,871
-	Net	£/ha	1,616,980	1,914,048	1,837,459	1,154,790	-1,338,491	1,152,034	-1,391,085	1,158,142	1,116,267	868,979	1,144,863	1,132,469	1,148,897	1,185,199	1,518,828	1,606,494	-1,135,260	-3,305,021	-3,668,419	-2,524,490	-1,179,016	-1,813,871
		£ site	115,498,595	54,687,077	15,749,648	3,299,399	-1,338,491	1,974,915	-834,651	1,091,963	669,760	372,420	3,052,968	1,887,448	765,931	474,080	303,766	214,199	-2,554,335	-2,974,519	-1,283,947	-454,408	-163,248	-108,832

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Site 1	Strate	gic Green 2,500					
INCOME	Av Size m2		%	Number	Price	GDV	GIA
				2,500	£/m2	£	m2
	Gross	Net					
Market Housing	98.5	98.27	69.00%	1,725	4,600	779,801,200	169,930
Affordable Overall			31%	775			
Affordable Rent	83.0	82.44	4.34%	109	2,980	26,655,724	9,010
Social Rent	83.0	82.44	16.74%	419	1,520	52,442,517	34,753
Shared Ownership	77.7	77.34	0.00%	0	3,220	0	0
First Homes	77.7	77.34	9.92%	248	2,300	44,112,419	19,278
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	71.429 ha		35	/ha		903,011,860	232,970
SITE AREA - Gross	142.857 ha		18	/ha			
Sales per Quarter	0	1					
Unit Build Time	3 Quarte	ors					

LAND			/unit or m2	Total		
	Land		-		115,498,595	
	Stamp Duty			5,764,430		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,732,479	7,496,909	
Fees						
	Planning			361,200		
	Professional		8.00%	38,119,618	38,480,818	
CONSTRUCTION						
	Build Cost		1,706	397,508,119		
	s106 / CIL / IT			62,500,000		
	Contingency		2.50%	9,937,703		
	Abnormals	%	0.00%	0		
		£		6,549,400	476,495,222	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES	Agents	%	3.0%	27,090,356		
	0	%	0.5%			
	Legals	% £/unit	0.5%	4,515,059 2.500		
	Misc.	%	0.0%	0	31,607,915	669,579,45
Developers Profit	Market Housing	% Value	17.50%			136,465,21
	Affordable Housing		17.50%			13,842,19
		% Value	17.50%			7,719,67

Planning fee calc				E
Planning app fee	dwgs	rate		
No dwgs	2,500			0
No dwgs under 50	50	462	23,100	
No dwgs over 50	2450	138	338,100	A
		Total	361,200	
				١
Stamp duty calc - Residual				(
Land payment			115,498,595	
		Total	5,764,430	(
Stamp duty calc - Residual				5
Land payment			35,714,286	
		Total	1,775,214	S
				L
Pre CIL s106	25,000 £/	Unit (all)		
	To	tal	62,500,000	
Post CIL s106	25,000	£/ Unit (all)	62,500,000	
CIL	0	£/m2	0	
		Total	62.500.000	

			1,706.26
	BNG	0.10%	1.48
Site Costs	Base	15.00%	222.36
			1,482.42
Small Site	%	0.00%	0.00
	£/m2	0.00	0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Water	£/m2		0.10
	£/m2		18.00
Acc & Adpt	%	0.00%	0.00
	£/m2		0.00
CO2 Plus	%	0.00%	0.00
			1,464.32
Build Cost			/m2

									FILST HOLLIES	% Value	17.50%	٥
RESIDUAL CASH FLOW FOR INTEREST	•											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	
INCOME												
UNITS Started	50	100	150	220	220	220	220	220	220	220	220	
Market Housing		15,596,024	31,192,048	46,788,072	68,622,506	68,622,506	68,622,506	68,622,506	68,622,506	68,622,506	68,622,506	
Affordable Rent		533,114	1,066,229	1,599,343	2,345,704	2,345,704	2,345,704	2,345,704	2,345,704	2,345,704	2,345,704	
Social Rent		1,048,850	2,097,701	3,146,551	4,614,942	4,614,942	4,614,942	4,614,942	4,614,942	4,614,942	4,614,942	
Shared Ownership		0	0	0	0	0	0	0	0	0	0	
First Homes		882,248	1,764,497	2,646,745	3,881,893	3,881,893	3,881,893	3,881,893	3,881,893	3,881,893	3,881,893	
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	
INCOME	0	18,060,237	36,120,474	54,180,712	79,465,044	79,465,044	79,465,044	79,465,044	79,465,044	79,465,044	79,465,044	
EXPENDITURE												
Stamp Duty	5,764,430											
Easements etc.	0											

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Closing balance = 123,327,083

INCOME																									
UNITS Started		50	100	150	220	220	220	220	220	220	220	220	220	220											
Market Housing			15,596,024	31,192,048	46,788,072	68,622,506	68,622,506	68,622,506	68,622,506	68,622,506	68,622,506	68,622,506	68,622,506	68,622,506	68,622,506	0	0	0	0	0	0	0	0	0	0
Affordable Rent			533,114	1,066,229	1,599,343	2,345,704	2,345,704	2,345,704	2,345,704	2,345,704	2,345,704	2,345,704	2,345,704	2,345,704	2,345,704	0	0	0	0	0	0	0	0	0	0
Social Rent			1,048,850	2,097,701	3,146,551	4,614,942	4,614,942	4,614,942	4,614,942	4,614,942	4,614,942	4,614,942	4,614,942	4,614,942	4,614,942	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			882,248	1,764,497	2,646,745	3,881,893	3,881,893	3,881,893	3,881,893	3,881,893	3,881,893	3,881,893	3,881,893	3,881,893	3,881,893	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	18,060,237	36,120,474	54,180,712	79,465,044	79,465,044	79,465,044	79,465,044	79,465,044	79,465,044	79,465,044	79,465,044	79,465,044	79,465,044	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		5,764,430																							
Easements etc.		0																							
Legals Acquisition		1,732,479																							
Planning Fee		361,200																							
Professional		38,119,618																							
Build Cost - BCIS Base			7,950,162	15,900,325	23,850,487	34,980,715	34,980,715	34,980,715	34,980,715	34,980,715	34,980,715	34,980,715	34,980,715	34,980,715	34,980,715	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			1,250,000	2,500,000	3,750,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	0	0	0	0	0	0	0	0	0	0
Contingency			198,754	397,508	596,262	874,518	874,518	874,518	874,518	874,518	874,518	874,518	874,518	874,518	874,518	0	0	0	0	0	0	0	0	0	0
Abnormals			130,988	261,976	392,964	576,347	576,347	576,347	576,347	576,347	576,347	576,347	576,347	576,347	576,347	0	0	0	0	0	0	0	0	0	0
																					-				-
Finance Fees		0																							
Legal and Valuation		0																							
-																									
Agents		0	541,807	1,083,614	1,625,421	2,383,951	2,383,951	2,383,951	2,383,951	2,383,951	2,383,951	2,383,951	2,383,951	2,383,951	2,383,951	0	0	0	0	0	0	0	0	0	0
Legals		0	90,301	180,602	270,904	397,325	397,325	397,325	397,325	397,325	397,325	397,325	397,325	397,325	397,325	0	0	0	0	0	0	0	0	0	0
Misc.				0																					-
COSTS BEFORE LAND INT	AND PROFIT	45,977,726	10,162,013	20,324,025	30,486,038	44,712,856	44,712,856	44,712,856	44,712,856	44,712,856	44,712,856	44,712,856	44,712,856	44,712,856	44,712,856	0	0	0	0	0	0	0	0	0	0
	-		-	-	-			-	-		-	-	-		-	-	-		-	-				-	-
For Residual Valuation	Land	115,498,595																							
	Interest		12,110,724	12,426,662	12,173,928	11,309,872	9,551,698	7,661,661	5,629,872	3,445,698	1,097,711	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing										1															136,465,210
Affordable for Rent																									13,842,192
First Homes														L				<u> </u>							7,719,673
	Cash Flow	-161,476,322	-4,212,500	3,369,787	11,520,746	23,442,316	25,200,490	27,090,526	29,122,316	31,306,490	33,654,476	34,752,188	34,752,188	34,752,188	34,752,188	0	0	0	0	0	0	0	0	0	-158,027,075
	Opening Balance	0																							
	Closing Balance	-161,476,322	-165,688,821	-162,319,034	-150,798,288	-127,355,972	-102,155,483	-75,064,956	-45,942,641	-14,636,151	19,018,325	53,770,513	88,522,700	123,274,888	158,027,075	158,027,075	158,027,075	158,027,075	158,027,075	158,027,075	158,027,075	158,027,075	158.027.075	158,027,075	0

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Site 2 Strategic Green 1,000 Planning fee calc Planning app fee No dwgs No dwgs under 50 dwgs 1,000 50 950 CO2 Plus /unit or m2 Total 0.00% Gross 98.5 Net 98.29 690 4,600 69.00% 311,962,800 67,976 54,687,077 23,100 131,100 Market Housing Land Stamp Duty £/m2 % 2,723,854 Acc & Adpt 0.00% No dwgs over 50 Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,220 2,300 Legals /Acquisition 1.50% 820,306 3,544,160 Water Over Extra 1 13,898 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 17,646,610 7,710 Over Extra 2 Planning Professional % £/m2 15,400,041 8.00% 15,245,841 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 1,706 158.984.317 s106 / CIL / IT Contingency Abnormals 25,000,000 3,974,608 SITE AREA - Net SITE AREA - Gross 361,236,203 93,188 190,573,018 2,614,093 25,000,000 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 25,000,000 0 Inf Tariff Residual Land Value 54,687,077 1.428.571 RUN CIL MACRO ctrl+l 0.00% Closing balance = 48,230,224 12.857.14 10,837,086 1,806,181 £/unit 12.643.267 276,847,563 17.50% 17.50% 17.50% Market Housing % Value 54,593,490 Affordable Housing % Value First Homes % Value 5,534,689 3,088,157 RESIDUAL CASH FLOW FOR INTEREST Year 1 INCOME UNITS Started 50 Market Housing Affordable Rent Social Rent Shared Ownership First Homes 15,598,140 532,904 1,048,436 31,196,280 1,065,808 2,096,872 42,114,978 1,438,840 2,830,777 42,114,978 1,438,840 2,830,777 42,114,978 1,438,840 2,830,777 42,114,978 1,438,840 2,830,777 12,478,512 426,323 838,749 0 882,331 0 1,764,661 0 2,382,292 0 2,382,292 0 2,382,292 0 2,382,292 0 705,864 2,382,292 2,382,292 Grant and Subsidy 36.123.620 48.766.887 48.766.887 48.766.887 48.766.887 48.766.887 48.766.887 14,449,448 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 0 820,306 Planning Fee 154,200 15,245,841 ofessional

21,462,883 6,359,373 0 0

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8.128.651

3,375,000 536,572 352,903

1,463,007 243,834

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uild Cost - BCIS Base

ontingency onormals nance Fees

egal and Valuation

For Residual Valuation

evelopers Return Market Housing Affordable for Rent

First Homes

COSTS BEFORE LAND INT AND PROFIT

7,949,216 15,898,432 21,462,883

1,083,709 180,618

20.321.629

5,522,346 5,343,947 4,559,594

3,375,000 536,572 352,903

1,463,007 243,834

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1,463,007 243,834

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Cash Flow -73,631,278 2,378,650 10,458,045 16,773,095 18,031,077 19,383,408 20,837,164 21,332,689 21,332,689 6,320,797

1,250,000 2,500,000 198,730 397,461 130,705 261,409

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54,593,490 5,534,689 3,088,157

-63,216,336



Site 3		Large Green 300						
INCOME	Av Size	m2	%	Number	Price	GDV	GIA	
				300	£/m2	£	m2	
	Gross	Net						
Market Housing	98.7	98.47	69.00%	207	4,600	93,766,400	20,432	
Affordable Overall			31%	93				
Affordable Rent	83.2	82.60	4.34%	13	2,980	3,204,722	1,083	
Social Rent	83.2	82.60	16.74%	50	1,520	6,304,975	4,178	
Shared Ownership	79.2	78.90	0.00%	0	3,220	0	C	
First Homes	79.2	78.90	9.92%	30	2,300	5,400,768	2,356	
Grant and Subsidy	Affordable Rent				0	0		
	Social Rent				0	0		
	Shared Ownership				0	0		
SITE AREA - Net	8.571	ha	35	/ha		108,676,865	28,048	
SITE AREA - Gross	17.143	ha	18	/ha				
Sales per Quarter	0							
Unit Build Time	3	Quarters						
					RU	N Residual MACRO ctr	rl+r	
		Whole Site	Per ha NET	Per ha GROSS		Clos	sing balance =	
Residual Land Value		15,749,648	1,837,459	918,729				
Existing Use Value		/128 571		25,000	PLIN CIL MACRO CHILL			

LAND			/unit or m2	Total		
	Land				15,749,648	
	Stamp Duty			776,982		
	Easements etc.			0		
	Legals /Acquisition		1.50%	236,245	1,013,227	
Fees						
	Planning			57,600		
	Professional		8.00%	4,587,436	4,645,036	
CONSTRUCTION						
	Build Cost		1,706	47,853,315		
	s106 / CIL / IT			7,500,000		
	Contingency		2.50%	1,196,333		
	Abnormals	%	0.00%	0		
		£		793,302	57,342,950	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation	1		0	0	
SALES						
	Agents	%	3.0%	3,260,306		
	Legals	%	0.5%	543,384		
		£/unit	0	0		
	Misc.	%	0.0%	0	3,803,690	82,554,552
Developers Profit						
	Market Housing	% Value	17.50%			16,409,120
	Affordable Housing		17.50%			1,664,197
	First Homos	% Value	17 500/			0/E 12

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	300		
No dwgs under 50	50	462	23,100
No dwgs over 50	250	138	34,500
		Total	57,600
Stamp duty calc - Residual			
Land payment			15,749,648
		Total	776,982
Stamp duty calc - Residual			
Land payment			10,714,286
		Total	525,214
Pre CIL s106	25,000 £/	Unit (all)	
	To	tal	7,500,000
Post CII s106	25,000	£/ Unit (all)	7,500,000
			7,500,000
	0	£/m2	7 500 000
CIL			
CIL		Total	7,500,000
CIL  Inf Tariff % GDV		Total	7,500,000

			1.706.10
	BNG	0.10%	1.48
Site Costs	Base	15.00%	222.34
			1,482.27
Small Site	%	0.00%	0.00
	£/m2	0.00	0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Water	£/m2		0.10
	£/m2		18.00
Acc & Adpt	%	0.00%	0.00
	£/m2		0.00
CO2 Plus	%	0.00%	0.00
			1,464.17
Build Cost			/m2

No.   Control Property   Contr											Affordable Housing First Homes	% Value % Value	17.50% 17.50%			1,664,197 945,134										
THE COLUMN TAR STATE OF THE CO	IDUAL CASH FLOW FOR	INTEREST									FIRST HOTTIES	% value	17.30%			945,134	ı									
THE THE PROPERTY OF THE PROPER							Year 2								Year 4											
No.   No.	ME		Q1	Q2		<b>Q</b> 7	Q1			Q4						Q2				Q2	Q3	Q4	Q1	Q2	Q3	Q4
Bid Referred	Started				17	18	17	10	- 17	18		10	- 17	10		18	- 17	10		18	20					
## Company   Com	t Housing					0	0	0																		(
The property   Company						0	0	0																		
THE PART OF THE PA	Rent					0	0	0	357,282	378,299	357,282	378,299		378,299	357,282		357,282		357,282	378,299		378,299		378,299	420,332	
Spirity     0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0						0	0	0	0	0	0	0		0	0		0		0	0	•	0		0	0	
## Company   Part   Par	Homes					0	0	0	306,044	324,046	306,044	324,046	306,044	324,046	306,044	324,046	306,044	324,046	306,044	324,046	306,044	324,046	306,044	324,046	360,051	
TUBE http:// 176.582 http:// 1		i	0	0	0	0	0	0	6.158.356	6.520.612	6.158.356	6.520.612	6.158.356	6.520.612	6.158.356	6.520.612	6.158.356	6.520.612	6.158.356	6.520.612	6.158.356	6.520.612	6.158.356	6.520.612	7.245.124	
TRES OF THE TREST			-	-	-			-	-,,	-,,		-,,	-,,	5,5-5,5-		-,,,,	-,,	-,,	0,220,022	-,,,,	-,,	-,,	1	-,,,,	-,,	
In Sect. 0 256,245   1	NDITURE		776 002																							
282-245   276-458   2293-218   22																										
Free S7,600 2,293,718																										
Description of the control of the co	s Acquisition		230,243																							
Description of the control of the co	ing Fee		57.600																							
VTanff   0   141.667   291.667   433.333   441.667   435.435   455.10   456.835   46.717   45.835   46.717   4	ssional				2,293,718																					
VTanff   0   141.667   291.667   433.333   441.667   435.435   455.10   456.835   46.717   45.835   46.717   4																										
ency ency ency ency ency ency ency ency	Cost - BCIS Base			0																				0	0	
14,985 30,851 45,835 46,717 45	CIL/Tariff			0																				0	0	
Fees 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ingency			0																				0	0	
Q	rmals			0	14,985	30,851	45,835	46,/1/	45,835	46,/1/	45,835	46,/1/	45,835	46,/1/	45,835	46,/1/	45,835	46,/1/	45,835	46,/1/	48,480	33,495	17,629	0	0	
Q	nce Fees		0																							
0 0 0 0 0 0 0 184,751 195,618	and Valuation		0																							
0 0 0 0 0 0 0 0 0 0 0 0 0 0 30,792 32,603 30																										
DEFORE LAND INT AND PROFIT 3,364,545 0 3,376,863 2,230,004 3,313,148 3,376,863 3,528,691 3,605,084 3,528,691 3,605,084 3,528,691 3,605,084 3,528,691 3,605,084 3,528,691 3,605,084 3,719,834 2,649,368 1,489,830 228,221 253,579  Idual Valuation Land Interest Prices Return Market Housing ordable for Rent First Homes    Cash Flow   19,114,193   -358,391   -3,741,974   -2,665,277   -3,798,395   -3,933,329   1,999,448   2,322,801   2,080,490   2,405,363   2,164,600   2,491,049   2,251,894   2,579,979   2,342,491   2,672,276   2,436,518   2,768,066   2,342,961   3,819,613   4,668,525   6,292,390   6,991,545   0,991,545	ts		0	0	0	0	0	0	184,751	195,618	184,751	195,618	184,751	195,618	184,751	195,618	184,751	195,618	184,751	195,618	184,751	195,618	184,751	195,618	217,354	
dual Valuation Land Interest 358,391 365,111 435,273 485,247 556,467 630,217 592,727 549,175 510,165 465,065 424,479 377,771 335,548 287,174 243,252 193,147 147,462 95,561 51,630 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	s		0	0	0	0	0	0	30,792	32,603	30,792	32,603	30,792	32,603	30,792	32,603	30,792	32,603	30,792	32,603	30,792	32,603	30,792	32,603	36,226	
dual Valuation Land Interest 358,391 365,111 435,273 485,247 556,467 630,217 592,727 549,175 510,165 465,065 424,479 377,771 335,548 287,174 243,252 193,147 147,462 95,561 51,630 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0					0																					
Interest 358,391 365,111 435,273 485,247 556,467 630,217 592,727 549,175 510,165 465,065 424,479 377,771 335,548 287,174 243,252 193,147 147,462 95,561 51,630 0 0 0 0 Market Housing ordable for Rent First Homes	BEFORE LAND INT A	ND PROFIT	3,364,545	0	3,376,863	2,230,004	3,313,148	3,376,863	3,528,691	3,605,084	3,528,691	3,605,084	3,528,691	3,605,084	3,528,691	3,605,084	3,528,691	3,605,084	3,528,691	3,605,084	3,719,834	2,649,368	1,489,830	228,221	253,579	
Interest 358,391 365,111 435,273 485,247 556,467 630,217 592,727 549,175 510,165 465,065 424,479 377,771 335,548 287,174 243,252 193,147 147,462 95,561 51,630 0 0 0 0 Market Housing ordable for Rent First Homes																										
Pers Return Market Housing Hordable for Rent First Homes    Cash Flow   -19,114,193   -358,391   -3,741,974   -2,665,277   -3,798,395   -3,933,329   1,999,448   2,322,801   2,080,490   2,405,363   2,164,600   2,491,049   2,251,894   2,579,979   2,342,491   2,672,276   2,436,518   2,768,066   2,342,961   3,819,613   4,668,525   6,292,390   6,991,545     Opening Balance   0	esidual Valuation	Land	15,749,648																							
Market Housing ordable for Rent First Homes    Cash Flow   -19,114,193   -358,391   -3,741,974   -2,665,277   -3,798,395   -3,933,329   1,999,448   2,322,801   2,080,490   2,405,363   2,164,600   2,491,049   2,251,894   2,579,979   2,342,491   2,672,276   2,436,518   2,768,066   2,342,961   3,819,613   4,668,525   6,292,390   6,991,545   0,000   0,		Interest		358,391	365,111	435,273	485,247	556,467	630,217	592,727	549,175	510,165	465,065	424,479	377,771	335,548	287,174	243,252	193,147	147,462	95,561	51,630	0	0	0	
ordable for Rent First Homes  Cash Flow -19,114,193 -358,391 -3,741,974 -2,665,277 -3,798,395 -3,933,329 1,999,448 2,322,801 2,080,490 2,405,363 2,164,600 2,491,049 2,251,894 2,579,979 2,342,491 2,672,276 2,436,518 2,768,066 2,342,961 3,819,613 4,668,525 6,292,390 6,991,545  Opening Balance 0	opers Return	ļ																								
First Homes    Cash Flow   19,114,193   -358,391   -3,741,974   -2,665,277   -3,798,395   -3,933,329   1,999,448   2,322,801   2,080,490   2,405,363   2,164,600   2,491,049   2,251,894   2,579,979   2,342,491   2,672,276   2,436,518   2,768,066   2,342,961   3,819,613   4,668,525   6,292,390   6,991,545   1,999,448   2,699,1948	Market Housing						1								1											16,4
Cash Flow 1-9,114,193 -358,391 -3,741,974 -2,665,277 -3,798,395 -3,933,329 1,999,448 2,322,801 2,080,490 2,405,363 2,164,600 2,491,049 2,251,894 2,579,979 2,342,491 2,672,276 2,436,518 2,768,066 2,342,961 3,819,613 4,668,525 6,292,390 6,991,545 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Affordable for Rent						1																			1,6
Opening Balance 0	First Homes																									94
			-, ,	-358,391	-3,/41,974	-2,665,277	-3,/98,395	-3,933,329	1,999,448	2,322,801	2,080,490	2,405,363	2,164,600	2,491,049	2,251,894	2,5/9,979	2,342,491	2,6/2,276	2,436,518	2,768,066	2,342,961	3,819,613	4,668,525	6,292,390	6,991,545	-19,0
		Closing Balance		-19.472.585	-23.214.558	-25.879.835	-29 678 230	-33 611 550	-31.612.111	-29 289 310	-27.208.820	-24 803 457	-22 638 857	-20.147.808	-17.895.914	-15.315.935	-12 973 442	-10 301 169	-7.864.649	-5.096.584	-2.753.623	1.065.990	5.734.516	12.026.906	19.018.451	<del>                                     </del>

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Site 4	Green	100					
INCOME	Av Size m2		%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net					
Market Housing	98.9	98.65	69.00%	69	4,600	31,312,200	6,821
Affordable Overall			31%	31			
Affordable Rent	82.4	81.81	4.34%	4	2,980	1,058,059	358
Social Rent	82.4	81.81	16.74%	17	1,520	2,081,627	1,379
Shared Ownership	80.5	80.50	0.00%	0	3,220	0	0
First Homes	80.5	80.50	9.92%	10	2,300	1,836,688	799
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.857 ha		35	/ha		36,288,574	9,357
SITE AREA - Gross	4.495 ha		22	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarte	arc					

LAND			/unit or m2	Total		
	Land				3,299,399	
	Stamp Duty			154,470		
	Easements etc.			0		
	Legals /Acquisition		1.50%	49,491	203,961	
Fees						
	Planning			30,000		
	Professional		8.00%	1,724,444	1,754,444	
CONSTRUCTION						
	Build Cost		1,958	18,322,739		
	s106 / CIL / IT			2,500,000		
	Contingency		2.50%	458,068		
	Abnormals	%	0.00%	0		
		£		274,747	21,555,554	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation	ı		0	0	
SALES						
SALES	Agents	%	3.0%	1,088,657		
	Legals	%	0.5%	181,443		
	Legais	£/unit	0.3%	101,443		
	Misc.	%	0.0%	0	1,270,100	28,083,45
2			•	•	•	•
Developers Profit	Market Housing	% Value	17.50%			5,479,63
	Affordable Housing	% Value	17.50%			549,44
		% Value	17 50%			321.42

Planning fee calc				Build
Planning app fee	dwgs	rate		
No dwgs	100			CO2 F
No dwgs under 50	50	462	23,100	
No dwgs over 50	50	138	6,900	Acc &
		Total	30,000	
				Wate
Stamp duty calc - Residual				Over
Land payment			3,299,399	
		Total	154,470	Over
Stamp duty calc - Residual				Small
Land payment			2,809,152	
		Total	129,958	Site C
Pre CIL s106	25,000 £/	Unit (all)		
	To	tal	2,500,000	
1				
Post CIL s106	25,000	£/ Unit (all)	2,500,000	
CIL	0	£/m2	0	
		Total	2,500,000	

			1.958.24
	BNG	0.10%	1.70
Site Costs	Base	15.00%	255.20
			1,701.34
Small Site	%	0.00%	0.00
	£/m2	0.00	0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Water	£/m2		0.10
	£/m2		18.00
Acc & Adpt	%	0.00%	0.00
	£/m2		0.00
CO2 Plus	%	0.00%	0.00
			1,683.24
Build Cost			/m2

									Market Housing Affordable Housing	% Value	17.50% 17.50%			5,479,635 549,445 321,420										
RESIDUAL CASH FLOW FOR INTEREST									First Homes	% Value	17.50%			321,420	1									
RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	10	10	10	10	10	10	10	10	10												
Market Housing				0	0	0	3,131,220	3,131,220	3,131,220	3,131,220	3,131,220	3,131,220	3,131,220	3,131,220	3,131,220	3,131,220	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	105,806	105,806	105,806	105,806	105,806	105,806	105,806	105,806	105,806	105,806	0	0	0	0	0	0	0	0
Social Rent				0	0	0	208,163	208,163	208,163	208,163	208,163	208,163	208,163	208,163	208,163	208,163	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy				0	0	0	183,669	183,669	183,669	183,669	183,669	183,669	183,669	183,669	183,669	183,669	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	3.628.857	3.628.857	3.628.857	3.628.857	3.628.857	3.628.857	3.628.857	3.628.857	3.628.857	3.628.857	0	0	0	0	0	0	0	0
income.	T .				l		3,020,037	3,020,037	3,020,037	3,020,037	3,020,037	3,020,037	3,020,037	3,020,037	3,020,037	3,020,037					ı			
EXPENDITURE																								
Stamp Duty	154,470																							
Easements etc.	0																							
Legals Acquisition	49,491																							
Planning Fee	30,000																							
Professional	862,222		862,222																					
Build Cost - BCIS Base		0	610,758	1,221,516	1,832,274	1,832,274	1,832,274	1,832,274	1,832,274	1,832,274	1,832,274	1,832,274	1,221,516	610,758	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	83,333	166,667	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	166,667	83,333	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,269	30,538	45,807	45,807	45,807	45,807	45,807	45,807	45,807	45,807	30,538	15,269	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,158	18,316	27,475	27,475	27,475	27,475	27,475	27,475	27,475	27,475	18,316	9,158	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	108,866	108,866	108,866	108,866	108,866	108,866	108,866	108,866	108,866	108,866	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	18,144	18,144	18,144	18,144	18,144	18,144	18,144	18,144	18,144	18,144	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROFIT	1.096.183	•	1.580.741	1.437.037	2.155.555	2,155,555	2.282.565	2,282,565	2.282.565	2.282.565	2.282.565	2,282,565	1.564.047	845,528	127,010	127,010		•	•	•	_	•	•	•
COSTS BEFORE LAND INT AND PROFIT	1,090,183	U	1,560,741	1,437,037	2,155,555	2,155,555	2,282,303	2,282,303	2,282,303	2,282,303	2,282,303	2,282,303	1,504,047	643,326	127,010	127,010	U	U	U	U	,	U	U	U
For Residual Valuation Land Interest		82,417	83.962	115,176	144.280	187.402	231,332	210,427	189.129	167.432	145,329	122,811	99,870	63.028	12,022	0	0	0	0	0	0	0	0	0
Developers Return		-,	,	.,=	,	. ,	. ,002	.,	,	. ,	-,	,,	,	,	,	_	-		-	-		-		
Market Housing																								5,479,635
Affordable for Rent																								549,445
First Homes																								321,420
Cash Flow	,,	-82,417	-1,664,703	-1,552,213	-2,299,835	-2,342,957	1,114,960	1,135,865	1,157,163	1,178,860	1,200,963	1,223,481	1,964,940	2,720,301	3,489,825	3,501,847	0	0	0	0	0	0	0	-6,350,500
Opening Balance	0	4 477 000	6 4 42 702	7.504.045	0.004.755	42 227 707	44 222 747	40.005.05	0.000.740	7.750.050	6 5 40 005	5 225 44 :	2 204 474	644 473	2.040.052	6 350 506	6 350 506	6 350 506	6 350 500	6 250 506	6 350 500	6 250 505	6 350 500	
Closing Balance	-4,395,582	-4,477,999	-6,142,702	-7,694,915	-9,994,750	-12,337,707	-11,222,747	-10,086,881	-8,929,718	-7,750,859	-6,549,895	-5,326,414	-3,361,474	-641,172	2,848,653	6,350,500	6,350,500	6,350,500	6,350,500	6,350,500	6,350,500	6,350,500	6,350,500	0



												31	ite 5												H
Site 5	Gre	een 100 HD Flats							]																
NCOME Market Housing	Av Size m2 Gross 76.5	Net 68.33	% 69.00%	Number 100 69	Price £/m2 4,300	GDV £ 20,274,500	GIA m2 5,281		DEVELOPMENT O	Land		/unit or m2	Total	-1,338,491			Planning fee calc Planning app fee No dwgs No dwgs under 50	dwgs 100 50	462	23,100		Build Cost CO2 Plus	% £/m2	0.00%	1,833 0 0
ffordable Overall ffordable Rent ocial Rent	70.0 70.0	63.62 63.62	31% 4.34% 16.74%	31 4 17	2,980 1,520	822,798 1,618,774	304 1,171			Stamp Duty Easements etc. Legals /Acquisition	1	1.50%	0 0 -20,077	-20,077			No dwgs over 50  Stamp duty calc - Re	50 esidual	138 Total	6,900 30,000		Acc & Adpt Water Over Extra 1	% £/m2 £/m2	0.00%	18 (
Shared Ownership First Homes Grant and Subsidy	70.4 70.4 Affordable Rent	64.00 64.00	0.00% 9.92%	0 10	3,010 2,150	0 1,364,992 0	0 698		Fees	Planning Professional		8.00%	30,000 1,451,875				Stamp duty calc - Re	esidual	Total	-1,338,491 0		Over Extra 2 Small Site	£/m2 % £/m2 %	0.00% 0.00 0.00%	
	Social Rent Shared Ownership				0	0			CONSTRUCTION	Build Cost s106 / CIL / IT		2,039	15,200,087 2,500,000				Land payment	esiduai	Total	<b>625,000</b> 20,750		Site Costs	Base BNG	10.00% 0.10%	<b>1,85</b>
SITE AREA - Net SITE AREA - Gross	1.000 ha 1.000 ha		100 100	/ha /ha		24,081,064	7,454			Contingency Abnormals	% £	2.50% 0.00%	380,002 0 68,354				Pre CIL s106		£/ Unit (all) Total	2,500,000					2,039
Sales per Quarter Unit Build Time	0 3 Qu	arters				RUN Residual MACRO	) ctrl+r		FINANCE	Fees Interest		0% 7.50%	0				Post CIL s106 CIL	25,000 0		2,500,000 0 <b>2,500,000</b>					
Residual Land Value Existing Use Value		Whole Site -1,338,491 25,000	Per ha NET -1,338,491	Per ha GROSS -1,338,491 25,000			Closing balance = 0	0		Legal and Valuatio	n		0	0			Inf Tariff	% GDV 0.00%		0					
Uplift Plus /ha Ben	0% 600,000 nchmark Land Value	600,000 <b>625,000</b>		600,000 <b>625,000</b>		Check on phasing dwg		-3,489,166	SALES	Agents Legals	% %	3.0% 0.5%													
Additional Profit		754,891	£/m2			corre	α			Misc.	£/unit %	0.0%	0	842,837	19,114,588										
									Developers Profi	Market Housing Affordable Housin First Homes		17.50% 17.50% 17.50%			3,548,038 427,275 238,874	; <b> </b>									
RESIDUAL CASH FLOW FO	OR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME UNITS Started	I	Q1	Q2	Q3 10	Q4 10	Q1 10	Q2 10	Q3 10	Q4 10	Q1 10	Q2 10	Q3 10	Q4 10	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent					0	0	0	2,027,450 82,280	2,027,450 82,280	2,027,450 82,280	2,027,450 82,280	2,027,450 82,280	2,027,450 82,280	2,027,450 82,280	2,027,450 82,280	2,027,450 82,280	2,027,450 82,280	0	0	0	0	0	0	0	0
Social Rent Shared Ownership					0 0	0	0	161,877 0	161,877 0	161,877 0	161,877 0	161,877 0	161,877 0	161,877 0	161,877 0	161,877 0	161,877 0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0 0	0 0	0 0	136,499 0	136,499 0	136,499 0	136,499 0	136,499 0	136,499 0	136,499 0	136,499 0	136,499 0	136,499 0	0	0 0	0 0	0 0	0	0 0	0	0
INCOME		0	0	0		0	0	2,408,106	2,408,106	2,408,106	2,408,106	2,408,106	2,408,106	2,408,106	2,408,106	2,408,106	2,408,106	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		0																							
Easements etc. Legals Acquisition		0 -20,077																							
Planning Fee Professional		30,000 725,938		725,938																					
Build Cost - BCIS Base s106/CIL/Tariff			0	506,670 83,333	1,013,339	1,520,009 250,000	1,520,009 250,000	1,520,009 250,000	1,520,009 250,000	1,520,009 250,000	1,520,009 250,000	1,520,009 250,000	1,520,009 250,000	1,013,339	506,670 83,333	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	12,667 2,278	25,333 4,557	38,000 6,835	38,000 6,835	38,000 6,835	38,000 6,835	38,000 6,835	38,000 6,835	38,000 6,835	38,000 6,835	25,333 4,557	12,667 2,278	0	0	0	0	0	0	0	0 0	0 0	0
Finance Fees Legal and Valuation		0																							
Agents Legals Misc.		0	0	0 0 0	0 0	0 0	0 0	72,243 12,041	72,243 12,041	72,243 12,041	72,243 12,041	72,243 12,041	72,243 12,041	72,243 12,041	72,243 12,041	72,243 12,041	72,243 12,041	0	0	0	0	0	0 0	0	0 0
COSTS BEFORE LAND INT	T AND PROFIT	735,860	0	1,330,886	1,209,896	1,814,844	1,814,844	1,899,128	1,899,128	1,899,128	1,899,128	1,899,128	1,899,128	1,294,180	689,232	84,284	84,284	0	0	0	0	0	0	0	0

36,596 71,311 106,676 99,133 91,449 83,620 75,644 67,519 59,242 39,467 7,978 0 0 0 0 0

1,054,684 1,679,408 2,315,845 2,323,823

-1,338,491 0 0 13,655

evelopers Return

Market Housing

Affordable for Rent

First Homes

0 0 0 0

3,548,038 427,275 238,874 -4,214,186



Site 6	Gı	reen 60					
INCOME	Av Size m	2	%	Number 60	Price £/m2	GDV £	GIA m2
	Gross	Net					
Market Housing	98.1	97.90	69.00%	41	4,600	18,644,540	4,063
Affordable Overall			31%	18.6			
Affordable Rent	82.8	82.25	4.34%	3	2,980	638,253	216
Social Rent	82.8	82.25	16.74%	10	1,520	1,255,701	831
Shared Ownership	81.7	81.71	0.00%	0	3,220	0	C
First Homes	81.7	81.71	9.92%	6	2,300	1,118,636	486
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.714 ha	3	35	/ha		21,657,131	5,596
SITE AREA - Gross	2.697 ha	1	22	/ha			
Sales per Quarter	0						
Unit Build Time	3 Q	uarters					
					RU	N Residual MACRO ctr	
		Whole Site	Per ha NET	Per ha GROSS		Clos	ing balance =
Residual Land Value		1,974,915	1,152,034	732,322			
Existing Use Value	•	67,420		25,000	RU	N CIL MACRO ctrl+l	

LAND			/unit or m2	Total		
	Land				1,974,915	
	Stamp Duty			88,246		
	Easements etc.			0		
	Legals /Acquisitio	n	1.50%	29,624	117,870	
Fees						
	Planning			24,480		
	Professional		8.00%	1,030,086	1,054,566	
CONSTRUCTION						
	Build Cost		1,956	10,943,520		
	s106 / CIL / IT			1,500,000		
	Contingency		2.50%	273,588		
	Abnormals	%	0.00%	0		
		£		158,972	12,876,080	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuati	on		0	0	
SALES						
SALES	Agents	%	3.0%	649,714		
	Legals	%	0.5%	108,286		
	-	£/unit	0	0		
	Misc.	%	0.0%	0	758,000	16,781,4
Developers Profit						
Developers Front	Market Housing	% Value	17.50%			3,262,7
	Affordable Housi	ng % Value	17.50%			331,4
	First Homes	% Value	17.50%			195,7

calc				Build Cost		
fee	dwgs	rate				
	60			CO2 Plus	%	
r 50	50	462	23,100		£/m2	
50	10	138	1,380	Acc & Adpt	%	
		Total	24,480		£/m2	
				Water	£/m2	
lc - Residual				Over Extra 1	%	
			1,974,915		£/m2	
		Total	88,246	Over Extra 2	%	
					£/m2	
lc - Residual				Small Site	%	
			1,685,491			
		Total	73,775	Site Costs	Base	
					BNG	
	25,000 £/	Unit (all)				
	To	tal	1,500,000			
	25,000	£/ Unit (all)	1,500,000			
	0	£/m2	0			
		Total	1,500,000			

									Market Housing Affordable Housing		17.50% 17.50%			3,262,795 331,442										
RESIDUAL CASH FLOW FOR INTEREST										% Value	17.50%			195,761										
RESIDUAL CASITI LOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	3,107,423	3,107,423	3,107,423	3,107,423	3,107,423	3,107,423	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	106,376	106,376	106,376	106,376	106,376	106,376	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	209,283	209,283	209,283	209,283	209,283	209,283	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	186,439	186,439	186,439	186,439	186,439	186,439	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	00	0	0	0	0	0	0	0	0	0	0	00	0	0	0	0	0	0
INCOME	0	0	0	0	. 0	0	3,609,522	3,609,522	3,609,522	3,609,522	3,609,522	3,609,522	. 0	0	0	0	. 0	0	0	0	. 0	0	0	0
EXPENDITURE																	1							
Stamp Duty Easements etc.	88,246																							
Legals Acquisition	0 29,624																							
Legals Acquisition	29,024																							
Planning Fee	24,480																							
Professional	515,043		515,043																					
Trolessional	313,043		313,043																					
Build Cost - BCIS Base		0	607,973	1,215,947	1,823,920	1,823,920	1,823,920	1,823,920	1,215,947	607,973	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	83,333	166.667	250,000	250,000	250,000	250.000	166,667	83,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,199	30,399	45,598	45,598	45,598	45,598	30,399	15,199	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	8,832	17,664	26,495	26,495	26,495	26,495	17,664	8,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	108,286	108,286	108,286	108,286	108,286	108,286	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	18,048	18,048	18,048	18,048	18,048	18,048	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	657,393	0	1,230,381	1,430,676	2,146,013	2,146,013	2,272,347	2,272,347	1,557,009	841,671	126,333	126,333	0	0	0	0	0	0	0	0	0	0	0	0
													l				1							
For Residual Valuation Land	1,974,915								<b> </b>				-				-							
Interest		49.356	50.281	74,294	102.512	144.672	187.622	166.068	144.110	108.327	58.461	0	0	0	0	n	0	n	0	0	0	0	0	0
Developers Return	1	43,330	50,201	77,234	102,312	177,072	107,022	100,000	144,110	100,327	30,401	U	0	3	U	0	U	9	U	U	U	U	0	U
Market Housing													l				1							3,262,795
Affordable for Rent													l				1							331,442
First Homes													l				1							195.761
Cash Flow	v -2,632,308	-49,356	-1,280,662	-1,504,969	-2,248,525	-2,290,685	1,149,553	1,171,107	1,908,403	2,659,524	3,424,728	3,483,189	0	0	0	0	0	0	0	0	0	0	0	-3,789,998
Opening Balance		.,	1	, , , , ,	, ,	, ,						1												.,,
Closing Balance	e -2,632,308	-2,681,664	-3,962,326	-5,467,295	-7,715,821	-10,006,506	-8,856,952	-7,685,845	-5,777,442	-3,117,918	306,809	3,789,998	3,789,998	3,789,998	3,789,998	3,789,998	3,789,998	3,789,998	3,789,998	3,789,998	3,789,998	3,789,998	3,789,998	0



												5	ite /												瞔
Site 7	Green	n 60 HD Flats							⊐																·iţi
NCOME	Av Size m2 Gross	Net	%	Number 60	Price £/m	e GDV 2 £	GIA m2		DEVELOPMENT C	COSTS		/unit or m2	Total				Planning fee calc Planning app fee No dwgs	dwgs 60				Build Cost CO2 Plus	%	0.00%	/m2 1,833.93 0.00
Market Housing Affordable Overall	77.7	69.39	69.00% 31%	18.6			3,217			Land Stamp Duty Easements etc.			0	-834,651			No dwgs under 50 No dwgs over 50		462	1,380		Acc & Adpt	£/m2 % £/m2	0.00%	0.00
Affordable Rent Social Rent Shared Ownership First Homes	70.2 70.2 67.7 67.7	63.83 63.83 61.57 61.57	4.34% 16.74% 0.00% 9.92%	10 0	1,52 3,01	0 974,536 0 0	183 705 0 403		Fees	Legals /Acquisition Planning	ı	1.50%	-12,520 24,480				Stamp duty calc - I Land payment	Residual	Total	-834,651		Water Over Extra 1 Over Extra 2	£/m2 % £/m2 %	0.00%	0.10 0.00 0.00 0.00
Grant and Subsidy	Affordable Rent Social Rent				-,	0 0			CONSTRUCTION	Professional		8.00%	877,182	901,662			Stamp duty calc - I Land payment	Residual		375,000		Small Site	£/m2 %	0.00 0.00%	1,852.03
SITE AREA - Net SITE AREA - Gross	Shared Ownership  0.600 ha  0.600 ha		100 100		(	0 0 14,610,646	4,509			Build Cost s106 / CIL / IT Contingency Abnormals	%	2,039 2.50% 0.00%	9,193,638 1,500,000 229,841 0				Pre CIL s106	25,000	£/ Unit (all)	8,250	1	Site Costs	Base BNG	10.00% 0.10%	185.20 1.85 2,039.09
Sales per Quarter Unit Build Time	0 3 Quart	ters							FINANCE		£		41,292	10,964,771			Post CIL s106	25,000	Total £/ Unit (all)	1,500,000 1,500,000					
Residual Land Value	V	Whole Site	Per ha NET -1.391.085	Per ha GROSS -1,391,085	i	RUN Residual MACR	O ctrl+r Closing balance = 0	)		Fees Interest Legal and Valuation	n	0% 7.50%	0	0			Inf Tariff	0 % GDV	£/m2 Total	1,500,000					
Existing Use Value Uplift Plus /ha		15,000 0 360,000	2,000,000	25,000 0 600,000			Closing balance = 3	3,167,593	SALES		%	3.0%						0.00%		0					
	nchmark Land Value		£/m2	625,000		Check on phasing dw corr				Legals Misc.	% £/unit %	0.5% 0 0.0%	0	511,373	11,530,635										
Additional Profit		-4,166,510	-1,295	I					Developers Profi	Market Housing Affordable Housing	g % Value	17.50% 17.50%			2,161,749 257,229										
RESIDUAL CASH FLOW FO	FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	First Homes  Year 3 Q1	% Value	17.50% Q3	Q4	Year 4 Q1	137,886 Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started		Ų1	Q2	10	10	10	10	10	10					Q1								Q1			Q4
Market Housing Affordable Rent					0	0	0	2,058,809 82,557	2,058,809 82,557	2,058,809 82,557	2,058,809 82,557	2,058,809 82,557	2,058,809 82,557	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Shared Ownership					0	0	0	162,423 0	162,423 0	162,423 0	162,423 0	162,423 0	162,423 0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	131,320	131,320	131,320	131,320	131,320	131,320	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	2,435,108	2,435,108	2,435,108	2,435,108	2,435,108	2,435,108	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc.		0																							
Legals Acquisition Planning Fee		-12,520 24,480																							
Professional		438,591		438,591																					
Build Cost - BCIS Base s106/CIL/Tariff			0	510,758 83,333	1,021,515 166,667	1,532,273 250,000	1,532,273 250,000	1,532,273 250,000	1,532,273 250,000	1,021,515 166,667	510,758 83,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	12,769	25,538	38,307	38,307	38,307	38,307	25,538	12,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0	0	2,294	4,588	6,882	6,882	6,882	6,882	4,588	2,294	U	0	U	U	U	U	0	U	U	U	0	U	U	0
Agents Legals Misc.		0 0	0	0	0	0	0	73,053 12,176	73,053 12,176	73,053 12,176	73,053 12,176	73,053 12,176	73,053 12,176	0	0	0	0	0	0	0	0 0	0	0	0 0	0
COSTS BEFORE LAND INT	IT AND PROFIT	450,551	0	1,047,745	1,218,308	1,827,462	1,827,462	1,912,691	1,912,691	1,303,537	694,383	85,229	85,229	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation  Developers Return	Land Interest	-834,651	0	0	12,443	35,520	70,451	106,037	98,230	90,276	70,752	39,440	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable for Rent																									2,161,749 257,229



Green 33 Site 8 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 97.3 Net 97.13 4,600 69.00% 23 10,173,636 2,216 15,246 Market Housing Land Stamp Duty £/m2 % Acc & Adpt 0.00% 44,098 No dwgs over 50 Affordable Overall 10.23 Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,220 2,300 Legals /Acquisition 365,825 719,724 1.50% 16,379 60,478 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 549,637 Over Extra 2 % £/m2 Planning Professional 574,928 8.00% 559,682 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 15.00% Site Costs Build Cost 1,947 5.940.925 s106 / CIL / IT Contingency Abnormals 825,000 148,523 SITE AREA - Net SITE AREA - Gross 11,808,823 6,996,031 81,583 825,000 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 825,000 Inf Tariff Residual Land Value 1,091,963 1,158,142 0.00% RUN CIL MACRO ctrl+l Closing balance = 22,079,593 354,265 59,044 3.0% 0.5% £/unit 413.309 9,136,708 17.50% 17.50% 17.50% 1,780,386 Market Housing % Value Affordable Housing % Value First Homes % Value 189,971 96,187 RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Srant and Substate. Year 1 Q1 Year 4 Q1 Year 6 Q1 Q2 Q2 Q4 Q4 Q4 3 924,876 33,257 65,429 4 1,233,168 44,342 87,239 4 1,233,168 44,342 87,239 924,876 33,257 65,429 924,876 33,257 65,429 1,233,168 44,342 87,239 924,876 33,257 65,429 1,233,168 44,342 87,239 924,876 33,257 65,429 616,584 22,171 43,620 0 49,967 0 66,623 0 66,623 0 49,967 0 66,623 0 49,967 0 49,967 0 66,623 0 49,967 0 33,311 Grant and Subsidy EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 44,098 0 16,379 15,246 279,841 Planning Fee 279.841 rofessional 0 180,028 420,065 uild Cost - BCIS Base 600,093 660,103 600,093 660,103 600,093 660,103 600,093 540,084 300,047 120,019 0 0 0 25,000 58,333 0 4,501 10,502 0 2,472 5,768 
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 ontingency onormals nance Fees 0 egal and Valuation Agents Legals 32,206 5,368 COSTS BEFORE LAND INT AND PROFIT 355.565 706,670 777.337 744,243 191.432 37.574 491.842 494.669 744.243 827,435 744,243 827.435 686.101 390.908 25.049 For Residual Valuatio

62,543 57,541 47,296 42,009

281,990

703.262

546,396

266,743

-3.867.045 -3.335.615 -3.068.872 -2.522.475

28,823 16,564 0 0

653,798 1,223,376 1,035,956 690,637

0 0 0 0

27,141 27,650 37,391

-519,492

-1,447,528

evelopers Return Market Housing Affordable for Rent

First Homes

47,367 61,505 77,233 72,507

252,053 531,431

-838.842

-754,036

-1.994.161 -2.526.220 -3.280.257 -4.119.098

0 0 0 0

1,780,386 189,971

96,187

-2,066,544



Site 9	Green 21																						H
ACOME  Iarket Housing  ffordable Overall  ffordable Rent  ocial Rent  hared Ownership  rst Homes  rant and Subsidy  Affordat	Av Size m2  Gross Net 93.6 93.29  81.5 81.50 81.5 81.50 73.0 73.00 73.00 73.00 ratio lable Rent ocial Rent	69.00% 31% 4.34% 16.74% 0.00%	Number 21 14 6.51 1 4 0 2 2 //ha //ha	4,600 6,217,86 2,980 221,35 1,520 435,48 3,220 2,300 349,76	£ m2 56 1,357 52 74 58 287 0 0 0 152 0 0 0		DEVELOPMENT CO LAND  Fees  CONSTRUCTION  FINANCE	Land Stamp Duty Easements etc. Legals /Acquisition Planning Professional Build Cost 5106 / CIL / IT Contingency Abnormals	% f	/unit or m2  1.50%  8.00%  1,941  2.50%  0.00%	22,988 0 10,046 9,702 343,017 3,628,518 525,000 90,713	33,034 352,719 4,287,710			Planning fee calc Planning app fee No dwgs No dwgs Under 50 No dwgs over 50  Stamp duty calc - Re Land payment  Pre CIL s106  Post CIL s106	25,000	462	0 9,702 669,760		Build Cost CO2 Plus Acc & Adpt Water Over Extra 1 Over Extra 2 Small Site Site Costs	% £/m2 % £/m2 £/m2 % £/m2 % £/m2 % Base BNG	0.00% 0.00% 0.00% 0.00% 0.00 0.00% 15.00%	1,6
Benchmark Lan	-3,014,746	1,116,267	na GROSS 1,116,267 25,000 0 600,000 625,000	RUN Residual MA RUN CIL MACRO ( Check on phasing	Closing balance = ( ctrl+l Closing balance = 3	3,641,845	SALES  Developers Profit	Legals Misc. Market Housing Affordable Housing	% % £/unit %	0% 7.50% 3.0% 0.5% 0 0.0% 17.50% 17.50%	0 216,734 36,122 0 0	252,857	1,088,127 114,947 61,210		Inf Tariff	0 % GDV 0.00%	£/m2 Total	0					
ESIDUAL CASH FLOW FOR INTERES	Year 1 Q1	Q2	Q3 Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME  UNITS Started  Market Housing  Affordable Rent  Social Rent  Shared Ownership  First Homes  Grant and Subsidy	ų Q1		3 4 0 0 0 0 0 0	3 0 0 0 0 0	4 0 0 0 0 0 0	3 888,267 31,622 62,213 0 49,967	4 1,184,355 42,162 82,950 0 66,623	888.267 31,622 62,213 0 49,967	1,184,355 42,162 82,950 0 66,623	888.267 31,622 62,213 0 49,967	1,184,355 42,162 82,950 0 66,623	0 0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 0
INCOME  EXPENDITURE Stamp Duty Easements etc.	22,988	0	0 0				- 0	1 0	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 Acquisition  Planning Fee Professional  Build Cost - BCIS Base s106/CIL/Tariff Contingency Abnormals  Finance Fees	0 10,046 9,702 171,508	0 17 0 2 0 4	71,508 72,787 403.1 5,5000 58.3 4320 10.0 2,070 4.83	69 575,955 33 83,333 79 14,399	633.551 91.667 15.839 7.592	1,032,068 575,955 83,333 14,399 6,901	1,376,090 1,376,090 633,551 91,667 15,839 7,592	1,032,068 1,032,068 403,169 58,333 10,079 4,831	230,382 33,333 5,760 2,761	0 1,032,068	0 1,376,090	0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0 0 0 0 0	0 0
Planning Fee Professional Build Cost - BCIS Base s106/CIL/Tariff Contingency Abnormals	0 10,046 9,702 171,508	0 11 0 2 0 2 0 2	72,787 403,1 25,000 58,33 4,320 10,07	69 575,955 13 83,333 79 14,399 1 6,901	91,667 15,839	575,955 83,333 14,399	633.551 91.667 15.839	403.169 58.333 10.079	230,382 33,333 5,760	0 0 0	0 1,376,090	0 0 0	0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0	0	0	0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0	0
Planning Fee Professional Build Cost - BCIS Base s106/CIL/Tariff Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PROF	0 10,046 9,702 171,508	0 17 0 27 0 4 0 2	72,787 403.1 15,000 58,3: 1,320 10,0: 2,070 4,83	69 575.955 13 83.333 14.399 1 6.901 0 0 12 680.589	91,667 15,839 7,592 0 0	575.955 83.333 14.399 6.901 30.962 5.160	633,551 91,667 15,839 7,592 41,283 6,880	403,169 58,333 10,079 4,831 30,962 5,160	230,382 33,333 5,760 2,761 41,283 6,880	0 0 0 0 30,962 5,160	0 1,376,090 0 0 0 0 0 41,283 6,880	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0	0	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0	0 0 0



												Sit	e 10												慣
Site 10	Gree	en 15																							·LĻ
NCOME	Av Size m2 Gross	Net	%	Number 15	Price £/m2	g GDV	GIA m2		DEVELOPMENT O	COSTS		/unit or m2	Total			]	Planning fee calc Planning app fee No dwgs	dwgs 15	rate	,		Build Cost CO2 Plus	%	0.00%	/n 1,696.4 0.0
Market Housing Affordable Overall Affordable Rent	105.3 82.3	0.00	69.00% 31% 4.34%	10 4.65 1			1,090			Land Stamp Duty Easements etc. Legals /Acquisition		1.50%	8,121	)			No dwgs under 50 No dwgs over 50	15	462 138 <b>Total</b>	0		Acc & Adpt	£/m2 % £/m2 £/m2	0.00%	0.
ocial Rent Shared Ownership First Homes	82.3 74.5 74.5	0.00 74.50 74.50	16.74% 0.00% 9.92%	3 0 1	1,520 3,220	0	207 0 111		Fees	Planning			5,586 6,930	)			Stamp duty calc - Land payment	Residual	Total	372,420 8,121		Over Extra 1	% £/m2 %	0.00%	0
	fordable Rent Social Rent ed Ownership				0	0 0			CONSTRUCTION	Professional  Build Cost		8.00% 1,888	260,509 2,758,114				Stamp duty calc - Land payment	Residual	Total	<b>278,571</b> 3,429		Small Site Site Costs	£/m2 % Base	0.00 0.00% 10.00%	1,714.
SITE AREA - Net SITE AREA - Gross	0.429 ha 0.429 ha		35 35	/ha /ha		5,268,302	1,461			s106 / CIL / IT Contingency Abnormals	% £	2.50% 0.00%	375,000 68,953 ( 54,291	3 )			Pre CIL s106		/ Unit (all)	375,000			BNG	0.10%	1.3 1,887.3
Sales per Quarter Unit Build Time	0 3 Qua	rters							FINANCE	Fees	ī	0%	34,251				Post CIL s106 CIL	25,000	£/ Unit (all) £/m2	375,000 0					
Residual Land Value Existing Use Value		Whole Site 372,420 21,429	Per ha NET 868,979	Per ha GROSS 868,979 50,000	I	RUN Residual MACR	Closing balance = 0	0		Interest Legal and Valuation	n	7.50%	(	0			Inf Tariff	% GDV 0.00%	Total	375,000					
Uplift Plus /ha	0% 600,000 rk Land Value	0 257,143 <b>278,571</b>		600,000 650,000		Check on phasing dw	Closing balance = 8	800,762	SALES		% %	3.0% 0.5% 0	158,049 26,342	2							•				
Additional Profit		-614,724	£/m2 -564			corr	ect		Developers Profi	misc.	£/unit %	0.0%	(		4,094,314	] 1									
									Sevelopers	Market Housing Affordable Housing	% Value g % Value % Value	17.50% 17.50% 17.50%			877,333 0 44,620										
RESIDUAL CASH FLOW FOR INTI	TEREST	Year 1		03		Year 2	02			Year 3		Q3		Year 4				Year 5		Q3		Year 6	Q2		
INCOME UNITS Started		Q1	Q2	Q3 3	Q4 3	Q1 3	Q2 3	Q3 3	Q4	Q1	Q2		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent					0	0	0	1,002,667 0	1,002,667 0	1,002,667 0	1,002,667 0	1,002,667	0	0	0	0	0	0	0	0	0	0	0	0 0	0
Social Rent Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	50,994	50,994	50,994	50,994	50,994	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME		0	0	0	0	0	0	1,053,660	1,053,660	1,053,660	1,053,660	1,053,660	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		8,121 0 5,586		J	Ţ.		•	2,033,000	1,039,000	1,035,035	1,035,000	1,039,000	J		J	J									
Planning Fee Professional		6,930 130,254		130,254																					
Build Cost - BCIS Base			0	183,874	367,749	551,623	551,623	551,623	367,749	183,874	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency Abnormals			0 0 0	25,000 4,597 3,619	50,000 9,194 7,239	75,000 13,791 10,858	75,000 13,791 10,858	75,000 13,791 10,858	50,000 9,194 7,239	25,000 4,597 3,619	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 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		0																							
Agents Legals		0	0	0	0	0	0	31,610 5,268	31,610 5,268	31,610 5,268	31,610 5,268	31,610 5,268	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND P	PROFIT	150,892	0	0 <b>347,345</b>	434,181	651,272	651,272	688,150	471,059	253,969	36,878	36,878	0	0	0	0	0	0	0	0	0	0	0	0	0
						,					,		<u>-</u>		-		-		-	<u>-</u>			-	-	-
For Residual Valuation	Land Interest	372,420	9,812	9,996	16,696	25,150	37,833	50,754	44,852	34,769	20,427	1,745	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return Market Housing Affordable for Rent First Homes												•													877,333 0
												1,015,037	0					<del>                                     </del>					0		44,620 -921,953



Site 11 Brown 120 Housing Number 120 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 93.9 Net 93.90 4,600 69.00% 83 35,766,009 Market Housing Land Stamp Duty £/m2 Acc & Adpt 0.00% 142,148 No dwgs over 50 Affordable Overall 37.2 5 Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,220 2,300 Legals /Acquisition 1.50% 45,795 187,943 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 2,035,187 Over Extra 2 Planning Professional % £/m2 8.00% 2,056,905 2,024,145 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 1,942 20.569.985 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 41,286,532 10,590 25,301,814 3,000,000 86,230 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 3,000,000 Inf Tariff Residual Land Value 4,631,667 926,333 RUN CIL MACRO ctrl+l 0.00% Closing balance = -4,207,679 1,238,596 206,433 £/unit 1.445.029 32,044,658 17.50% 17.50% 17.50% 6,259,052 Market Housing % Value 609,934 356,158 Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Frant and Substitute Year 1 Q1 Year 5 Q1 Year 6 Q1 Q2 Q4 Q2 Q4 2,980,501 97,878 192,566 2,980,501 97,878 192,566 2,980,501 97,878 192,566 2,980,501 97,878 192,566 2,980,501 97,878 192,566 2,980,501 97,878 192,566 2,980,501 97,878 192,566 2,980,501 97,878 192,566 2,980,501 97,878 192,566 2,980,501 97,878 192,566 2,980,501 97,878 192,566 2,980,501 97,878 192,566 0 169,599 0 169,599 0 169,599 0 169,599 0 169,599 0 169,599 0 169,599 0 169,599 0 169,599 0 169,599 0 169,599 0 169,599 Grant and Subsidy 3.440.544 3.440.544 3.440.544 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 142,148 0 45,795 32,760 1,012,073 Planning Fee 1.012.073 ofessional 1,714,165 1,714,1 0 571,388 1,142,777 uild Cost - BCIS Base 0 83,333 166,667 0 28,569 57,139 0 19,537 39,074 
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 ontingency onormals nance Fees 0 egal and Valuation Agents Legals 103,216 17,203 103,216 17,203 103,216 17,203 17,203 17,203 1.232.775 COSTS BEFORE LAND INT AND PROFIT 1.405.656 2.108.484 2.108.484 2.228.904 2.228.904 2.228.904 2.228.904 120,419 120,419 1,714,901 2.228.904 2.228.904 2.228.904 2.228.904 1.526.075 823,247 For Residual Valuatio 80,358 81,864 115,554

192,158 173,042 153,569 133,730

1,058,072 1,077,911

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1,019,483 1,038,598

113,519 92,929 71,953 37,406

1,098,122 1,118,712 1,842,516 2,579,891

-1.994.998 584.893

0 0 0 0

144,076 186,312 229,339 210,921

6.162.866 -7.684.076 -9.936.637 -12.231.433 -11.249.132 -10.248.412 -9.228.929 -8.190.331

982.301 1.000.720

-2,252,561 -2,294,796

evelopers Return Market Housing Affordable for Rent

First Homes

-80.358

-1.796.765 -1.521.210

0 0 0 0

6,259,052 609,934 356,158 -7,225,143



												S	ite 12												ŀŧ
Site 12	В	rown Housing 75																							
<b>COME</b> arket Housing	<b>Av Size</b> m Gross 93.8	n2 Net 93.81		75		£	GIA m2 4,855		DEVELOPMENT C	Land Stamp Duty		/unit or m2	<b>Total</b> 83,872	1,887,448			Planning fee calc Planning app fee No dwgs No dwgs under 50 No dwgs over 50	dwgs 75 50 25	462 138	23,100 3,450		Build Cost CO2 Plus Acc & Adpt	% £/m2 %	0.00%	1,62
ordable Overall ordable Rent cial Rent ared Ownership st Homes	76.1 76.1 70.1 70.1	75.63 75.63 69.57 69.57	3 16.74% 7 0.00%	6 3 6 13 6 0	2,980	1,443,197 0	248 956 0 522		Fees	Easements etc. Legals /Acquisition Planning	n	1.50%	26,550	112,184			Stamp duty calc - F Land payment	tesidual	Total	1,887,448		Water Over Extra 1 Over Extra 2	£/m2 £/m2 % £/m2 %	0.00%	
ant and Subsidy	Affordable Rent Social Rent Shared Ownership				0	0			CONSTRUCTION	Professional  Build Cost s106 / CIL / IT		1,943					Stamp duty calc - F Land payment	tesidual	Total	3,473,750 163,188		Small Site Site Costs	£/m2 % Base BNG	0.00 0.00% 15.00% 3.00%	<b>1,6</b> 2
ITE AREA - Net ITE AREA - Gross ales per Quarter	1.667 h: 2.895 h:	a	45 26			25,698,180	6,580		FINANCE	Contingency Abnormals	% £	5.00% 3.00%	639,375				Pre CIL s106		£/ Unit (all) Total	1,875,000					1,9
Jnit Build Time	3 U	Whole Site	Per ha NET 1,132,469		Ī		Closing balance = 0	ט	FINANCE	Fees Interest Legal and Valuation	on	0% 7.50%					Post CIL s106 CIL Inf Tariff	% GDV	£/ Unit (all) £/m2 Total	1,875,000 0 1,875,000					
xisting Use Value Iplift Plus /h B	20% ha 0 Benchmark Land Value	2,894,792 578,958 0 <b>3,473,750</b>	3	1,000,000 200,000 0 1,200,000	_	Check on phasing dw	Closing balance = -	2,467,378	SALES	Agents Legals	% % £/unit	3.0% 0.5% 0	128,491				L	0.00%		0					
dditional Profit	_	291,939	£/m2 0 60	0			-		Developers Profi	Market Housing Affordable Housin	ng % Value	17.50% 17.50%		899,436	19,923,892 3,907,911 380,932										
RESIDUAL CASH FLOW	FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	First Homes  Year 3 Q1	% Value	17.50% Q3	Q4	Year 4 Q1	208,339 Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
NITS Started larket Housing ffordable Rent ocial Rent nared Ownership rst Homes rant and Subsidy				5	0 0 0 0 0	10 0 0 0 0 0	0 0 0 0 0	10 1,488,728 48,904 96,213 0 79,367	10 2,977,456 97,807 192,426 0 158,734	10 2,977,456 97,807 192,426 0 158,734	10 2,977,456 97,807 192,426 0 158,734	2.977.456 97.807 192.426 0 158.734	2,977,456 97,807 192,426 0 158,734	2,977,456 97,807 192,426 0 158,734	2,977,456 97,807 192,426 0 158,734	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0
INCOM  XPENDITURE tamp Duty asements etc. egals Acquisition	ME	83,872 0 28,312	0	0	0	0	0	1,713,212	3,426,424	3,426,424	3,426,424	3,426,424	3,426,424	3,426,424	3,426,424	0	0	0	0	0	0	0	0	0	0
Planning Fee Professional		26,550 629,566		629,566																					
uild Cost - BCIS Base 106/CIL/Tariff ontingency bnormals			0 0 0 0	284,167 41,667 14,208 9,717	852,500 125,000 42,625 29,151	1,420,833 208,333 71,042 48,586	1,705,000 250,000 85,250 58,303	1,705,000 250,000 85,250 58,303	1,705,000 250,000 85,250 58,303	1,705,000 250,000 85,250 58,303	1,705,000 250,000 85,250 58,303	1,136,666 166,667 56,833 38,869	568,333 83,333 28,417 19,434	0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 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 egal and Valuation		0 0																							
Agents egals Misc.	WAT AND SPORT	0	0	0 0 0	0	0	0	51,396 8,566	102,793 17,132	102,793 17,132	102,793 17,132	102,793 17,132	102,793 17,132	102,793 17,132	102,793 17,132	0	0	0	0	0	0	0 0	0	0	0
COSTS BEFORE LAND I		768,300	0	979,324	1,049,276	1,748,794	2,098,552	2,158,515	2,218,477	2,218,477	2,218,477	1,518,960	819,442	119,925	119,925	0	0	0	0	0	0	0	0	0	0
or Residual Valuation Developers Return	n Land Interest	1,887,448	49,795	50,729	70,042	91,030	125,526	167,228	178,713	159,415	139,755	119,726	86,206	38,941	0	0	0	0	0	0	0	0	0	0	0

evelopers Return

Market Housing

Affordable for Rent

First Homes

3,907,911 380,932 208,339 -4,497,181



												S	ite 13												H
iite 13		Brown Housing 30	0						]																
СОМЕ	Av Size	m2		% Number	er Price 30 £/m2		GIA m2		DEVELOPMENT C	OSTS						1	Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			1,6
arket Housing	Gross 94.4	Ne 94.3			21 4,600		1,954		LAND	Land		/unit or m2	Total	765,931			No dwgs No dwgs under 50	30				CO2 Plus	% £/m2	0.00%	-,-
ordable Overall					.3					Stamp Duty Easements etc.			27,797 0				No dwgs over 50	0		0		Acc & Adpt	% £/m2	0.00%	
ordable Rent ial Rent	81.5 81.5	81.5	0 16.74	1%	1 2,980 5 1,520	622,125	106 409			Legals /Acquisition	1	1.50%	11,489	39,286			Stamp duty calc - F	Residual				Water Over Extra 1	£/m2 %	0.00%	
ared Ownership st Homes	74.7 74.7	74.6 74.6			0 3,220 3 2,300	0 0 511,078	0 222		Fees	Planning			13,860				Land payment		Total	<b>765,931</b> 27,797		Over Extra 2	£/m2 %	0.00%	
ant and Subsidy	Affordable Rent Social Rent				(	0 0			CONSTRUCTION	Professional		8.00%	512,552	526,412			Stamp duty calc - F	Residual		800.000		Small Site	£/m2 %	0.00 0.00%	
	Shared Ownership				(	0			CONSTRUCTION	Build Cost s106 / CIL / IT		1,939	5,217,601 750.000				Land payment		Total	000,000		Site Costs	Base BNG	15.00% 3.00%	
E AREA - Net E AREA - Gross	0.667 0.667	ha ha			na na	10,436,375	2,691			Contingency Abnormals	%	5.00% 3.00%	260,880				Pre CIL s106	25,000	£/ Unit (all)				BING	3.00%	1,
es per Quarter	0		1	,							£		21,895						Total	750,000					
nit Build Time	3	Quarters							FINANCE	Fees		0%					Post CIL s106 CIL	25,000 0		750,000 0					
		Whole Site	Per ha NET		_	RUN Residual MACE	RO ctrl+r Closing balance =	0		Interest Legal and Valuation	n	7.50%		0					Total	750,000					
esidual Land Value cisting Use Value		<b>765,93</b> 666,66	1,148,89 7	97 1,148,89 1,000,00	00	RUN CIL MACRO ctr	I+I										Inf Tariff	% GDV 0.00%		0					
olift Plus /h			0	200,00	0		Closing balance =	-245,884	SALES	Agents	%	3.0%													
Ве	enchmark Land Value	800,00		1,200,00	00	Check on phasing dv cort				Legals	% £/unit	0.5% 0	0												
Iditional Profit		173,63	£/m2 3	89						Misc.	%	0.0%	0	365,273	8,103,807	7									
									Developers Profit	Market Housing		17.50%			1,572,717										
ESIDUAL CASH FLOW	FOR INTEREST									Affordable Housin First Homes	g % Value % Value	17.50% 17.50%			164,210 89,439	9									
NCOME	FOR INTEREST	Year 1 Q1	02	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
NITS Started farket Housing		ų i	Q2	3	4 0	3	4	3 898,695	4 1,198,261	3 898,695	4 1,198,261	2 898,695	1,198,261	898,695	1,198,261	599,130	0	QI	0	Q3	0	Qı	QZ	Q3	0
ffordable Rent ocial Rent					0	0	0	31,622 62,213	42,162 82,950	31,622 62,213	42,162 82,950	31,622 62,213	42,162 82,950	31,622 62,213	42,162 82,950	21,081 41,475	0	0	0	0	0	0	0	0	0
hared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
irst Homes irant and Subsidy					0	0	0	51,108 0	68,144 0	51,108 0	68,144 0	51,108 0	68,144 0	51,108 0	68,144 0	34,072 0	0	0	0	0	0	0	0	0	0
INCOM	E	0	0	0	0	0	0	1,043,637	1,391,517	1,043,637	1,391,517	1,043,637	1,391,517	1,043,637	1,391,517	695,758	0	0	0	0	0	0	0	0	0
XPENDITURE tamp Duty		27,797																							
asements etc. egals Acquisition		0 11,489																							
lanning Fee		13,860																							
rofessional		256,276		256,276																					
ild Cost - BCIS Base 06/CIL/Tariff			0	173,920 25,000	405,813 58,333	579,733 83,333	637,707 91,667	579,733 83,333	637,707 91,667	579,733 83,333	637,707 91,667	521,760 75,000	347,840 50,000	115,947 16,667	0	0	0	0	0	0	0	0	0	0 0	0
ntingency normals			0	8,696 5,947	20,291 13,877	28,987 19,825	31,885 21,807	28,987 19,825	31,885 21,807	28,987 19,825	31,885 21,807	26,088 17,842	17,392 11,895	5,797 3,965	0	0	0	0	0 0	0 0	0 0	0	0	0 0	0
nance Fees		0																							
gal and Valuation		0																							
ents gals		0 0	0	0	0 0	0	0	31,309 5,218	41,745 6,958	31,309 5,218	41,745 6,958	31,309 5,218	41,745 6,958	31,309 5,218	41,745 6,958	20,873 3,479	0 0	0	0 0	0	0	0	0	0 0	0
sc. ISTS BEFORE LAND IN	NT AND PROFIT	309,422	0	0 <b>469,840</b>	498,315	711,878	783,066	748,406	831,769	748,406	831,769	677,218	475,830	178,903	48,703	24,352	0	0	0	0	0	0	0	0	0
Davidool Velor		705 004																							
r Residual Valuation	Land Interest	765,931	20,163	20,541	29,736	39,637	53,727	69,417	65,183	55,910	51,423	41,892	35,807	19,309	3,457	0	0	0	0	0	0	0	0	0	0
welopers Return  Market Housing																									1,572,71 164,210
Affordable for Ren First Home	S	1 075 252	20.162	400 301	E30 0F0	754 545	-836,794	225.045	404.564	220.222	500 225	224 520	070 000	045 435	1 220 250	674 407	1 0			0 1	^		1 0		89,439
	Cash Flow Opening Balance		-20,163	-490,381	-528,050	-751,515	-83b,/94	225,815	494,564	239,322	508,325	324,528	879,880	845,425	1,339,356	671,407	U U	U	U	U	U	U	U	U	-1,826,36



											310	16 14												闡
Site 14	E	Brown Housing 18																						-
INCOME	Av Size n	m2	%	Number 18			GIA m2	DEVELOPMEN	T COSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			/m2 1,630.90
Market Housing	Gross 93.8	Net 93.83					1,165	LAND	Land		/unit or m2	Total	474,080			No dwgs No dwgs under 50	18		8,316		CO2 Plus	% £/m2	0.00%	0.00
Affordable Overall			31%	5.58					Stamp Duty Easements etc.			13,204 0				No dwgs over 50	0	138 Total	0 8,316		Acc & Adpt	% £/m2	0.00%	0.00 0.00 18.00
Affordable Rent Social Rent	70.2 70.2	69.25 69.25	16.74%	3	1,520	0 317,169	55 212		Legals /Acquisition	n	1.50%	7,111	20,315			Stamp duty calc - I	Residual				Water Over Extra 1	£/m2 %	0.00%	0.10 0.00
Shared Ownership First Homes	77.0 77.0	77.00 77.00					0 137	Fees	Planning			8,316				Land payment		Total	474,080 13,204		Over Extra 2	£/m2 %	0.00%	0.00 0.00 0.00
Grant and Subsidy	Affordable Rent				(			CONCERNICE	Professional		8.00%	300,858	309,174			Stamp duty calc - I	Residual		480.000		Small Site	£/m2 %	0.00 0.00%	0.00
	Social Rent Shared Ownership				(	0 0		CONSTRUCTIO	Build Cost s106 / CIL / IT		1,946	3,053,705 450,000				Land payment		Total			Site Costs	Base BNG	15.00% 3.00%	<b>1,649.00</b> 247.35 49.47
SITE AREA - Net SITE AREA - Gross	0.400 h 0.400 h		45 45	/ha /ha		6,155,498	1,569		Contingency Abnormals	%	5.00% 3.00%	152,685 91,611				Pre CIL s106	25,000	£/ Unit (all)				BING	3.00%	1,945.82
Sales per Quarter	0		1	,						£		12,728						Total	450,000					
Unit Build Time		Quarters	]					FINANCE	Fees		0%	0				Post CIL s106 CIL	25,000 0	£/ Unit (all) £/m2	450,000 0					
		Whole Site	Per ha NET	Per ha GROSS	_	RUN Residual MACRO	ctrl+r losing balance = 0		Interest Legal and Valuation	on	7.50%	0	0					Total	450,000					
Residual Land Value Existing Use Value		474,080 400,000	1,185,199	1,000,000	l	RUN CIL MACRO ctrl+l										Inf Tariff	% GDV 0.00%		0					
Uplift Plus /h		80,000 0		200,000 0			losing balance = -203,252	SALES	Agents	%	3.0%	184,665												
В	Benchmark Land Value	480,000		1,200,000	l	Check on phasing dwgs correct			Legals	% £/unit	0.5% 0	30,777 0												
Additional Profit		175,003	£/m2	]					Misc.	%	0.0%	0	215,442	4,779,741										
								Developers Pro	Market Housing		17.50%			938,155										
RESIDUAL CASH FLOW	/ EOR INTEREST								Affordable Housir First Homes	% Value	17.50% 17.50%			83,717 55,340										
INCOME	TORINTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2 Q	3 Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing		~.	~-	3	4	3	4 3 0 893.	3 1		1,191,308	893,481	297,827	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0 26.8 0 52.8	35,825	26,869	35,825 70,482	26,869 52,862	8,956 17,621	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership First Homes					0	0	0 0 0 52,7	0	0	0 70,273	0 52,705	0 17,568	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOM	ЛЕ	0	0	0	0	0	0 0	0	0	0 1,367,888	0 1,025,916	0 341,972	0	0	0	0	0	0	0	0	0	0	0 0	0
EXPENDITURE																								
Stamp Duty Easements etc.		13,204 0																						
Legals Acquisition		7,111																						
Planning Fee Professional		8,316 150,429		150,429																				
Build Cost - BCIS Base s106/CIL/Tariff			0	169,650 25,000	395,851 58,333	565,501 83,333	622,051 565, 91,667 83,3		226,200 33,333	56,550 8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	8,483 5,797	19,793 13,525	28,275 19,322	31,103 28,2 21,254 19,3	275 22,620	11,310	2,828 1,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0		0,707	10,020	10,022	2,,207	10,430	1,123	1,002								•						
Legal and Valuation		0																						
Agents Legals		0	0	0	0 0	0	0 30,7 0 5,1		30,777 5,130	41,037 6,839	30,777 5,130	10,259 1,710	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND I	INT AND PROFIT	179,060	0	0 <b>359,359</b>	487,502	696,431	766,075 732,			117,519	35,907	11,969	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land	474.090																						
For Residual Valuation  Developers Return	n Land Interest	474,080	12,246	12,476	19,448	28,953	42,554 57,7	716 53,294	39,989	27,399	4,469	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housir Affordable for Rer																								938,155 83,717
	-					1							ı				1				1			



												310	- 13												Ϊ́
Site 15	В	rown Housing 9																							
INCOME	Av Size m	12	%	Number 9	Price £/m2		GIA m2		DEVELOPMENT (	COSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			1,638
Market Housing	Gross 95.0	Net 95.00		6	4,600		590		LAND	Land		/unit or m2	Total	303,766			No dwgs No dwgs under 50	9 9	462	4,158		CO2 Plus	% £/m2	0.00%	0
Affordable Overall			31%	2.79						Stamp Duty Easements etc.			4,688 0				No dwgs over 50	0	138 Total			Acc & Adpt	% £/m2	0.00%	18
fordable Rent ocial Rent	77.0 77.0	77.00 77.00	16.74%	0	1,520	176,332	30 116			Legals /Acquisition	1	1.50%	4,556	9,245			Stamp duty calc - R	esidual				Water Over Extra 1	£/m2 %	0.00%	
ared Ownership est Homes	70.0 70.0	70.00 70.00		0	3,220 2,300		62		Fees	Planning Professional		8.00%	4,158 147,636	151,794			Land payment		Total	303,766 4,688		Over Extra 2	£/m2 %	0.00% 0.00	
ant and Subsidy	Affordable Rent Social Rent				0	-			CONSTRUCTION			8.00%	147,030	151,/94			Stamp duty calc - R Land payment	esidual		240.000		Small Site	£/m2 %	0.00%	1,6
	Shared Ownership				0					Build Cost s106 / CIL / IT		1,871	1,494,395 225,000				cana payment		Total			Site Costs	Base BNG	10.00% 3.00%	
E AREA - Net E AREA - Gross	0.200 h 0.200 h		45 45	/ha /ha		3,123,470	799			Contingency	%	5.00% 3.00%	74,720 44,832				Pre CIL s106	25,000	£/ Unit (all)						1,8
es per Quarter	0		1								£		6,503	1,845,450					Total	225,000					
it Build Time	3 Q	luarters	ļ						FINANCE	Fees		0%	0				Post CIL s106 CIL	25,000 0	£/m2	0					
		Whole Site	Per ha NET	Per ha GROSS	1	RUN Residual MACRO	Octrl+r Closing balance = 0			Interest Legal and Valuatio	n	7.50%	0	0					Total	225,000					
isting Use Value		<b>303,766</b> 200,000	2,522,525	1,000,000		RUN CIL MACRO ctrl-	4										Inf Tariff	% GDV 0.00%		0					
lift Plus /h		40,000 0		200,000			Closing balance = -87	7,566	SALES	Agents	%	3.0%	93,704												
Ве	enchmark Land Value	240,000		1,200,000		Check on phasing dwg				Legals	% £/unit %	0.5%	15,617 0	109,321	2 440 575										
ditional Profit		151,284	£/m2 256							Misc.	%	0.0%	0	109,321	2,419,576										
									Developers Profi	Market Housing Affordable Housin		17.50% 17.50%			474,910 46,543										
RESIDUAL CASH FLOW	FOR INTEREST									First Homes	% Value	17.50%			25,155										
NCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
NITS Started arket Housing fordable Rent				3	0	0	0	904,590	904,590	904,590	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
icial Rent ared Ownership					0 0 0	0	0	29,876 58,777 0	29,876 58,777 0	29,876 58,777 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
irst Homes irant and Subsidy					0	0	0	47,914 0	47,914 0	47,914 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	E T	0	0	0	ő	0	0	1,041,157	1,041,157	1,041,157	0	Ö	0	0	Ō	0	0	Ö	0	0	0	0	0	o o	0
XPENDITURE stamp Duty		4,688																							
asements etc. egals Acquisition		0 4,556																							
lanning Fee		4,158																							
ofessional		73,818		73,818																					
uild Cost - BCIS Base .06/CIL/Tariff ontingency			0 0 0	166,044 25,000 8,302	332,088 50,000 16,604	498,132 75,000 24,907	332,088 50,000 16,604	166,044 25,000 8,302	0 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 0
onormals			0	5,704	11,408	17,112	11,408	5,704	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
nance Fees gal and Valuation		0																							
gents		0	0	0	0	0	0	31,235	31,235	31,235	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals 1isc.		0	0	0	0	0	0	5,206	5,206	5,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND IN	NT AND PROFIT	87,221	0	278,868	410,100	615,150	410,100	241,490	36,440	36,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
or Residual Valuation	Land Interest	303,766	7,331	7,468	12,837	20,767	32,691	40,993	26,768	8,431	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return  Market Housing			7,331	7,400	12,037	20,707	32,091	40,555	20,708	0,431	U	U	U	U	U	U	U	U	U	U	U	U	U	U	474,910
Affordable for Ren																						1			46,543



												Site	10												脚
Site 16	В	Brown Housing 6																							-
INCOME	Av Size n	m2	%	Number 6		e GDV 2 f	GIA m2	DEVELO	PMENT COST	TS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			/m2 1,638.73
Market Housing	Gross 95.8	Net 95.75					396	LAND		Land		/unit or m2	Total	214,199			No dwgs No dwgs under 50	6	462			CO2 Plus	% £/m2	0.00%	0.00
Affordable Overall	33.0	33.73	31%			1,023,403	330		9	Stamp Duty Easements etc.			1,284 0	224,233			No dwgs over 50	0	138 Total	0		Acc & Adpt	% £/m2	0.00%	0.00 0.00 18.00
Affordable Rent Social Rent	70.0 70.0	70.00 70.00	4.34%	0	2,98	0 54,319 0 106,868	18 70			Legals /Acquisition		1.50%	3,213	4,497			Stamp duty calc - F	Residual				Water Over Extra 1	£/m2 %	0.00%	0.10
Shared Ownership First Homes	70.0 70.0 70.0	70.00 70.00	0.00%	0	3,22	0 0	0	Fees		Planning			2,772				Land payment	nesiduai	Total	214,199 1,284		Over Extra 2	£/m2 %	0.00%	0.00 0.00 0.00
Grant and Subsidy	Affordable Rent	70.00	3.32/0	1		0 93,827	42			Professional		8.00%	97,526	100,298			Stamp duty calc - F	Pocidual	Total	1,204		Small Site	£/m2 %	0.00% 0.00%	0.00
Grant and Subsidy	Social Rent					-		CONSTR		Build Cost		1,872	985,920				Land payment	nesiduai	Tatal	160,000				10.00%	1,656.83 165.68
SITE AREA - Net	Shared Ownership 0.133 h		45	<i>(</i> ).	,				9	s106 / CIL / IT		5.00%	150,000						Total	200		Site Costs	Base BNG	3.00%	49.70
SITE AREA - Net SITE AREA - Gross	0.133 h		45 45	/ha /ha		2,080,478	527			Contingency Abnormals %		3.00%	49,296 29,578				Pre CIL s106		£/ Unit (all)						1,872.22
Sales per Quarter	0		1							£			4,285	1,219,079					Total	150,000					
Unit Build Time	3 C	Quarters						FINANCI	1	Fees		0%	0				Post CIL s106 CIL	25,000 0		0					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACRO	ctrl+r Closing balance = 0			Interest Legal and Valuation		7.50%	0	0					Total	150,000					
Residual Land Value Existing Use Value		214,199 133,333	2,000,101	1,000,000	l	RUN CIL MACRO ctrl+l											Inf Tariff	% GDV 0.00%		0					
Uplift Plus /h	20% na 0	26,667 0		200,000 0	_		Closing balance = -24,545	5 SALES	,	Agents %		3.0%	62,414												
В	Senchmark Land Value	160,000		1,200,000	l	Check on phasing dwgs			I	Legals % £/	'unit	0.5%	10,402 0												
Additional Profit		81,679	£/m2	1			<u>-</u>			Misc. %		0.0%	0	72,817	1,610,890										
								Develop	ers Profit	Market Housing %	Value	17.50%			319,106										
										Affordable Housing %		17.50% 17.50% 17.50%			28,208 16,770										
RESIDUAL CASH FLOW	/ FOR INTEREST	Year 1				Year 2				Year 3			1	Year 4	,			Year 5				Year 6			1
INCOME UNITS Started		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent				2	0	0	0 6		7,821 8,106	607,821 18,106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0 3	35,623 35	5,623	35,623	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership First Homes					0	0	0 3		0 1,942	0 31,942	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOM	1E	0	0	0	0	0	0 6	0 593,493 69	0	0 693,493	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0 0	0
EXPENDITURE																									
Stamp Duty Easements etc.		1,284 0																							
Legals Acquisition		3,213																							
Planning Fee Professional		2,772 48,763		48,763																					
Build Cost - BCIS Base			0		219,093	328,640	219,093 1	09,547	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency			0	16,667 5,477	33,333 10,955	50,000 16,432	10,955	5,477	0	0	0	0	0	0	0	0	0	0	0	0 0	0 0	0	0	0 0	0
Abnormals			0	3,763	7,525	11,288			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents		0	0	0	0	0	0 2	20,805 20	0,805	20,805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0			3,467	3,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND I	INT AND PROFIT	56,032	0	184,216	270,906	406,360	270,906 1	159,725 24	4,272	24,272	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land	214,199																				+			
Developers Return	Interest		5,067	5,162	8,713	13,956	21,836	27,325 17	7,830	5,616	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housin																									319,106 28,208
	-					1												1				1			,



Site 17	Flats	225					
INCOME	Av Size m2		%	Number	Price	GDV	GIA
				225	£/m2	£	m2
	Gross	Net					
Market Housing	76.8	68.58	69.00%	155	4,300	45,782,724	11,925
Affordable Overall			31%	69.75			
Affordable Rent	69.8	63.43	4.34%	10	2,980	1,845,664	681
Social Rent	69.8	63.43	16.74%	38	1,520	3,631,162	2,628
Shared Ownership	70.6	64.17	0.00%	0	3,010	0	C
First Homes	70.6	64.17	9.92%	22	2,150	3,079,578	1,576
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.250 ha		100	/ha		54,339,128	16,810
SITE AREA - Gross	3.000 ha		75	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quar	ters					

RUN CIL MACRO ctrl+I

Closing balance = -9,485,709

LAND			/unit or m2	Total		
	Land				-2,554,335	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-38,315	-38,315	
Fees						
	Planning			47,250		
	Professional		8.00%	3,260,644	3,307,894	
CONSTRUCTION						
	Build Cost		1,928	32,404,883		
	s106 / CIL / IT			5,625,000		
	Contingency		5.00%	1,620,244		
	Abnormals	%	3.00%	972,146		
		£		135,778	40,758,052	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation	ı		0	0	
SALES						
	Agents	%	3.0%	1,630,174		
	Legals	%	0.5%	271,696		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,901,869	43,375,16
Developers Profit	Market Hamilton	0/1/-1	47.500/			0.044.07
	Market Housing	% Value	17.50%			8,011,971 958.44
	Affordable Housing	% Value	17.50%			

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	225		
No dwgs under 50	50	462	23,100
No dwgs over 50	175	138	24,150
		Total	47,250
Stamp duty calc - Residual			
Land payment			-2,554,335
		Total	0
Stamp duty calc - Residual			
Land payment			3,600,000
		Total	169,500
		i Ulai	105,300
		Total	103,300
Pre CIL s106	25,000 £/		109,300
Pre CIL s106	25,000 £/ To	Unit (all)	5,625,000
Pre CIL s106		Unit (all)	
	To	Unit (all) tal	5,625,000

Build Cost			/m2
			1,615.61
CO2 Plus	%	0.00%	0.00
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		18.00
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,633.71
Site Costs	Base	15.00%	245.06
	BNG	3.00%	49.01
			1 927 77

										Market Housing Affordable Housing	g % Value	17.50% 17.50%			8,011,977 958,445	il .									
ESIDUAL CASH FLOW FOR I	INTEREST									First Homes	% Value	17.50%			538,926										
ESIDUAL CASH FLOW FOR I	INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
NCOME		Q1	Ω2	Ο3	04	Q1	Q2	Q3	04	Q1	Q2	Q3	Q4	01	Q2	Q3	Q4	Q1	Q2	03	Q4	Q1	Q2	Q3	Q4
NITS Started		- Q1	Q2	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	Q2	- QJ	Q4	Q1	Q2	- QJ	Q4
Tarket Housing				13	0	0	0	3,052,182	3,052,182	3,052,182	3,052,182	3,052,182	3,052,182	3,052,182	3,052,182	3,052,182	3,052,182	3,052,182	3,052,182	3,052,182	3,052,182	3,052,182	0	0	0
ffordable Rent					0	0	0	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	0	0	0
ocial Rent					0	0	0	242,077	242,077	242,077	242,077	242,077	242,077	242,077	242,077	242,077	242,077	242,077	242,077	242,077	242,077	242,077	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	205,305	205,305	205,305	205,305	205,305	205,305	205,305	205,305	205,305	205,305	205,305	205,305	205,305	205,305	205,305	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n
INCOME	· ·	0	0	0	0	0	0	3.622.609	3.622.609	3.622.609	3.622.609	3.622.609	3.622.609	3.622.609	3.622.609	3.622.609	3.622.609	3.622.609	3.622.609	3.622.609	3.622.609	3.622.609	0	0	0
						T		3,022,003	3,022,003	3,022,003	3,022,003	3,022,003	3,022,003	3,022,003	3,022,003	3,022,003	3,022,003	3,022,003	3,022,003	3,022,003	3,022,003	3,022,003			
XPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
egals Acquisition		-38,315																							
lanning Fee		47,250																							
rofessional		1,630,322		1,630,322																					
Build Cost - BCIS Base			0	720,109	1,440,217	2,160,326	2,160,326	2,160,326	2,160,326	2,160,326	2,160,326	2,160,326	2,160,326	2,160,326	2,160,326	2,160,326	2,160,326	2,160,326	1,440,217	720,109	0	0	0	0	0
106/CIL/Tariff			0	125,000	250,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	250,000	125,000	0	0	0	0	0
Contingency			0	36,005	72,011	108,016	108,016	108,016	108,016	108,016	108,016	108,016	108,016	108,016	108,016	108,016	108,016	108,016	72,011	36,005	0	0	0	0	0
Abnormals			0	24,621	49,241	73,862	73,862	73,862	73,862	73,862	73,862	73,862	73,862	73,862	73,862	73,862	73,862	73,862	49,241	24,621	0	0	0	0	0
inance Fees		0																							
egal and Valuation		0																							
cgarana valuation		U																							
Agents		0	0	0	0	0	0	108,678	108,678	108,678	108,678	108,678	108,678	108,678	108,678	108,678	108,678	108,678	108,678	108,678	108,678	108,678	n	0	0
egals		0	0	0	0	0	0	18,113	18,113	18,113	18,113	18,113	18,113	18,113	18,113	18,113	18,113	18,113	18,113	18,113	18,113	18,113	0	0	0
Misc.		Ü	· ·	0	· ·		•	10,113	10,113	10,113	10,113	10,113	10,115	10,115	10,113	10,113	10,113	10,113	10,115	10,115	10,115	10,113	•	Ü	•
OSTS BEFORE LAND INT AN	ND PROFIT	1.639.257	0	2.536.057	1.811.469	2.717.203	2.717.203	2.843.995	2.843.995	2.843.995	2.843.995	2.843.995	2.843.995	2.843.995	2.843.995	2.843.995	2.843.995	2.843.995	1.938.260	1.032.526	126.791	126.791	0	0	0
		_,,,		_,	_,		_,,	_,_,_,	_,,	_,_,_,	_,	_,,,	_,,,		_,,	_,,	_,,	_,_,_,	_,,	_,			-	-	
For Residual Valuation	land	2 554 225				1				-				<del>                                     </del>				ļ				-			
or Residual Valuation	Land Interest	-2,554,335	0	0	30.393	64.928	117,093	170,236	158.829	147,208	135.369	123,309	111,022	98,504	85.752	72,761	59,526	46.043	32.308	1.332	0	0	n	0	0
evelopers Return	c.cst		Ü	•	30,333	01,320	11,,033	1,0,230	130,023	117,200	200,000	125,505	111,022	30,301	03,732	,2,,02	33,320	10,013	32,300	1,002	•		· ·	•	
Market Housing																		1							8,011,977
Affordable for Rent																		1							958,445
First Homes						1																			538,926
st rionies	Cash Flow	915.078	0	-2.536.057	-1.841.862	-2.782.132	-2.834.297	608.377	619.785	631.406	643.244	655.305	667.592	680.110	692.862	705.853	719.087	732,570	1.652.041	2.588.751	3.495.817	3.495.817	0	0	-9.509.347
(	Opening Balance	0		_,:50,057	2,542,002	27. 32,132	-,554,257	223,577	223,703	222,100	2.3,244	223,303	227,332	223,220	112,002	. 13,033	. 25,007	122,570	2,232,042	2,230,732	2,.23,027	2, 33,017	Ť	<u> </u>	2,303,347
	Closing Balance	915.078	915.078	-1.620.979	-3.462.841	-6.244.973	-9.079.270	-8.470.892	-7.851.108	-7.219.702	-6.576.458	-5.921.152	-5.253.560	-4.573.451	-3.880.589	-3.174.736	-2.455.649	-1.723.078	-71.038	2.517.713	6.013.530	9,509,347	9,509,347	9,509,347	0



												5	ite 18												慣
Site 18	Flats	90																							
INCOME  Market Housing	Av Size m2 Gross 76.9	Net 68.63	% 69.00%	<b>Number</b> 90 62	Price £/m2 4,300	£	m2		DEVELOPMENT C	Land		/unit or m2		-2,974,519			Planning fee calc Planning app fee No dwgs No dwgs under 50		46.	2 23,100		Build Cost CO2 Plus	% £/m2	0.00%	0.0
Affordable Overall Affordable Rent Social Rent Shared Ownership	68.8 68.8 69.2	62.53 62.53 62.89	31% 4.34% 16.74% 0.00%	27.9 4 15 0	2,980 1,520 3,010	1,431,873			Fees	Stamp Duty Easements etc. Legals /Acquisitio	n	1.50%	-44,618				No dwgs over 50  Stamp duty calc - R Land payment	40 Residual	13 Tota			Acc & Adpt Water Over Extra 1	% £/m2 £/m2 % £/m2	0.00%	18. 0.
irst Homes Grant and Subsidy	69.2 Affordable Rent Social Rent	62.89	9.92%	9	2,150 0 0		618		CONSTRUCTION	Planning Professional		8.00%		1,477,816			Stamp duty calc - R Land payment	Residual	Tota			Over Extra 2 Small Site	% £/m2 %	0.00% 0.00 0.00%	0. 0. 0. <b>1,852.</b>
SITE AREA - Net SITE AREA - Gross	Shared Ownership 0.900 ha 0.900 ha		100 100	/ha /ha	0	0 <b>21,692,847</b>	6,696			Build Cost s106 / CIL / IT Contingency Abnormals	% f	2,185 5.00% 3.00%	2,250,000 731,646				Pre CIL s106	25,000	f/ Unit (all)		]	Site Costs	Base BNG	15.00% 3.00%	
Sales per Quarter Unit Build Time	0 3 Qua					RUN Residual MACI	RO ctrl+r		FINANCE	Fees Interest	r	0% 7.50%					Post CIL s106 CIL	25,000 0	£/ Unit (al	0					
Residual Land Value Existing Use Value Uplift	20%	Whole Site -2,974,519 900,000 180,000	Per ha NET -3,305,021	Per ha GROSS -3,305,021 1,000,000 200,000		RUN CIL MACRO ctr	Closing balance =  I+I  Closing balance =		SALES	Legal and Valuation			0				Inf Tariff	% GDV 0.00%	· · · · · · · · · · · · · · · · · · ·	0					
	na 0 enchmark Land Value		:/m2	1,200,000		Check on phasing du		]		Agents Legals Misc.	% % £/unit %	3.0% 0.5% 0 0.0%	108,464 0		17,332,880										
Additional Profit		157,918	33						Developers Profit	t Market Housing Affordable Housin First Homes	% Value ng % Value % Value	17.50% 17.50% 17.50%			3,207,052 377,943 211,254										
RESIDUAL CASH FLOW	FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing Affordable Rent Social Rent Shared Ownership First Homes Grant and Subsidy				10	10 0 0 0 0 0	10 0 0 0 0 0	10 0 0 0 0	10 2,036,223 80,867 159,097 0 134,129	10 2,036,223 80,867 159,097 0 134,129	10 2,036,223 80,867 159,097 0 134,129	10 2.036,223 80.867 159.097 0 134,129	10 2.036,223 80,867 159,097 0 134,129	2.036,223 80.867 159.097 0 134,129	2,036,223 80,867 159,097 0 134,129	2,036,223 80,867 159,097 0 134,129	2,036,223 80,867 159,097 0 134,129	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
INCOM	1E	0	0	0	0	0	0	2,410,316	2,410,316	2,410,316	2,410,316	2,410,316	2,410,316	2,410,316	2,410,316	2,410,316	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		0 0 -44,618																							
Planning Fee Professional		28,620 724,598		724,598																					
Build Cost - BCIS Base s106/CIL/Tariff Contingency Abnormals	<u>-</u>		0 0 0 0	541,960 83,333 27,098 18,533	1,083,920 166,667 54,196 37,065	1,625,881 250,000 81,294 55,598	1,625,881 250,000 81,294 55,598	1,625,881 250,000 81,294 55,598	1,625,881 250,000 81,294 55,598	1,625,881 250,000 81,294 55,598	1,625,881 250,000 81,294 55,598	1,625,881 250,000 81,294 55,598	1,083,920 166,667 54,196 37,065	541,960 83,333 27,098 18,533	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 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		0																							
Agents Legals Misc.		0 0	0	0	0	0	0 0	72,309 12,052	72,309 12,052	72,309 12,052	72,309 12,052	72,309 12,052	72,309 12,052	72,309 12,052	72,309 12,052	72,309 12,052	0 0	0	0 0	0	0 0	0	0	0 0	0
COSTS BEFORE LAND I	NT AND PROFIT	708,600	0	0 1,395,522	1,341,848	2,012,772	2,012,772	2,097,133	2,097,133	2,097,133	2,097,133	2,097,133	1,426,209	755,285	84,361	84,361	0	0	0	0	0	0	0	0	0
For Residual Valuation  Developers Return	Land Interest	-2,974,519	0	0	0	8,840	46,745	85,361	81,089	76,737	72,304	67,788	63,186	45,919	15,748	0	0	0	0	0	0	0	0	0	0

evelopers Return

Market Housing

Affordable for Rent

First Homes

3,207,052 377,943 211,254 -3,796,248



												Si	ite 19												H
Site 19		Flats 35																							
ОМЕ	Av Size Gross		%	Number	Price £/m2			!	DEVELOPMENT O	COSTS		/unit or m2	Total			]	Planning fee calc Planning app fee	dwgs 35				Build Cost CO2 Plus	%	0.00%	1,8
rket Housing	77.5	69.17	69.00%			7,182,613	1,871	ı	LAND	Land Stamp Duty		/unit or m2	0	-1,283,947			No dwgs No dwgs under 50 No dwgs over 50	35 0	462 138	0		Acc & Adpt	£/m2 %	0.00%	ź
ordable Overall ordable Rent tial Rent	71.8 71.8			5 2	2,980					Easements etc. Legals /Acquisitio	n	1.50%	-19,259	-19,259			Stamp duty calc - F	esidual	Total	16,170		Water Over Extra 1	£/m2 £/m2 %	0.00%	6
ared Ownership st Homes	74.3 74.3	67.50	0.00%		3,010	0 0	0	3	Fees	Planning Professional		8.00%	16,170 573,916				Land payment		Total	<b>-1,283,947</b> 0		Over Extra 2	£/m2 % £/m2	0.00%	ź
ant and Subsidy	Affordable Rent Social Rent Shared Ownership				(	0 0 0 0			CONSTRUCTION	Build Cost		2,185					Stamp duty calc - F Land payment	esidual	Total	<b>420,000</b> 10,500		Small Site Site Costs	% Base	0.00%	1,8
E AREA - Net E AREA - Gross	0.350 0.350	ha	100 100			8,563,424		:		s106 / CIL / IT Contingency Abnormals	%	5.00% 3.00%	875,000 290,490				Pre CIL s106	25,000	£/ Unit (all)	10,300		Site Costs	BNG	3.00%	
lles per Quarter nit Build Time	0	Quarters	1					-	FINANCE		£		24,381	7,173,955			Post CIL s106	25,000	Total £/ Unit (all)	<b>875,000</b> 875,000					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MAC	RO ctrl+r Closing balance =	0		Fees Interest Legal and Valuation	on	0% 7.50%	0				CIL	0		0					
esidual Land Value xisting Use Value	20%	<b>-1,283,947</b> 350,000 70,000	)	3 -3,668,419 1,000,000 200,000		RUN CIL MACRO cti			SALES								Inf Tariff	% GDV 0.00%		0					
Plus /ha		0	)	1,200,000	)	Check on phasing de		-2,347,230	SALES	Agents Legals	% %	3.0% 0.5%	42,817												
dditional Profit		131,631	£/m2	D		cor	rect	J		Misc.	£/unit %	0.0%		299,720	6,760,555	_									
									Developers Profi	Market Housing Affordable Housin First Homes	% Value ng % Value % Value	17.50% 17.50% 17.50%			1,256,957 153,464 88,178	↓ <b>I</b>									
RESIDUAL CASH FLOW	FOR INTEREST	Year 1				Year 2				Year 3				Year 4		-		Year 5				Year 6			
NCOME JNITS Started		Q1	Q2	<b>Q3</b> 5	Q4 10	Q1 10	Q2 10	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent					0	0	0	1,026,088 42,218	2,052,175 84,435	2,052,175 84,435	2,052,175 84,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Shared Ownership					0	0	0	83,059 0	166,118 0	166,118 0	166,118 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	71,982	143,964	143,964	143,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	E	0	0	0	0	0	0	1,223,346	2,446,693	2,446,693	2,446,693	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		0 0 -19,259																							
lanning Fee rofessional		16,170 286,958		286,958																					
Build Cost - BCIS Base 106/CIL/Tariff			0	276,657 41,667	829,970 125,000	1,383,283 208,333	1,659,940 250,000	1,106,627 166,667	553,313 83,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ontingency bnormals			0 0	13,833 9,461	41,499 28,382	69,164 47,304	82,997 56,764	55,331 37,843	27,666 18,921	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		0																							
Agents egals Misc.		0	0	0 0 0	0 0	0	0 0	36,700 6,117	73,401 12,233	73,401 12,233	73,401 12,233	0 0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0
OSTS BEFORE LAND IN	NT AND PROFIT	283,869	0	628,575	1,024,851	1,708,084	2,049,701	1,409,285	768,868	85,634	85,634	0	0	0	0	0	0	0	0	0	0	0	0	0	0
or Residual Valuation	Land	-1,283,947	0	0	0	12.250	44 507	02 772	00 022	50.036	45.072	0	0		0	0	0	0	0	0	2		0	0	
Developers Return Market Housing Affordable for Reni			0	0	0	12,250	44,507	83,773	88,830	59,036	15,873	0	0	0	0	0	0	0	0	0	0	0	0	0	1,256,95 153,464
First Homes		1,000,078	0	-628,575	-1,024,851	-1,720,335	-2,094,208	-269,711	1,588,994	2,302,022	2,345,185	0	0	0 1	0	0	0	0	0 [	0	0	0	0	0	88,178 -1,498,5
	Opening Balance		t Š		-,-2-1,032	_,. 10,000	_,,	-33,7.11	-,500,554	_,502,022	-,3-,3,203			<del></del>	-	_ <u> </u>	<del></del>	_ <u> </u>					_ <u> </u>		



												Sit	e 20												H
Site 20	Flats	18																							
ICOME	Av Size m2		%	Number 18	Price £/m2		GIA m2		DEVELOPMENT	COSTS							Planning fee calc Planning app fee	dwgs			]	<b>Build Cost</b>			1,8
Market Housing	Gross 77.5	Net 69.17	69.00%	12	4,300	3,693,915	962		LAND	Land Stamp Duty		/unit or m2	Total 0	-454,408			No dwgs No dwgs under 50 No dwgs over 50	18 18 0	462			CO2 Plus Acc & Adpt	% £/m2 %	0.00%	
ffordable Overall ffordable Rent ocial Rent	42.9 42.9	39.00 39.00	31% 4.34% 16.74%	1	2,980		34 129			Easements etc. Legals /Acquisition	1	1.50%	-6,816	-6,816			Stamp duty calc - F		Total		] 1	Water Over Extra 1	£/m2 £/m2 %	0.00%	
nared Ownership rst Homes	42.9 42.9	39.00 39.00	0.00%	0		0	0		Fees	Planning			8,316				Land payment	esidali	Total	<b>-454,408</b> 0		Over Extra 2	£/m2 %	0.00%	5
rant and Subsidy	Affordable Rent Social Rent				0	0			CONSTRUCTION			8.00%	263,739	272,055			Stamp duty calc - F Land payment	tesidual		216,000		Small Site	£/m2 %	0.00 0.00%	; 1,;
TE AREA - Net	Shared Ownership 0.180 ha		100	/ha	0	0 4,113,051	1,202			Build Cost s106 / CIL / IT Contingency		2,185 5.00%	2,625,792 450,000 131,290						Total	1,320	J	Site Costs	Base BNG	15.00% 3.00%	2,1
TE AREA - Gross	0.180 ha		100	/ha						Abnormals	% £	3.00%	78,774 10,884	3,296,740			Pre CIL s106	25,000	£/ Unit (all) Total	450,000					·
ales per Quarter Init Build Time	0 3 Quar	rters							FINANCE	Fees		0%	0				Post CIL s106 CIL	25,000	£/m2	0					
Residual Land Value	,	Whole Site	Per ha NET -2,524,490	Per ha GROSS -2,524,490		RUN Residual MAC	RO ctrl+r Closing balance = (	0		Interest Legal and Valuatio	n	7.50%	0	0			Inf Tariff	% GDV	Total	450,000	] ]				
xisting Use Value Jplift Plus /h	20%	180,000 36,000		1,000,000 200,000		RUN CIL MACRO cti	Closing balance =	-849,578	SALES	Agents	%	3.0%	123,392					0.00%	<u> </u>	0					
	Benchmark Land Value	216,000		1,200,000		Check on phasing do	vgs nos rect			Legals	% £/unit	0.5% 0	20,565 0												
dditional Profit		13,290	£/m2						Developers Prof	Misc.	%	0.0%	0	143,957	3,251,527										
									Developer's Prof	Market Housing Affordable Housin		17.50% 17.50% 17.50%			646,435 47,147 26,201										
RESIDUAL CASH FLOW	N FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing		Q1	QZ	3	4 0	3 0	4 0	4 615,653	820,870	615,653	820,870	820,870	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	15,132 29,770	20,176 39,694	15,132 29,770	20,176 39,694	20,176 39,694	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	24,954 0	33,272 0	24,954 0	33,272 0	33,272 0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	ME	0	0	0	0	0 T	0	685,509	914,011	685,509	914,011	914,011	0	0	0	0	0	0	0	0	0		0	0	0
EXPENDITURE Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-6,816																							
Planning Fee Professional		8,316 131,870		131,870																					
Build Cost - BCIS Base			0	145,877	340,380	486,258	534,884	534,884	389,006	194,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency			0 0	25,000 7,294	58,333 17,019	83,333 24,313	91,667 26,744	91,667 26,744	66,667 19,450	33,333 9,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	4,981	11,622	16,603	18,264	18,264	13,283	6,641	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	20,565 3,428	27,420 4,570	20,565 3,428	27,420 4,570	27,420 4,570	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND I	INT AND PROFIT	133,369	0	0 <b>315,022</b>	427,355	610,507	671,558	695,551	520,396	268,196	31,990	31,990	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land	-454,408	0	0	0	7,900	19,495	32,452	33,249	26,492	19,165	2,986	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return Market Housin Affordable for Rer	ing																								646,435 47,147



												5100	21												愺
Site 21	Flats 9																								
INCOME	Av Size m2 Gross	Net	%	Number 9	Price £/m2		GIA m2		DEVELOPMENT (	COSTS		/unit or m2	Total				Planning fee calc Planning app fee No dwgs	dwgs 9	rate			Build Cost CO2 Plus	%	0.00%	/m2 1,833.93 0.00
Market Housing  Affordable Overall	81.2	72.50	69.00% 31%	2.79	4,300	1,935,968	504			Land Stamp Duty Easements etc.		,	0	-163,248			No dwgs under 50 No dwgs over 50	9	462 138 <b>Total</b>	0		Acc & Adpt	£/m2 % £/m2	0.00%	0.00 0.00 18.00
Affordable Rent Social Rent Shared Ownership	42.9 42.9 42.9	39.00 39.00 39.00	4.34% 16.74% 0.00%	0 2 0		89,311 0	17 65 0		Fees	Legals /Acquisition	n	1.50%	-2,449	-2,449			Stamp duty calc - F	Residual		-163,248		Water Over Extra 1	£/m2 % £/m2	0.00%	0.00
First Homes Grant and Subsidy	42.9 Affordable Rent	39.00	9.92%	1	2,150	0	38			Planning Professional		8.00%	4,158 131,272	135,430			Stamp duty calc - F	Residual	Total			Over Extra 2 Small Site	% £/m2 %	0.00% 0.00 0.00%	0.00 0.00 0.00
SITE AREA - Net	Social Rent Shared Ownership 0.138 ha		65	/ha	0	0 0 2,145,536	624		CONSTRUCTION	Build Cost s106 / CIL / IT Contingency		2,093 5.00%	1,305,784 225,000 65,289				Land payment		Total	166,154 323		Site Costs	Base BNG	10.00% 3.00%	1,852.03 185.20 55.56 2,092.79
SITE AREA - Gross Sales per Quarter	0.138 ha		65 65	/ha		2,143,550				Abnormals	% £	3.00%	39,174 5,648	1,640,894			Pre CIL s106		E/ Unit (all) Fotal	225,000					2,632.73
Unit Build Time	3 Quarter	rs nole Site	Per ha NFT	Per ha GROSS		RUN Residual MACRO	ctrl+r Closing balance = 0		FINANCE	Fees Interest Legal and Valuation		0% 7.50%	0	0			Post CIL s106 CIL	25,000 0	£/ Unit (all) £/m2 Total	0					
Residual Land Value Existing Use Value Uplift	20%	-163,248 138,462 27,692	-1,179,016	-1,179,016 1,000,000 200,000		RUN CIL MACRO ctrl+l		4 352	SALES	Legal and valuable	on .		Ü	Ü			Inf Tariff	% GDV 0.00%		0					
Plus /ha		0 166,154		1,200,000		Check on phasing dwgs	s nos	1,552	J. L. L.	Agents Legals	% % £/unit	3.0% 0.5% 0	64,366 10,728 0												
Additional Profit		£/ 5,040	/m2 10						Developers Prof	Misc.	%	0.0%	0	75,094	1,685,721										
										Market Housing Affordable Housin First Homes		17.50% 17.50% 17.50%			338,794 23,574 13,101										
RESIDUAL CASH FLOW INCOME	Y	'ear 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing				3	0	0	0	645,323	645,323	645,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	15,132 29,770	15,132 29,770	15,132 29,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership First Homes					0	0	0	0 24,954	0 24,954	0 24,954	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOM	IE .	0	0	0	0	0	0	0 715,179	0 715,179	715,179	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc.		0						713,173	713,173	715,173		·		•		J				·	J				Ţ.
Legals Acquisition Planning Fee	-5	2,449 4,158																							
Professional	6:	5,636		65,636																					
Build Cost - BCIS Base s106/CIL/Tariff			0	145,087 25,000	290,174 50,000	435,261 75,000	290,174 50,000	145,087 25,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	7,254	14,509	21,763	14,509	7,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals Finance Fees		0	0	4,980	9,960	14,940	9,960	4,980	0	0	Ü	U	U	U	U	0	U	0	U	U	0	0	0	0	U
Legal and Valuation Agents		0	0	0	0	0	0	21,455	21,455	21,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	3,576	3,576	3,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND IN	NT AND PROFIT 6:	7,345	0	0 <b>247,957</b>	364,643	546,965	364,643	207,353	25,031	25,031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land -16	63,248	0	0	2,851	9,742	20,180	27,395	18,387	5,792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return Market Housing Affordable for Ren	ng																								338,794 23,574



												310	E 22												闡
Site 22	Flats 6																								ري .
INCOME	Av Size m2	Non	%	Number 6	Price £/m2		GIA m2		DEVELOPMENT O	COSTS		/www.m2	T-1-1				Planning fee calc Planning app fee	dwgs 6	rate			Build Cost	%	0.00%	/m2 1,833.93
Market Housing	Gross 81.2	Net 72.50	69.00%	4	.,	1,290,645	336		LAND	Land Stamp Duty		/unit or m2	<b>Total</b> 0				No dwgs No dwgs under 50 No dwgs over 50	6	462 138	0		CO2 Plus Acc & Adpt	£/m2 %	0.00%	0.00 0.00 0.00
Affordable Overall Affordable Rent Social Rent	42.9 42.9	39.00 39.00	31% 4.34% 16.74%	1.86 0 1			11 43			Easements etc. Legals /Acquisition	1	1.50%	-1,632				Stamp duty calc - R	esidual	Total	2,772		Water Over Extra 1	£/m2 £/m2 %	0.00%	18.00 0.10 0.00
Shared Ownership First Homes	42.9 42.9	39.00 39.00	0.00% 9.92%	0	3,010 2,150		0 26		Fees	Planning Professional		8.00%	2,772 87,514				Land payment		Total	-108,832 0		Over Extra 2	£/m2 % £/m2	0.00%	0.00 0.00 18.00 0.10 0.00 0.00 0.00 0.00
Grant and Subsidy	Affordable Rent Social Rent Shared Ownership				0	0 0			CONSTRUCTION			2,093	870,523				Stamp duty calc - R Land payment	esidual	Total	<b>72,000</b>		Small Site Site Costs	% Base	0.00%	1,852.03
SITE AREA - Net SITE AREA - Gross	0.060 ha 0.060 ha		100 100	/ha /ha		1,430,357	416			s106 / CIL / IT Contingency	%	5.00% 3.00%	150,000 43,526 26,116				Pre CIL s106	25,000 £	/ Unit (all)				BNG	3.00%	55.56 <b>2,092.79</b>
Sales per Quarter Unit Build Time	0 3 Quarter	ers							FINANCE		£		3,765	1,093,930			Post CIL s106	25,000	f/ Unit (all)	150,000 150,000					
	Wh	hole Site	Per ha NET	Per ha GROSS		RUN Residual MACRO	ctrl+r Closing balance = 0			Fees Interest Legal and Valuation	n	0% 7.50%	0				CIL	0		0					
Residual Land Value Existing Use Value Uplift	20%	-108,832 60,000 12,000	-1,813,871	-1,813,871 1,000,000 200,000		RUN CIL MACRO ctrl+l		16.052	SALES								Inf Tariff	% GDV 0.00%		0					
Plus /h		72,000		1,200,000		Check on phasing dwgs	nos	,		Agents Legals	% % £/unit	3.0% 0.5% 0	42,911 7,152 0												
Additional Profit		£, 88,748	2/m2 264			201100			Developers Profi	Misc.	%	0.0%	0		1,123,814										
									Developers Profit	Market Housing Affordable Housing		17.50% 17.50% 17.50%			225,863 15,716 8,734										
RESIDUAL CASH FLOW	Y	Year 1				Year 2				Year 3				Year 4	-			Year 5				Year 6			
INCOME UNITS Started		Q1	Q2	Q3 2	Q4 2	Q1 2	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent					0	0	0	430,215 10,088	430,215 10,088	430,215 10,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Shared Ownership					0	0	0	19,847 0	19,847 0	19,847 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	16,636	16,636	16,636	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	1E	0	0	0	0	0	0	476,786	476,786	476,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc. Legals Acquisition		0 0 -1,632																							
Planning Fee Professional	4	2,772 13,757		43,757																					
Build Cost - BCIS Base			0	96,725	193,449	290,174	193,449		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency			0	16,667 4,836	33,333 9,672	50,000 14,509	33,333 9,672	16,667 4,836	0	0	0	0 0	0	0	0	0	0 0	0	0	0	0	0	0	0	0
Abnormals			0	3,320	6,640	9,960	6,640	3,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	14,304 2,384	14,304 2,384	14,304 2,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND II		14,897	0	0 165,305	243,095	364,643	243,095	138,235	16,687	16,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation		108,832																							
Developers Return	Interest		0	0	1,901	6,494	13,453	18,263	12,258	3,861	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housin Affordable for Ren																									225,863 15,716

# App K - CMK Cover



Milton Keynes - Local Plan Viability Assessment - February 2024

#### $N:\ Active \ Clients \ \ WITH \ OTHERS \ \ Milton \ Keynes \ 2023 \ \ Apps \ \ \ \ \ CMK \ \ \ \ \ CMK$ App K - CMK

William and a							Г													
0 HD Flats	LINUTC		400		Aff	670/ 0/		20.77		Modelling	100		Area ha	1 000		Characteristics				
5	UNITS Affordab	.1-	100 31%		Aff - rented	67% % 0%	OT ATT	0.00	21	Density		units/ha	Total	1.000		Sub Area CMK Green Brov Green				
	Апогаав	oie	51%	31	Shared Owne				10	Net:Gross	100%		Gross	1.000						
					First Homes	33% %	OI AII	10.23 31	31				Net	1.000	ld	Use Agricu	iiturai			
					М	arket					Affordab	e for Rent			Shared Ov	wnership		Fir	st Homes	
	Beds	m2	Circulation	69		Rounded	m2	m2	Circulation	n 21		Rounded	m2	0		Rounded	m2	10	Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	C	0		0.00	0	0	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	C	0		0.00	0	0	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	C	0		0.00	0	0	0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	C	0		0.00	0	0	0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	C	0		0.00	0	0	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	C	0		0.00	0	0	0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	C	0		0.00	0	0	0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	C	0		0.00	0	0	0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	C	0		0.00	0	0	0.00	0	0
Flat to5	1	40	12.0%	10%	6.90	7	314	39	10.0%	20%	4.20	4	172	10%	0.00	0	0	10% 1.00	1	43
Flat to5	2	65	12.0%	50%	34.50	35	2,548	61	10.0%	30%	6.30	6	403	50%	0.00	0	0	50% 5.00	5	336
Flat to5	3	80	12.0%	40%	27.60	27	2,419	74	10.0%	50%	10.50	11	895	40%	0.00	0	0	40% 4.00	4	326
Flat 6+	1	40	17.5%		0.00	0	0	39	15.0%		0.00	C	0		0.00	0	0	0.00	0	0
Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00	C	0		0.00	0	0	0.00	0	0
Flat 6+	3	80	17.5%		0.00	0	0	74	15.0%		0.00	C	0		0.00	0	0	0.00		0
				100%	69.00	69	5,281			100%	21.00	21	1,470	100%	0.00	0	0 1	00% 10.00	10	704
															-					
			BCIS							Occupants			Population		L	ha/1000				
			Lower Q	Median		m2					Beds	Count	per unit		-	1.20 Playin				
Terrace	2			1,603	1,603	0	0			Terrace	2		2.5	0	-	1.60 Outdo				
Terrace	3			1,603	1,603	0	0			Terrace	3	0		0	-	0.25 Equip				
Terrace	4			1,603	1,603	0	0			Terrace	4	C	, 2.3	0	-	0.30 Other	<u> </u>			
Semi	2			1,652	1,652	0	0			Semi	2	0	2.5	0	-	0.80 Parks		-		
Semi													2.5	()		0.60 Amen			ce Required	1.638 ha
c .	3			1,652	1,652	0	0			Semi	3	C			-		<del></del> _			
Semi	4			1,652	1,652	0	0			Semi	4	0		0	-	1.80 Natura	al / Semi Nat	ural		0.000
Det	4			1,652 1,862	1,652 1,862	0	0 0			Semi Det	4 3	0	2.5	0		1.80 Natura 0.00 Allotm	al / Semi Nat	ural Gross - Ne	t	0.000 ha
Det Det	4 3 4			1,652 1,862 1,862	1,652 1,862 1,862	0 0	0 0 0 0			Semi Det Det	4 3 4	C	2.5	0 0	-	1.80 Natura	al / Semi Nat	ural	t	0.000 ha -1.638 ha
Det Det Det	4 3 4 5			1,652 1,862 1,862 1,862	1,652 1,862 1,862 1,862	0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			Semi Det Det Det	4 3 4 5	0	2.5 2.5 2.5 2.5	0 0 0	-	1.80 Natura 0.00 Allotm	al / Semi Nat	ural Gross - Ne	t	
Det Det Det Flat to5	4 3 4 5 1			1,652 1,862 1,862 1,862 1,834	1,652 1,862 1,862 1,862 1,834	0 0 0 0 0 528	0 0 0 0 0 0 968,498			Semi Det Det Det Flat to5	4 3 4 5 1	0 0 0 0	2.5 2.5 2.5 2.5 2.5	30	<u> </u>	1.80 Natura 0.00 Allotm 6.55 ha	al / Semi Nat	Gross - Ne Shortfall /	et Surplus	-1.638 ha
Det Det Det Flat to5 Flat to5	4 3 4 5 1			1,652 1,862 1,862 1,862 1,862 1,834 1,834	1,652 1,862 1,862 1,862 1,834 1,834	0 0 0 0 0 528 3,286	6,026,477			Semi Det Det Det Flat to5 Flat to5	4 3 4 5 1 2	0 0 0 0 0 12	2.5 2.5 2.5 2.5 2.5 3.5 3.5 5.5	30 115	- - - - -	1.80 Natura 0.00 Allotm	al / Semi Nat nents	Gross - Ne Shortfall /	Surplus truction	-1.638 ha Saleable
Det Det Det Flat to5 Flat to5 Flat to5	4 3 4 5 1 2 3			1,652 1,862 1,862 1,862 1,834 1,834 1,834	1,652 1,862 1,862 1,862 1,834 1,834	0 0 0 0 0 528 3,286 3,640	,			Det Det Det Flat to5 Flat to5 Flat to5	4 3 4 5 1 2 3	0 0 0 0 0 12 46	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	30		1.80 Natura 0.00 Allotm 6.55 ha	al / Semi Nat nents	Gross - Ne Shortfall /  Cons Inits m2	Surplus  truction  Average	-1.638 ha  Saleable  m2 Aver
Det Det Det Flat to5 Flat to5 Flat to5 Flat to5	4 3 4 5 1 2 3 1			1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165	1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165	0 0 0 0 0 528 3,286 3,640	6,026,477			Det Det Det Flat to5 Flat to5 Flat 6+	4 3 4 5 1 2 3 1	0 0 0 0 0 12 46 42	2.5 2.5 2.5 2.5 2.5 3 2.5 4 2.5 5 2.5 2 2.5	30 115		1.80 Naturi 0.00 Allotm 6.55 ha  Summary  Market Housing	al / Semi Nat nents	Gross - Ne Shortfall /  Cons Inits m. 69 5,28:	truction Average L 76.53	-1.638 ha  Saleable  m2 Aver 4,715 68
Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	4 3 4 5 1 2 3 1 2			1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165 2,165	1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165 2,165	0 0 0 0 0 528 3,286 3,640	6,026,477			Semi Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	4 3 4 5 1 2 3 1 2	0 0 0 0 0 12 46	2.5 2.5 2.5 2.5 2.5 3.2.5 4.2.5 2.5 2.5 2.5 2.5 3.2.5	30 115		1.80 Natura 0.00 Allotm 6.55 ha  Summary  Market Housing Aff - rented	al / Semi Nat	Gross - Ne Shortfall /  Cons Inits m2	truction 2 Average 1 76.53 0 69.98	Saleable m2 Aver 4,715 68 1,336 63
Det Det Det Flat to5 Flat to5 Flat to5 Flat to5	4 3 4 5 1 2 3 1			1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165	1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165	0 0 0 0 0 528 3,286 3,640	6,026,477			Det Det Det Flat to5 Flat to5 Flat 6+	4 3 4 5 1 2 3 1	0 0 0 0 0 12 46 42	2.5 2.5 2.5 2.5 2.5 3 2.5 4 2.5 5 2.5 2 2.5	30 115	<u>.</u>	1.80 Naturi 0.00 Allotm 6.55 ha  Summary  Market Housing	al / Semi Nat	Gross - Ne Shortfall /  Cons Inits m. 69 5,28:	truction 2 Average 76.53 69.98 70.40	-1.638 ha  Saleable  m2 Aver 4,715 68

**Green 60 HD Flats** Rounded Modelling Area ha Characteristics 67% % of Aff 12.462 UNITS 60 Aff - rented 12 100 units/ha 0.600 Sub Area CMK Density Total Affordable 31% 18.6 Shared Owne 0% 0.00 100% 0.600 ha Green Brov Green Net:Gross Gross 33% % of Aff 6.138 First Homes Net 0.600 ha Use Agricultural 18.6 19 Market Affordable for Rent **Shared Ownership** First Homes Beds m2 Circulation 41.4 Rounded m2 m2 Circulation Rounded m2 Rounded Rounded m2 2 73 0.0% 0.00 70 0.0% 0.00 0.00 0.00 Terrace Terrace 3 86 0.0% 0.00 84 0.0% 0.00 0.00 0.00 Terrace 4 97 0.0% 0.00 97 0.0% 0.00 0.00 0.00 Semi 2 81 0.0% 0.00 79 0.0% 0.00 0.00 0.00 98 0.0% 0.00 93 0.0% 0.00 0.00 0.00 Semi 3 106 0.00 0.0% 0.00 0.00 0.00 Semi 4 0.0% 106 Det 3 120 0.0% 0.00 0 102 0.0% 0.00 0 0.00 0.00 Det 4 130 0.0% 0.00 115 0.0% 0.00 0 0.00 0.00 5 140 0.0% 0.00 119 0.0% 0.00 0.00 0.00 Det 40 10% 4.14 134 10.0% 2.40 0.00 0.70 43 Flat to5 1 12.0% 39 20% 86 10% 10% 12.0% Flat to5 2 65 50% 20.70 21 1,529 61 10.0% 30% 3.60 4 268 50% 0.00 50% 3.50 268 80 12.0% 40% 16.56 17 1,523 74 10.0% 50% 6.00 488 40% 0.00 40% 2.80 163 Flat to5 3 6 40 17.5% 0.00 39 0.00 0.00 0.00 Flat 6+ 1 0 15.0% 0 0.00 61 0.00 0.00 Flat 6+ 2 65 17.5% 0 0 15.0% 0 0.00 0 80 17.5% 0.00 0 0 74 15.0% 0.00 0 0.00 0.00 0 0 Flat 6+ 3 100% 41.40 3,186 100% 12.00 12 843 100% 0.00 100% 7.00 474 41 ha/1000 BCIS Occupants Population Lower Q Median Used Count per unit 1.20 Playing Pitches Beds Terrace 1,603 1,603 Terrace 1.60 Outdoor Sports Terrace 3 1,603 1,603 0 Terrace 3 2.5 0.25 Equipped Space 4 1,603 1,603 0 Terrace 4 2.5 0.30 Other (MUGAs) Terrace Semi 1,652 1,652 Semi 2.5 0.80 Parks & Gardens 1,652 1,652 2.5 0.60 Amenity Green Open Space Required 0.983 ha Semi Semi Semi 4 1,652 1,652 0 Semi 4 2.5 1.80 Natural / Semi Natural 1.862 Det 1.862 Det 0.00 Allotment 0.000 ha Gross - Net 1,862 2.5 6.55 ha Shortfall / Surplus -0.983 ha Det 4 1,862 Det 4 Det 1.862 1,862 Det 2.5 Flat to5 1 1,834 1,834 263 482,507 Flat to5 1 2.5 Flat to5 1,834 1,834 2,066 3,788,166 Flat to5 29 2.5 Construction Saleable Summary Flat to5 3 1,834 1,834 2,174 3,987,697 Flat to5 25 2.5 63 m2 Average Units Average Market Housing Flat 6+ 1 2.165 2.165 5 Flat 6+ 1 0 2.5 41 3.186 77.72 2.845 69.39 2 2,165 0 2.5 12 766 63.83 Flat 6+ 2,165 Flat 6+ Aff - rented 843 70.22 Flat 6+ 3 2,165 2,165 0 Flat 6+ 3 2.5 61.57 Shared Ownership 67.73 Λ 4,503 150

Residents

First Homes

474

4,503

60

67.73

431

4,042

61.57

8,258,370

1,834 £/m2

**Brown 120 Housing** Rounded Modelling Area ha Characteristics 120 67% % of Aff 24.924 4.632 UNITS Aff - rented 45 units/ha Total Sub Area CMK 11 Density Affordable 31% 37.2 Shared Owne 0% 0.00 0 3.556 ha Green Brov Brown Net:Gross 75% Gross 12 33% % of Aff 12.276 First Homes Net 2.667 ha Use PDL 37 37.2 Market Affordable for Rent **Shared Ownership** First Homes Beds m2 Circulation 82.8 Rounded m2 m2 Circulation Rounded m2 Rounded 12 Rounded m2 2 73 0.0% 5% 4.14 292 70 0.0% 30% 7.50 560 50% 0.00 50% 6.00 420 Terrace 35% Terrace 3 86 0.0% 30% 24.84 2,150 84 0.0% 45% 11.25 11 924 35% 0.00 4.20 336 Terrace 4 97 0.0% 10% 8.28 776 97 0.0% 10% 2.50 291 5% 0.00 5% 0.60 97 Semi 2 81 0.0% 5% 4.14 324 79 0.0% 0.00 0.00 0.00 98 0.0% 30% 24.84 25 2,450 93 0.0% 0.00 0.00 0.00 Semi 3 106 20% 16.56 17 1,802 0.0% 0.00 0.00 0.00 Semi 4 0.0% 106 Det 3 120 0.0% 0.00 0 102 0.0% 0.00 0 0.00 0.00 Det 4 130 0.0% 0.00 115 0.0% 0.00 0 0.00 0.00 5 140 0.0% 0.00 119 0.0% 0.00 0.00 0.00 Det 40 0.00 10.0% 3.75 0.00 10% 1.20 43 Flat to5 1 12.0% 0 39 15% 129 10% Flat to5 2 65 12.0% 0.00 0 0 61 10.0% 0.00 0 0.00 0.00 0 0.00 80 0.00 0 74 10.0% 0.00 0 0.00 Flat to5 3 12.0% 40 17.5% 0.00 39 0.00 0 0.00 0.00 Flat 6+ 1 15.0% 0.00 0.00 Flat 6+ 2 65 17.5% 0 0 61 15.0% 0.00 0 0.00 0 80 17.5% 0.00 0 0 74 15.0% 0.00 0 0.00 0.00 0 0 Flat 6+ 3 100% 82.80 83 7,794 100% 25.00 25 1,904 100% 0.00 100% 12.00 896 ha/1000 BCIS Occupants Population Lower Q Median Used Count per unit 1.20 Playing Pitches Beds Terrace 1,603 1,603 1,272 2,039,509 Terrace 45 1.60 Outdoor Sports Terrace 3 1,603 1,603 3,410 5,467,551 Terrace 3 40 2.5 100 0.25 Equipped Space 4 1,603 1,603 1,164 1,866,343 Terrace 4 12 2.5 30 0.30 Other (MUGAs) Terrace Semi 1,652 1,652 324 535,135 Semi 2.5 0.80 Parks & Gardens 1,652 1,652 2,450 4,046,543 Semi 25 2.5 63 0.60 Amenity Green Open Space Required 1.965 ha Semi Semi 4 1,652 1,652 1,802 2,976,273 Semi 4 17 2.5 43 1.80 Natural / Semi Natural 1.862 0.889 ha Det 1.862 Det 0.00 Allotments Gross - Net Shortfall / Surplus 1,862 2.5 6.55 ha Det 4 1,862 Det 4 -1.076 ha Det 1.862 1.862 Det 2.5 Flat to5 1 1.834 1.834 172 314,702 Flat to5 1 2.5 Flat to5 1,834 1,834 Flat to5 2.5 Construction Saleable Summary Flat to5 3 1,834 1,834 0 Flat to5 2.5 Units Average m2 Average Market Housing 7,794 Flat 6+ 1 2.165 2.165 0 Flat 6+ 1 0 2.5 83 93 90 7.794 93.90 2 2,165 0 2.5 25 1,892 75.68 Flat 6+ 2,165 Flat 6+ Aff - rented 1,904 76.15 Flat 6+ 3 2,165 2,165 0 Flat 6+ 3 2.5 74 66 74.33 Shared Ownership Λ 10,594 300 74.33 17,246,056 Residents First Homes 12 896 74.66 892

1,628 £/m2

120

10,594

Housing 75								ı	Rounded	ī	Modelling			Area ha			Characteris	stics					
12	UNITS		75		Aff - rented	67% % o	f Aff	15.5775	16		Density	45		Total	2.895		Sub Area						
12	Affordat	nle	31%		Shared Owne	0%	i Ali	0.00	- 10		Net:Gross			Gross	1.667 h		Green Brov						
	Anordak	Jic	31/0		First Homes	33% % o	f Aff	7.6725	7	,	1401.01033	10070		Net	1.667 h			PDL					
					That Homes	3370 70 0	I All	23.25	23	3				ivet	1.007 1	iu	O3C	IDE					
					N	1arket				_		Affordabl	e for Rent			Shared O	wnership			Firs	t Homes		
	Beds	m2	Circulation	51.75		Rounded	m2		m2	Circulation	16		Rounded	m2	0		Rounded	m2	7		Rounded	m2	
Terrace	2	73	0.0%	5%	2.59	2	146		70	0.0%	30%	4.80	5	350	50%	0.00	0	0	50%	3.50	4	280	
Terrace	3	86	0.0%	30%	15.53	16	1,376		84	0.0%	45%	7.20	7	588	35%	0.00	0	0	35%	2.45	2	168	
Terrace	4	97	0.0%	10%	5.18	5	485		97	0.0%	10%	1.60	2	194	5%	0.00	0	0	5%	0.35	0	0	
Semi	2	81	0.0%	5%	2.59	3	243		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	30%	15.53	16	1,568		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%	20%	10.35	10	1,060		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	0%	0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	0%	0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	12.0%		0.00	0	0		39	10.0%	15%	2.40	2	86	10%	0.00	0	0	10%	0.70	1	43	
Flat to5	2	65	12.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	51.75	52	4,878				100%	16.00	16	1,218	100%	0.00	0	0	100%	7.00	7	491	
			BCIS	1						ĺ	Occupants		1	Population			ha/1000		İ				
			Lower Q	Median	Used	m2					Occupants	Beds		per unit				Playing Pito	haa				
Terrace	2		Lower Q	1,603	1,603	776	1,244,229				Terrace	2	11	2.5	28			Outdoor Sp	•				
Terrace	3			1,603	1,603	2,132	3,418,422				Terrace	3	25	2.5	63			Equipped S					
Terrace	4			1,603	1,603	679	1,088,700				Terrace	4	7	2.5	18			Other (MU	•				
Semi	2			1,652	1,652	243	401,351				Semi	2	3	2.5	8			Parks & Ga					
Semi	3			1,652	1,652	1,568	2,589,787				Semi	3	16	2.5	40			Amenity Gr		Open Space	Required	1.228 ha	$\neg$
Semi	4			1,652	1,652	1,060	1,750,749				Semi	4	10	2.5	25			Natural / Se					
Det	3			1,862	1,862	0	0				Det	3	0	2.5	0		0.00	Allotments		Gross - Net		0.000 ha	
Det	4			1,862	1,862	0	0				Det	4	0	2.5	0		6.55	ha		Shortfall / S	urplus	-1.228 ha	
Det	5			1,862	1,862	0	0				Det	5	0	2.5	0				<u>.</u>				
Flat to5	1			1,834	1,834	129	236,027				Flat to5	1	3	2.5	8								
Flat to5	2			1,834	1,834	0	0				Flat to5	2	0	2.5	0		Summary			Constr	uction	Saleable	
Flat to5	3			1,834	1,834	0	0				Flat to5	3	0	2.5	0				Units	m2	Average	m2 Ave	erage
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1	0	2.5	0		Market Ho	using	52	4,878	93.81		93.81
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	0	2.5	0		Aff - rented	d	16	1,218	76.11	1,210	75.63
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0	2.5	0		Shared Ow	nership	0	0	70.13	0 6	69.57
						6,587	10,729,265							Residents	188		First Home	!S	7	491	70.13		69.57
							1,629	£/m2											75	6,587		6,575	

using 30							j	Rounde	ed	Modelling			Area ha		(	Characteristics				
}	UNITS		30		Aff - rented	67%	% of Aff	6.231	6	Density	45	units/ha	Total	0.667	9	Sub Area CMK				
	Affordat	ole	31%	9.3	Shared Owne	0%		0.00	0	Net:Gross	100%		Gross	0.667 h	a (	Green Brov Brown				
					First Homes	33%	% of Aff	3.069	3				Net	0.667 h	a l	Jse PDL				
			1		N	larket		9.3	9		Affordabl	e for Rent			Shared Ov	vnership		First Ho	mes	
	Beds	m2	Circulation	20.7		Rounded	m2	m2	Circulation	6		Rounded	m2	0		Rounded r	n2 3	Ro	ounded	m2
Terrace	2	73		5%	1.04		73	70	0.0%	30%	1.80	2	140	50%	0.00	0	0 50%		2	140
Terrace	3	86		30%	6.21	6	516	84	0.0%	45%	2.70	3	252	35%	0.00	0	0 35%	1.05	1	84
Terrace	4	97		10%	2.07	2	194	97	0.0%	10%	0.60	1	97	5%	0.00	0	0 5%	0.15	0	0
Semi	2	81		5%	1.04	1	81	79	0.0%		0.00	0	0		0.00	0	0	0.00	0	0
Semi	3	98		30%	6.21	6	588	93	0.0%		0.00	0	0		0.00	0	0	0.00	0	0
Semi	4	106		20%	4.14	5	530	106	0.0%		0.00	0	0		0.00	0	0	0.00	0	0
Det	3	120			0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0	0.00	0	0
Det	4	130		0%	0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0	0.00	0	0
Det	5	140		0%	0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0	0.00	0	0
Flat to5	1	40			0.00	0	0	39	10.0%	15%	0.90	0	0	10%	0.00	0	0 10%	0.30	0	0
Flat to5	2	65	12.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0	0.00	0	0
Flat to5	3	80	12.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0	0.00	0	0
Flat 6+	1	40	17.5%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0	0.00	0	0
Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0	0.00	0	0
Flat 6+	3	80	17.5%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0	0.00	0	0
				100%	20.70	21	1,982			100%	6.00	6	489	100%	0.00	0	0 100%	3.00	3	224
															-					
			BCIS							Occupants			Population		ŀ	na/1000				
						m2					Beds	Count	per unit			1.20 Playing F	<u>Pitc</u> hes			
			Lower Q												<u> </u>					
Terrace	2		Lower Q	1,603	1,603	353	565,996			Terrace	2	5	2.5	13		1.60 Outdoor				
Terrace	3		Lower Q	1,603 1,603	1,603 1,603	353 852	1,366,086			Terrace Terrace	2	5 10	2.5	13 25	-	1.60 Outdoor 0.25 Equippe	d Space			
Terrace Terrace	3		Lower Q	1,603 1,603 1,603	1,603 1,603 1,603	353 852 291	1,366,086 466,586			Terrace Terrace	2 3 4	5 10 3	2.5 2.5			1.60 Outdoor 0.25 Equippe 0.30 Other (N	d Space 1UGAs)			
Terrace Terrace Semi	3 4 2		Lower Q	1,603 1,603 1,603 1,652	1,603 1,603 1,603 1,652	353 852 291 81	1,366,086 466,586 133,784			Terrace Terrace Semi	2 3 4 2	3 1	2.5 2.5 2.5	25 8 3	-	1.60 Outdoor 0.25 Equippe 0.30 Other (N 0.80 Parks &	d Space 1UGAs) Gardens	Γ		1
Terrace Terrace Semi Semi	3 4 2 3		Lower Q	1,603 1,603 1,603 1,652 1,652	1,603 1,603 1,603 1,652 1,652	353 852 291 81 588	1,366,086 466,586 133,784 971,170			Terrace Terrace Semi Semi	2 3 4 2 3	3 1 6	2.5 2.5 2.5 2.5	25 8 3 15		1.60 Outdoor 0.25 Equippe 0.30 Other (N 0.80 Parks & 0.60 Amenity	d Space 1UGAs) Gardens Green	Open Space Rec	quired	0.491 ha
Terrace Terrace Semi Semi Semi	3 4 2 3 4		Lower Q	1,603 1,603 1,603 1,652 1,652 1,652	1,603 1,603 1,603 1,652 1,652 1,652	353 852 291 81 588 530	1,366,086 466,586 133,784			Terrace Terrace Semi Semi Semi	2 3 4 2 3 4	3 1 6 5	2.5 2.5 2.5 2.5 2.5 2.5	25 8 3		1.60 Outdoor 0.25 Equippe 0.30 Other (N 0.80 Parks & 0.60 Amenity 1.80 Natural	d Space 1UGAs) Gardens Green / Semi Natural		quired	
Terrace Terrace Semi Semi Semi Det	3 4 2 3 4 3		Lower Q	1,603 1,603 1,603 1,652 1,652 1,652 1,862	1,603 1,603 1,603 1,652 1,652 1,652 1,862	353 852 291 81 588 530	1,366,086 466,586 133,784 971,170			Terrace Terrace Semi Semi Semi Det	2 3 4 2 3 4 3	3 1 6 5	2.5 2.5 2.5 2.5 2.5 2.5	25 8 3 15		1.60 Outdoor 0.25 Equippe 0.30 Other (N 0.80 Parks & 0.60 Amenity 1.80 Natural, 0.00 Allotmer	d Space 1UGAs) Gardens Green / Semi Natural	Gross - Net		0.000 ha
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3 4		Lower Q	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862	353 852 291 81 588 530 0	1,366,086 466,586 133,784 971,170			Terrace Terrace Semi Semi Semi Det Det	2 3 4 2 3 4 3 4	3 1 6 5 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	25 8 3 15		1.60 Outdoor 0.25 Equippe 0.30 Other (N 0.80 Parks & 0.60 Amenity 1.80 Natural	d Space 1UGAs) Gardens Green / Semi Natural			
Terrace Terrace Semi Semi Semi Det Det Det	3 4 2 3 4 3 4 5		Lower Q	1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862	353 852 291 81 588 530 0	1,366,086 466,586 133,784 971,170			Terrace Terrace Semi Semi Det Det Det	2 3 4 2 3 4 3 4 5	3 1 6 5 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	25 8 3 15		1.60 Outdoor 0.25 Equippe 0.30 Other (N 0.80 Parks & 0.60 Amenity 1.80 Natural, 0.00 Allotmer	d Space 1UGAs) Gardens Green / Semi Natural	Gross - Net		0.000 ha
Terrace Terrace Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5		Lower Q	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,862	353 852 291 81 588 530 0 0	1,366,086 466,586 133,784 971,170			Terrace Terrace Semi Semi Det Det Det Flat to5	2 3 4 2 3 4 3 4 5	3 1 6 5 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	25 8 3 15		1.60 Outdoor 0.25 Equippe 0.30 Other () 0.80 Parks & 0.60 Amenity 1.80 Natural, 0.00 Allotmer 6.55 ha	d Space 1UGAs) Gardens Green / Semi Natural	Gross - Net Shortfall / Surpl	lus	0.000 ha -0.491 ha
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1		Lower Q	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,862 1,862 1,834	353 852 291 81 588 530 0	1,366,086 466,586 133,784 971,170			Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1	3 1 6 5 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	25 8 3 15		1.60 Outdoor 0.25 Equippe 0.30 Other (N 0.80 Parks & 0.60 Amenity 1.80 Natural, 0.00 Allotmer	d Space (IUGAs) Gardens Green / Semi Natural	Gross - Net Shortfall / Surpl	lus	0.000 ha -0.491 ha Saleable
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2		Lower Q	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,834 1,834	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834	353 852 291 81 588 530 0 0 0	1,366,086 466,586 133,784 971,170			Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1 2 3	3 1 6 5 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	25 8 3 15		1.60 Outdoor 0.25 Equippe 0.30 Other (N 0.80 Parks & 0.60 Amenity 1.80 Natural, 0.00 Allotmer 6.55 ha	d Space (NGAs) Gardens Green / Semi Natural Its	Gross - Net Shortfall / Surpl  Constructi m2 A	lus on Average	0.000 ha -0.491 ha  Saleable m2 A
Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3		Lower Q	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 1,834	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 2,165	353 852 291 81 588 530 0 0 0 0	1,366,086 466,586 133,784 971,170			Terrace Terrace Semi Semi Det Det Flat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3	3 1 6 5 0 0 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	25 8 3 15	1	1.60 Outdoor 0.25 Equippe 0.30 Other (N 0.80 Parks & 0.60 Amenity 1.80 Natural, 0.00 Allotmer 6.55 ha	d Space (NGAs) (Gardens Green (Semi Natural tts  Units 21	Gross - Net Shortfall / Surpl  Constructi m2 A 1,982	lus ion average 94.38	0.000 ha -0.491 ha  Saleable m2 A 1,982
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1		Lower Q	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 2,165 2,165	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165	353 852 291 81 588 530 0 0 0	1,366,086 466,586 133,784 971,170			Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3 1	3 1 6 5 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	25 8 3 15	1	1.60 Outdoor 0.25 Equippe 0.30 Other, 0.80 Parks & 0.60 Amenity 1.80 Natural, 0.00 Allotmer 6.55 ha	d Space AUGAs) Gardens Green '5 Semi Natural hts Units 21 6	Gross - Net Shortfall / Surpl  Constructi m2 A 1,982 489	lus ion verage 94.38 81.50	0.000 ha -0.491 ha  Saleable m2 A
Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3		Lower Q	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 1,834	1,603 1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 2,165	353 852 291 81 588 530 0 0 0 0	1,366,086 466,586 133,784 971,170			Terrace Terrace Semi Semi Det Det Flat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3	3 1 6 5 0 0 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	25 8 3 15	<u>r</u>	1.60 Outdoor 0.25 Equippe 0.30 Other (N 0.80 Parks & 0.60 Amenity 1.80 Natural, 0.00 Allotmer 6.55 ha	d Space (NGAs) (Gardens Green (Semi Natural tts  Units 21	Gross - Net Shortfall / Surpl  Constructi m2 A 1,982 489 0	lus ion average 94.38	0.000 ha -0.491 ha  Saleable m2 A 1,982

using 18								Round	ded	Modelling			Area ha			Characteristics					
	UNITS		18		Aff - rented	67%	% of Aff	3.7386	4	Density	45	units/ha	Total	0.400		Sub Area CMK					
	Affordal	ble	31%		Shared Owne			0.00	0	Net:Gross	100%		Gross	0.400	ha	Green Brov Brow	n				
					First Homes	33%	% of Aff	1.8414	2				Net	0.400	ha	Use PDL					
								5.58	6												
					N	1arket					Affordab	le for Rent			Shared O	wnership		First I	Homes		
	Beds	m2	Circulation	12.42		Rounded	m2	m2	Circulation	4		Rounded	m2			Rounded	m2		Rounded	m2	
Terrace	2	73	0.0%	5%		0	0	70	0.0%	30%	1.20		. 70		0.00	0	0	50% 1.00	1	70	
Terrace	3	86	0.0%	30%	3.73	4	344	84	0.0%	45%	1.80		168		0.00	0	0	35% 0.70	1	84	
Terrace	4	97	0.0%	10%	1.24	1	97	97	0.0%	10%	0.40		0	5%	0.00	0	0	5% 0.10	0	0	
Semi	2	81	0.0%	5%	0.62	1	81	79	0.0%		0.00		0		0.00	0	0	0.00	0	0	
Semi	3	98	0.0%	30%	3.73		392	93	0.0%		0.00	_			0.00	0	0	0.00	0	0	
Semi	4	106	0.0%	20%	2.48	2	212	106	0.0%		0.00		0		0.00	0	0	0.00	0	0	
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00		0		0.00	0	0	0.00	0	0	
Det	4	130	0.0%	0%		0	0	115	0.0%		0.00		0		0.00	0	0	0.00	0	0	
Det	5	140	0.0%	0%	0.00	0	0	119	0.0%		0.00	C	0		0.00	0	0	0.00	0	0	
Flat to5	1	40	12.0%		0.00	0	0	39	10.0%	15%	0.60		. 43	10%	0.00	0	0	10% 0.20	0	0	
Flat to5	2	65	12.0%		0.00	0	0	61	10.0%		0.00				0.00	0	0	0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0	74	10.0%		0.00		0		0.00	0	0	0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0	39	15.0%		0.00				0.00	0	0	0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00				0.00	0	0	0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0	74	15.0%		0.00		· ·		0.00	0	0	0.00	0	0	
				100%	12.42	12	1,126	<u>l</u>		100%	4.00	4	281	100%	0.00	0	0	100% 2.00	2	154	
	1		1			1	ı	1				1	I		r						
	-		BCIS		Used					Occupants			Population 		ŀ	ha/1000	D:: 1				
T	2		Lower Q			m2	224.474			T	Beds	Count	per unit			1.20 Playir 1.60 Outd					
Terrace	3			1,603 1,603	1,603 1,603	140 596	955,619			Terrace	3		2.5	18	-	0.25 Equip					
Terrace	4	1		1,603	1,603	97	155,529			Terrace	4	1	2.5	10	ŀ	0.23 Equit					
Terrace Semi	2	1		1,652	1,652	81	133,784			Terrace Semi	2	1	2.5	3	ŀ	0.80 Parks					
Semi	3			1,652	1,652	392	647,447			Semi	3	1	2.5	10		0.60 Amer		Open Space I	Poquirod	0.295 h	ha
Semi	4			1,652	1,652	212	350,150			Semi	4	2		5		1.80 Natu			requireu	0.293	. Id
Det	3			1,862	1,862	0	330,130			Det	3			0	ŀ	0.00 Alloti		Gross - Net		0.000 h	ha
Det	4			1,862	1,862	0	0			Det	4	0			•	6.55 ha	HEHLS	Shortfall / Su	rnlus	-0.295 h	
Det	5			1,862	1,862	0	0			Det	5	0			L	0.55   114		Shortian / Su	ipius	0.233	iu
Flat to5	1			1,834	1,834	43	78,676			Flat to5	1	1		3							
Flat to5	2			1,834	1,834	0	0			Flat to5	2	0		0		Summary		Constru	ction	Saleable	ie
Flat to5	3			1,834	1,834	0	0			Flat to5	3	0		0	ſ			Units m2	Average	m2	Avera
	1			2,165	2,165	0	0			Flat 6+	1	0		0	ļ	Market Housing		12 1,126	93.83	1,126	93.
Flat 6+				-		<del>                                     </del>	<del>                                     </del>	1		Flat 6+	2	0	+	0		Aff - rented		4 281	70.23	277	69.
				2,165	2,165	0	()														
Flat 6+ Flat 6+	2			2,165 2,165	2,165 2,165	0	0			Flat 6+	3	0	2.5	0	j	Shared Ownershi	ip	0 0	77.00	0	77.0
Flat 6+	2					0 0 1,561	0 0 2,545,678					C		0 45	F	Shared Ownershi First Homes	ip			0	

# N:\Active Clients\WITH OTHERS\Milton Keynes 2023\Apps\v2\CMK\App K - CMK App K - CMK

using 9								Round	ed	Modelling			Area ha			Characteris	tics			
5	UNITS		9		Aff - rented	67%	% of Aff	1.8693	2	Density	45	units/ha	Total	0.200		Sub Area	СМК			
	Afforda	ble	31%	2.79	Shared Owne	0%		0.00	0	Net:Gross	100%		Gross	0.200	ha	Green Brov	Brown			
					First Homes	33%	% of Aff	0.9207	1				Net	0.200	ha	Use	PDL			
								2.79	3											
					, N	/larket					Affordab	e for Rent			Shared O	wnership			First Homes	
	Beds	m2	Circulation	6.21		Rounded	m2	m2	Circulation	1 2		Rounded	m2			Rounded	m2		Rounded	m2
Terrace	2	73	0.0%		0.00		0	70	0.0%	30%	0.60	1	. 70		0.00	0	0			70
Terrace	3	86	0.0%		0.00		0	84	0.0%	45%	0.90	1	. 84		0.00	0	0	35%	0.35 0	0
Terrace	4	97	0.0%		0.00		0	97	0.0%	10%	0.20	C	0	5%	0.00	0	0	5%		0
Semi	2	81	0.0%	30%	1.86		162	79	0.0%		0.00	C	0		0.00	0	0		0.00	0
Semi	3	98	0.0%	40%	2.48		196	93	0.0%		0.00	C			0.00	0	0		0.00 0	0
Semi	4	106	0.0%	30%	1.86		212	106	0.0%		0.00	C	0		0.00	0	0		0.00	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	C	0		0.00	0	0		0.00 0	0
Det	4	130	0.0%		0.00		0	115	0.0%		0.00	C	0		0.00	0	0		0.00	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	C	0		0.00	0	0		0.00	0
Flat to5	1	40	12.0%		0.00		0	39	10.0%	15%	0.30	C	0	10%	0.00	0	0	10%	0.10 0	0
Flat to5	2	65	12.0%		0.00	0	0	61	10.0%		0.00	C	0		0.00	0	0		0.00	0
Flat to5	3	80	12.0%		0.00	0	0	74	10.0%		0.00	C	0		0.00	0	0		0.00	0
Flat 6+	1	40	17.5%		0.00		0	39	15.0%		0.00	C	0		0.00	0	0		0.00	0
Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00	C	0		0.00	0	0		0.00 0	0
Flat 6+	3	80	17.5%		0.00	0	0	74	15.0%		0.00	C	· ·		0.00	0	0		0.00 0	0
				100%	6.21	6	570	<u> </u>		100%	2.00	2	154	100%	0.00	0	0	100%	1.00 1	70
					1			1			1	1	1		ŕ			1		
			BCIS							Occupants			Population			ha/1000				
			Lower Q	Median	Used	m2					Beds	Count	per unit				Playing Pito			
Terrace	2			1,603	1,603					Terrace	2	2	2.5	5			Outdoor Sp			
Terrace	3			1,603	1,603		134,685			Terrace	3	1	. 2.5	3	-		Equipped S			
Terrace	4			1,603	1,603		0			Terrace	4	C		0	-		Other (MU			
Semi	2			1,652	1,652					Semi	2	2	2.5	5			Parks & Ga			z=li
Semi	3			1,652	1,652					Semi	3	2		5			Amenity G		Open Space Required	0.147 ha
Semi	4			1,652	1,652		350,150			Semi	4		2.3	5	ŀ		Natural / Se			0.000 I
Det	2							1		Det	3	0	2.5				Allotments	l	Gross - Net	0.000 ha
	3			1,862	1,862		0			D-+		_					L		Chartell / Constant	0.447
Det	4			1,862	1,862	0	0			Det	4	0			Ĺ	6.55	ha		Shortfall / Surplus	-0.147 ha
Det Det	4 5			1,862 1,862	1,862 1,862	0	0			Det	5	C	2.5		Ĺ	6.55	ha	]	Shortfall / Surplus	-0.147 ha
Det Det Flat to5	4 5 1			1,862 1,862 1,834	1,862 1,862 1,834	0 0	0 0			Det Flat to5	5	C	2.5		L	1	ha			•
Det Det Flat to5 Flat to5	4 5 1 2			1,862 1,862 1,834 1,834	1,862 1,862 1,834 1,834	0 0 0	0 0 0			Det Flat to5 Flat to5	5 1 2	0	2.5 2.5 2.5		[	6.55 Summary	ha	11-2	Construction	Saleable
Det Det Flat to5 Flat to5 Flat to5	4 5 1 2 3			1,862 1,862 1,834 1,834 1,834	1,862 1,862 1,834 1,834 1,834	0 0 0 0	0 0 0			Det Flat to5 Flat to5 Flat to5	5 1 2 3	0 0	2.5 2.5 2.5 2.5 2.5			Summary		Units	Construction m2 Average	Saleable m2 Ave
Det Det Flat to5 Flat to5 Flat to5 Flat 6+	4 5 1 2 3 1			1,862 1,862 1,834 1,834 1,834 2,165	1,862 1,862 1,834 1,834 1,834 2,165	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			Det Flat to5 Flat to5 Flat to5 Flat 6+	5 1 2 3	C C C C C	2.5 2.5 2.5 2.5 2.5			Summary Market Hou	ısing	6	Construction m2 Average 570 95.00	Saleable m2 Ave 570 9
Det Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	4 5 1 2 3 1			1,862 1,862 1,834 1,834 1,834 2,165 2,165	1,862 1,862 1,834 1,834 1,834 2,165 2,165	0 0 0 0 0 0	000000000000000000000000000000000000000			Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	5 1 2 3 1	0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5			Summary  Market Hou  Aff - rented	ısing		Construction m2 Average 570 95.00 154 77.00	Saleable m2 Ave 570 9
Det Det Flat to5 Flat to5 Flat to5 Flat 6+	4 5 1 2 3 1			1,862 1,862 1,834 1,834 1,834 2,165	1,862 1,862 1,834 1,834 1,834 2,165	0 0 0 0 0 0	0 0 0			Det Flat to5 Flat to5 Flat to5 Flat 6+	5 1 2 3	C C C C C	2.5 2.5 2.5 2.5 2.5			Summary Market Hou	using	6	Construction m2 Average 570 95.00	Saleable m2 Ave 570 9

# N:\Active Clients\WITH OTHERS\Milton Keynes 2023\Apps\v2\CMK\App K - CMK App K - CMK

using 6							ĺ	Rou	nded	Modelling			Area ha			Characterist	ics				
5	UNITS		6		Aff - rented	67%	% of Aff	1.2462	1	Density		units/ha	Total	0.133		Sub Area					
	Affordal	ble	31%		Shared Owne			0.00	0	Net:Gross			Gross	0.133		Green Brov					
					First Homes		% of Aff	0.6138	1				Net	0.133	ha	Use	PDL				
								1.86	2												
					M	1arket					Affordab	le for Rent			Shared O	wnership			First Homes		]
	Beds	m2	Circulation	4.14		Rounded	m2	m	2 Circulat	on 1	L	Rounded	d m2	0		Rounded	m2			m2	2
Terrace	2	73	0.0%		0.00	0	0	7	0.0%	30%	0.30	1	70		0.00	0	C			70	J
Terrace	3	86	0.0%		0.00	0	0	. 8	4 0.0%	45%	0.45	(	0	35%	0.00	0	C	35%	0.35 0	. 0	J
Terrace	4	97	0.0%		0.00	0	0	. 9	7 0.0%	10%	0.10	(	0	5%	0.00	0	C	5%		0	)
Semi	2	81	0.0%	30%	1.24	1	81	. 7	9 0.0%		0.00		0		0.00	0	C	)	0.00 0	0	)
Semi	3	98	0.0%	40%	1.66	2	196	. 9	3 0.0%		0.00	(	0		0.00	0	C	)	0.00 0	0	)
Semi	4	106	0.0%	30%	1.24	1	106	. 10	0.0%		0.00		0		0.00	0	C	)	0.00 0	0	)
Det	3	120	0.0%		0.00	0	0	. 10	0.0%		0.00		-		0.00	0	C		0.00 0	0	)
Det	4	130	0.0%		0.00	0	0	1:	15 0.0%		0.00		0		0.00	0	C	)	0.00 0	0	)
Det	5	140	0.0%		0.00	0	0	. 1:			0.00				0.00	0	C		0.00 0	0	)
Flat to5	1	40	12.0%		0.00	0	0	. 3		15%				10%	0.00	0	C	10%		0	)
Flat to5	2	65	12.0%		0.00	0	0	. 6			0.00		, ,		0.00	0	C	)	0.00 0	0	)
Flat to5	3	80	12.0%		0.00	0	0	. 7			0.00				0.00	0	C		0.00 0	0	)
Flat 6+	1	40	17.5%		0.00	0	0	. 3			0.00		-		0.00	0	C		0.00 0	0	)
Flat 6+	2	65	17.5%		0.00	0	0	. 6			0.00		, ,		0.00	0	C	4	0.00 0	0	)
Flat 6+	3	80	17.5%		0.00	0	0	. 7	4 15.0%		0.00		-		0.00	0	C		0.00 0	0	)
				100%	4.14	4	383			100%	1.00	1	l 70	100%	0.00	0		100%	1.00	70	<u>)</u>
	1	ı ———	BCIS		1		1			0			Danielasian	1	ſ	ha/1000		7			
				Median	Used	m2				Occupants		C	Population		-		Playing Pit				
Terrace	2		Lower Q	1,603	1,603		224,474			Terrace	Beds 2	Count	per unit 2 2.5		ŀ		Outdoor S				
Terrace	3			1,603	1,603	140	224,474			Terrace	3						Equipped S				
Terrace	4			1,603	1,603	0	0			Terrace	4				ŀ		Other (ML				
Semi	2			1,652	1,652	81	133,784			Semi	2	1	1 2.5		ŀ		Parks & Ga				
Semi	3			1,652	1,652	196	323,723			Semi	3	-	2 2.5		ŀ		Amenity G		Open Space Required	0.098	8 ha
Semi	4			1,652	1,652	106	175,075			Semi	4	1						Semi Natural	open space nequired	0.030	1110
Det	3			1.862	1.862	0	0			Det	3	(					Allotment		Gross - Net	0.000	) ha
Det	4			1,862	1,862	0	0			Det	4	(	2.5		ľ	6.55			Shortfall / Surplus	-0.098	
Det	5			1,862	1,862	0	0			Det	5	(			L			_	,		
Flat to5	1			1,834	1,834	0	0			Flat to5	1	(	2.5	0							
Flat to5	2			1,834	1,834	0	0			Flat to5	2	(	2.5	0		Summary			Construction	Saleat	ble
Flat to5	3			1,834	1,834	0	0			Flat to5	3	(	2.5	0	ſ			Units	m2 Average	m2	2 Averag
Flat 6+	1			2,165	2,165	0	0			Flat 6+	1	(	2.5	0	•	Market Hou	sing	4	383 95.75	383	
Flat 6+	2			2,165	2,165	0	0			Flat 6+	2	(	2.5	0	ľ	Aff - rented		1	70 70.00	70	0 70.0
Flat 6+	3			2,165	2,165	0	0			Flat 6+	3	(	2.5	0	į	Shared Own	ership	0	0 70.00	0	70.0
						523	857,056						Residents	15		First Homes		1	70 70.00	70	0 70.0
							1,639											6	523	523	

225								Rou	nded	Modelling			Area ha			Characteristics					
17	UNITS		225		Aff - rented	67%	% of Aff	46.7325	47	Density	100	units/ha	Total	3.000		Sub Area CMK					
	Affordat	ole	31%	69.75	Shared Owne	0%		0.00	0	Net:Gross	75%		Gross	3.000	ha	Green Brov Brown					
					First Homes	33%	% of Aff	23.0175	23				Net	2.250	ha	Use PDL					
								69.75	70												
					N	arket					Affordab	le for Rent			Shared O	wnership		Firs	t Homes		
	Beds	m2	Circulation	155.25		Rounded	m2	n	2 Circulatio	n 47		Rounded	m2	0		Rounded	n2 23		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0	[ <del>7</del>	0.0%		0.00	C	0		0.00	0	0	0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0	8	4 0.0%		0.00	C	0		0.00	0	0	0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0	9	7 0.0%		0.00	0	0		0.00	0	0	0.00	0	0	
Semi	2	81	0.0%		0.00	0	0	Ī 7	9 0.0%		0.00	C	0		0.00	0	0	0.00	0	0	
Semi	3	98	0.0%		0.00	0	0	9	3 0.0%		0.00	0	0		0.00	0	0	0.00	0	0	
Semi	4	106	0.0%		0.00	0	0	1	0.0%		0.00	C	0		0.00	0	0	0.00	0	0	
Det	3	120	0.0%		0.00	0	0	1	0.0%		0.00	C	0		0.00	0	0	0.00	0	0	
Det	4	130	0.0%		0.00	0	0	1	15 0.0%		0.00		0		0.00	0	0	0.00	0	0	
Det	5	140	0.0%		0.00	0	0	1	19 0.0%		0.00	C	0		0.00	0	0	0.00	0	0	
Flat to5	1	40	12.0%	10%	15.53	15	672	] 3	9 10.0%	20%	9.40	9	386	10%	0.00	0	0 10%	2.30	2	86	
Flat to5	2	65	12.0%	50%	77.63	78	5,678	6	1 10.0%	30%	14.10	14	939	50%	0.00	0	0 50%	11.50	12	805	
Flat to5	3	80	12.0%	40%	62.10	62	5,555	] 7	4 10.0%	50%	23.50	24	1,954	40%	0.00	0	0 40%	9.20	9	733	
Flat 6+	1	40	17.5%		0.00	0	0	3	9 15.0%		0.00	C	0		0.00	0	0	0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0	[ 6	1 15.0%		0.00	0	0		0.00	0	0	0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0	7	4 15.0%		0.00	C	0		0.00	0	0	0.00	0	0	
				100%	155.25	155	11,906	<u> </u>		100%	47.00	47	3,279	100%	0.00	0	0 100%	23.00	23	1,624	
								•					,				_				
			BCIS							Occupants			Population			ha/1000					
				Median		m2					Beds	Count	per unit			1.20 Playing	_				
Terrace	2		1,393		1,393	0	0			Terrace	2	C	2.3			1.60 Outdoo					
Terrace	3		1,393		1,393	0	0			Terrace	3	C				0.25 Equippe					
Terrace	4		1,393		1,393	0	0			Terrace	4	C				0.30 Other (I					
Semi	2		1,434		1,434	0	0			Semi	2	C				0.80 Parks &				1	
Semi	3		1,434		1,434	0	0			Semi	3	C				0.60 Amenity		Open Space	Required	3.684 h	а
Semi	4		1,434		1,434	0	0			Semi	4	C				1.80 Natural					
Det	3		1,618		1,618	0	0	4		Det	3	C				0.00 Allotme	nts	Gross - Net		0.750 h	
Det	4		1,618		1,618	0	0	4		Det	4	C			L	6.55 ha		Shortfall / S	urplus	-2.934 h	.a
Det	5		1,618		1,618	0	0	4		Det	5	C									
Flat to5	1		1,616		1,616	1,144				Flat to5	1	26									
Flat to5	2		1,616		1,616	7,423		4		Flat to5	2	104				Summary			uction	Saleable	
Flat to5	3		1,616		1,616	8,241	13,314,847			Flat to5	3	95					Units		Average		Avera
Flat 6+	1		1,866		1,866	0	0			Flat 6+	1	C			1 1	Market Housing	155		76.81	10,630	68.
Flat 6+	2		1,866		1,866	0	0			Flat 6+	2	C				Aff - rented	47		69.77	2,981	63.4
Flat 6+	3		1,866		1,866	0	0			Flat 6+	3	C	2.5	0		Shared Ownership	0	0	70.59	0	64.1

563

First Homes

Residents

1,624 **16,808** 

70.59

23 **225**  1,476 **15,087** 

64.17

16,808

27,155,574

1,616 £/m2

# N:\Active Clients\WITH OTHERS\Milton Keynes 2023\Apps\v2\CMK\App K - CMK App K - CMK

								· · · · · · · · · · · · · · · · · · ·	_												
							1	Rounde		Modelling			Area ha			Characteristics					
	UNITS		90		Aff - rented		% of Aff		19	Density		units/ha	Total	0.900		Sub Area CN					
	Affordal	ble	31%		Shared Owne			0.00	0	Net:Gross	100%		Gross	0.900 h		Green Brov Bro					
					First Homes	33%	% of Aff	9.207 27.9 2	9 !8				Net	0.900 h	a I	Use PD	L				
					N	1arket		27.3			Affordabl	e for Rent			Shared Ov	vnership			First	Homes	
	Beds	m2	Circulation	62.1		Rounded	m2	m2	Circulation	19		Rounded	m2	0		Rounded	m2	9		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	12.0%	10%	6.21	6	269	39	10.0%	20%	3.80	4	172	10%	0.00	0	0	10%	0.90	1	43
Flat to5	2	65	12.0%	50%	31.05	31	2,257	61	10.0%	30%	5.70	6	403	50%	0.00	0	0	50%	4.50	5	336
Flat to5	3	80	12.0%	40%	24.84	25	2,240	74	10.0%	50%	9.50	9	733	40%	0.00	0	0	40%	3.60	3	244
Flat 6+	1	40	17.5%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	17.5%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	62.10	62	4,766			100%	19.00	19	1,307	100%	0.00	0	0	100%	9.00	9	623
		ı	BCIS			1	ı			0			Population		6	ha/1000					
			Lower Q	Median	Used	m2				Occupants	Beds	Count	per unit		H	1.20 Pla	uina Ditak				
Terrace	2		Lower Q	1,603	1,603		0			Terrace	2	Count	1	0	H	1.60 Ou					
Terrace	3			1,603	1,603	0	0			Terrace	3	0		- 0	F						
Terrace	4					·	0			Terrace						0.25 Fai					
Semi					1 603	n	n			Terrace	1	n		0	-	0.25 Equ					
	2			1,603	1,603	0	0			Terrace	4	0	2.5	0	-	0.30 Otl	ner (MUG	iAs)			
	2			1,652	1,652	0	0			Semi	2	0	2.5 2.5	0	-	0.30 Otl 0.80 Par	ner (MUG rks & Gar	iAs) dens	Onen Snace I	Required	1 474 h:
Semi	3			1,652 1,652	1,652 1,652	U	0 0			Semi Semi	2		2.5 2.5 2.5	0 0	  -  -	0.30 Otl 0.80 Par 0.60 Am	ner (MUG rks & Gar nenity Gre	iAs) dens een	Open Space I	Required	1.474 ha
Semi Semi	3			1,652 1,652 1,652	1,652 1,652 1,652	0	0 0 0 0			Semi Semi Semi	2 3 4	0	2.5 2.5 2.5 2.5	0 0 0	- - - -	0.30 Otl 0.80 Par 0.60 Am 1.80 Na	ner (MUG rks & Gard nenity Gre tural / Se	iAs) dens een mi Natural		Required	
Semi Semi Det	3 4 3			1,652 1,652 1,652 1,862	1,652 1,652 1,652 1,862	0 0	0 0 0 0			Semi Semi Semi Det	2 3 4 3	0 0 0	2.5 2.5 2.5 2.5 2.5	0 0 0 0 0	- - - - -	0.30 Otl 0.80 Pai 0.60 Am 1.80 Na 0.00 Alle	ner (MUG rks & Gard nenity Gre tural / Se otments	iAs) dens een mi Natural	Gross - Net		0.000 ha
Semi Semi Det Det	3			1,652 1,652 1,652 1,862 1,862	1,652 1,652 1,652 1,862 1,862	0 0 0	0 0 0 0 0 0			Semi Semi Semi Det	2 3 4	0	2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0 0	-	0.30 Otl 0.80 Par 0.60 Am 1.80 Na	ner (MUG rks & Gard nenity Gre tural / Se otments	iAs) dens een mi Natural			
Semi Semi Det Det	3 4 3 4			1,652 1,652 1,652 1,862 1,862 1,862	1,652 1,652 1,652 1,862 1,862 1,862	0 0 0 0 0	0 0 0 0 0 0 0 0 0 886.338			Semi Semi Semi Det Det	2 3 4 3 4	0 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0 0 0 0	- - - -	0.30 Otl 0.80 Pai 0.60 Am 1.80 Na 0.00 Alle	ner (MUG rks & Gard nenity Gre tural / Se otments	iAs) dens een mi Natural	Gross - Net		0.000 ha
Semi Semi Det Det	3 4 3 4 5			1,652 1,652 1,652 1,862 1,862	1,652 1,652 1,652 1,862 1,862	0 0 0 0	0 0 0 0 0 0 0 886,338 5,492,437			Semi Semi Semi Det	2 3 4 3 4 5	0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0 0 0 0 0 0 28	-	0.30 Otl 0.80 Pai 0.60 Am 1.80 Na 0.00 Alle	ner (MUG rks & Gard nenity Gre tural / Se otments	iAs) dens een mi Natural	Gross - Net	rplus	0.000 ha
Semi Semi Det Det Det Flat to5	3 4 3 4 5			1,652 1,652 1,652 1,862 1,862 1,862 1,834	1,652 1,652 1,652 1,862 1,862 1,862 1,834	0 0 0 0 0 0 0	5,492,437			Semi Semi Semi Det Det Det Flat to5	2 3 4 3 4 5	0 0 0 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5		- - - - - - - - -	0.30 Ottl 0.80 Pai 0.60 Am 1.80 Na 0.00 Alle 6.55 ha	ner (MUG rks & Gard nenity Gre tural / Se otments	iAs) dens een mi Natural	Gross - Net Shortfall / Su	rplus	0.000 ha
Semi Semi Det Det Det Flat to5 Flat to5	3 4 3 4 5 1 2			1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834	1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834	0 0 0 0 0 0 0 483 2,995				Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 3 4 5 1	0 0 0 0 0 0 0 0 11 42	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	105		0.30 Ottl 0.80 Pai 0.60 Am 1.80 Na 0.00 Alle 6.55 ha	ner (MUG rks & Gard nenity Gre tural / Se otments	iAs) dens een mi Natural	Gross - Net Shortfall / Su Constru	rplus	0.000 hi -1.474 hi
Semi Semi Det Det Det Flat to5 Flat to5	3 4 3 4 5 1 2			1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834	1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834	0 0 0 0 0 0 0 483 2,995 3,217	5,492,437			Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 3 4 5 1 2 3	0 0 0 0 0 0 0 11 42	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	105		0.30 Ott 0.80 Pai 0.60 Arr 1.80 Na 0.00 Alli 6.55 ha	ner (MUG rks & Gard nenity Gre tural / Se otments	iAs) dens een mi Natural Units	Gross - Net Shortfall / Su  Constru  m2  4,766	rplus  ction  Average	0.000 had -1.474 had Saleable m2
Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 3 4 5 1 2 3 1			1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165	1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165	0 0 0 0 0 0 0 483 2,995 3,217	5,492,437			Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 4 3 4 5 1 2 3 1	0 0 0 0 0 0 0 11 42 37	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	105	[ ]	0.30 Ott 0.80 Pai 0.60 Am 1.80 Na 0.00 Alli 6.55 ha  Summary  Market Housin	ner (MUGrks & Garunenity Greatural / September 1)	eas) dens een mi Natural Units	Gross - Net Shortfall / Su  Constru  m2	ction Average 76.86	0.000 h: -1.474 h: Saleable m2 4,255
Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	3 4 3 4 5 1 2 3 1			1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165 2,165	1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 2,165 2,165	0 0 0 0 0 0 0 483 2,995 3,217	5,492,437			Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	2 3 4 3 4 5 1 2 3 1	0 0 0 0 0 0 0 11 42 37	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	105	<u> </u>	0.30 Ottl 0.80 Pai 0.60 Am 1.80 Na 0.00 Alli 6.55 ha	ner (MUGrks & Garunenity Greatural / September 1)	een mi Natural Units	Gross - Net Shortfall / Su  Constru  m2  4,766  1,307	ction Average 76.86 68.78	0.000 h: -1.474 h: Saleable m2 4,255

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							Í	Rounde		Modelling			Area ha		,	Characteristics						
	LINUTC		25		Aff - rented	670/	% of Aff	7.2695	eu -		100			0.350		Sub Area CM						
	UNITS		35						0	Density		units/ha	Total	0.350								
	Affordab	ne	31%		Shared Owne			0.00	0	Net:Gross	100%		Gross	0.350 h		Green Brov Bro						
					First Homes	33%	% of Aff	3.5805 10.85	4 11				Net	0.350 h	ia (	Use PDL	-					
					IV	/larket					Affordable	e for Rent			Shared Ov	vnership			First	Homes		]
	Beds	m2	Circulation	24.15		Rounded	m2	m2	Circulation	7		Rounded	m2	0		Rounded	m2	4		Rounded	m2	_
Terrace	2	73	0.0%		0.00		0	. 70	0.0%		0.00	0			0.00	0	0		0.00	0	0	)
Terrace	3	86	0.0%		0.00		0	. 84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	)
Terrace	4	97	0.0%		0.00	0	0	. 97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	,
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	,
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	,
Flat to5	1	40	12.0%	10%	2.42	2	90	39	10.0%	20%	1.40	1	43	10%	0.00	0	0	10%	0.40	0	0	)
Flat to5	2	65	12.0%	50%	12.08	12	874	61	10.0%	30%	2.10	2	134	50%	0.00	0	0	50%	2.00	2	134	
Flat to5	3	80	12.0%	40%	9.66	10	896	74	10.0%	50%	3.50	4	326	40%	0.00	0	0	40%	1.60	2	163	į
Flat 6+	1	40	17.5%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	/
Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	)
Flat 6+	3	80	17.5%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	)
				100%	24.15	24	1,859			100%	7.00	7	503	100%	0.00	0	0	100%	4.00	4	297	]
	$\overline{}$		BCIS							Occupants			Population		lī.	ha/1000						
	+ +			Median	Used	m2				-	Beds	Count	per unit		H <sup>i</sup>	1.20 Play	ing Ditch	00				
			LOWEIQ	Median						Terrace	2	0	2.5	0	-		door Spo					
Terrace	2			1 603	1 603												acci spoi					
Terrace	2			1,603 1,603	1,603 1,603		0			-				0	-		inned Sna					
Terrace	3			1,603	1,603	0	0			Terrace	3	0	2.5	0	-	0.25 Equ		ace				
Terrace Terrace	3 4			1,603 1,603	1,603 1,603	0	0			Terrace Terrace	3 4	0	2.5 2.5	0	-	0.25 Equ 0.30 Oth	er (MUGA	ace As)				
Terrace Terrace Semi	3 4 2			1,603 1,603 1,652	1,603 1,603 1,652	0 0	0 0			Terrace Terrace Semi	3 4 2	0	2.5 2.5 2.5	0 0		0.25 Equ 0.30 Oth 0.80 Par	er (MUG/ ks & Gard	ace As) Iens	Open Space I	Required	0.573	ha
Terrace Terrace Semi Semi	3 4			1,603 1,603	1,603 1,603	0 0 0	0 0 0			Terrace Terrace	3 4	0	2.5 2.5 2.5	0 0 0		0.25 Equ 0.30 Oth	er (MUGA ks & Gard enity Gree	ace As) Iens en (	Open Space I	Required	0.573	ha
Terrace Terrace Semi Semi Semi	3 4 2 3 4			1,603 1,603 1,652 1,652 1,652	1,603 1,603 1,652 1,652 1,652	0 0 0 0	0 0 0 0			Terrace Terrace Semi Semi Semi	3 4 2 3 4	0 0 0 0	2.5 2.5 2.5 2.5 2.5	0 0 0		0.25 Equ 0.30 Oth 0.80 Par 0.60 Am 1.80 Nat	er (MUGA ks & Gard enity Gree ural / Sen	ace As) dens en ( ni Natural		Required		
Terrace Terrace Semi Semi Semi Det	3 4 2 3 4 3			1,603 1,603 1,652 1,652 1,652 1,862	1,603 1,603 1,652 1,652 1,652 1,862	0 0 0 0 0	0 0 0 0 0			Terrace Terrace Semi Semi Semi Det	3 4 2 3 4 3	0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0		0.25 Equ 0.30 Oth 0.80 Par 0.60 Am 1.80 Nat 0.00 Allo	er (MUGA ks & Gard enity Gree ural / Sen	ace As) dens en ( ni Natural	Gross - Net	·	0.000	) ha
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3 4			1,603 1,603 1,652 1,652 1,652 1,862 1,862	1,603 1,603 1,652 1,652 1,652 1,862 1,862	0 0 0 0 0 0	0 0 0 0 0			Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3	0 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0 0 0	  -  -  -  -  -  -	0.25 Equ 0.30 Oth 0.80 Par 0.60 Am 1.80 Nat	er (MUGA ks & Gard enity Gree ural / Sen	ace As) dens en ( ni Natural		·		) ha
Terrace Terrace Semi Semi Det Det Det	3 4 2 3 4 3 4 5			1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862	1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0			Terrace Terrace Semi Semi Det Det Det	3 4 2 3 4 3 4 5	0 0 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0 0 0 0	- - - - -	0.25 Equ 0.30 Oth 0.80 Par 0.60 Am 1.80 Nat 0.00 Allo	er (MUGA ks & Gard enity Gree ural / Sen	ace As) dens en ( ni Natural	Gross - Net	·	0.000	) ha
Terrace Terrace Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5			1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834	1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 242,996			Terrace Terrace Semi Semi Det Det Det Flat to5	3 4 2 3 4 3	0 0 0 0 0 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0 0 0 0 0 0		0.25 Equ 0.30 Oth 0.80 Par 0.60 Am 1.80 Nat 0.00 Allo 6.55 ha	er (MUGA ks & Gard enity Gree ural / Sen	ace As) dens en ( ni Natural	Gross - Net Shortfall / Su	urplus	0.000	ha ha
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1			1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834	1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834	0 0 0 0 0 0 0 0 0 0 133	2,094,348			Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1	0 0 0 0 0 0 0 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5	0 0 0 0 0 0 0 0 0 0 0 8 40		0.25 Equ 0.30 Oth 0.80 Par 0.60 Am 1.80 Nat 0.00 Allo	er (MUGA ks & Gard enity Gree ural / Sen	ace As) dens en ( mi Natural	Gross - Net Shortfall / Su Constru	urplus	0.000 -0.573 Saleab	ha ha ble
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5			1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834	1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834	0 0 0 0 0 0 0 0 0 133 1,142 1,384				Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5	0 0 0 0 0 0 0 0 0	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5			0.25 Equ 0.30 Oth 0.80 Par 0.60 Am 1.80 Nat 0.00 Allo 6.55 ha	er (MUGA ks & Gard enity Gree ural / Sen otments	ace As) dens en ni Natural (	Gross - Net Shortfall / Su  Constru  m2	urplus uction Average	0.000 -0.573 Saleat m2	ha ble
Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1			1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165	1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,862 1,834 1,834 1,834	0 0 0 0 0 0 0 0 133 1,142 1,384	2,094,348			Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2	0 0 0 0 0 0 0 0 0 0 0 3 3 16	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5		<u> </u>	0.25 Equ 0.30 Oth 0.80 Par 0.60 Am 1.80 Nat 0.00 Allo 6.55 ha	er (MUGA ks & Gard enity Gree ural / Sen otments	ace As) dens en ( ni Natural	Gross - Net Shortfall / Su  Constru  m2  1,859	urplus  uction  Average  77.47	0.000 -0.573 Saleat m2 1,660	ha ble
Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1			1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 2,165 2,165	1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 2,165	0 0 0 0 0 0 0 0 133 1,142 1,384	2,094,348			Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3	0 0 0 0 0 0 0 0 0 0 0 3 16	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5		<u> </u>	0.25 Equ 0.30 Oth 0.80 Par 0.60 Am 1.80 Nat 0.00 Allc 6.55 ha  Summary  Market Housing	ner (MUG/ ks & Gard enity Gree cural / Sen ottments	ace As) dens en ni Natural  Units	Gross - Net Shortfall / Su  Constru  m2	urplus  action  Average  77.47  71.81	0.000 -0.573 Saleat m2	ha ble
Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1			1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,834 1,834 1,834 2,165	1,603 1,603 1,652 1,652 1,652 1,862 1,862 1,862 1,862 1,834 1,834 1,834	0 0 0 0 0 0 0 0 133 1,142 1,384	2,094,348			Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3	0 0 0 0 0 0 0 0 0 0 0 3 16	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5		1	0.25 Equ 0.30 Oth 0.80 Par 0.60 Am 1.80 Nat 0.00 Allo 6.55 ha	ner (MUG/ ks & Gard enity Gree cural / Sen ottments	units	Gross - Net Shortfall / Su  Constru  m2  1,859	urplus  uction  Average  77.47	0.000 -0.573 Saleat m2 1,660	ble

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_							F																
									ounded		Modelling			Area ha			Characteris						
20	UNITS		18		Aff - rented		% of Aff	3.7386	4		Density		units/ha	Total	0.180		Sub Area	_					
	Affordat	ole	31%		Shared Owne	0%		0.00	0		Net:Gross	100%		Gross	0.180 ha		Green Brov						
					First Homes	33%	% of Aff	1.8414	2					Net	0.180 ha	3	Use	PDL					
			Ē			larket		5.58	6	ĺ		Affordala	e for Rent		l	Shared O				Fire	t Homes		7
	Beds	m2	Circulation	12.42	IVI	Rounded	m2		m2 Cii	rculation		Allordab	Rounded	m2	0	Shared O	Rounded	m2	2	FIIS	Rounded	m2	1
Terrace	2	73	0.0%	12.42	0.00	Rounded	1112		70	0.0%	4	0.00	Kounded 0		U	0.00	Kounded 0			0.00	Kourided	1112	1
Terrace	3	73 86	0.0%		0.00	0	0		84	0.0%		0.00	0			0.00	0	0		0.00	0	0	1
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	2	81	0.0%		0.00	0	0			0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	3	98	0.0%		0.00	0	0			0.0%		0.00	0			0.00	0	U		0.00	0	0	1
Semi	4	106	0.0%		0.00	0	0			0.0%		0.00	0			0.00	0	0		0.00	0	0	1
Det	3	120	0.0%		0.00	0	0			0.0%		0.00	0			0.00	0	0		0.00	0	0	1
	4		-		0.00	0	0					0.00	0			0.00	0	0		0.00	0	0	1
Det Det	4 5	130 140	0.0%		0.00	0	0		115 119	0.0%		0.00	0			0.00	0	0		0.00	0	0	1
Flat to5	1	40	12.0%	10%	1.24	1	45			10.0%	100%	4.00	4	172	100%	0.00	0	0	100%	2.00	3	86	1
Flat to5	2	65	12.0%	50%	6.21	6	437			10.0%	100%	0.00	0		100%	0.00	0	0	100%	0.00	2	00	1
Flat to5	3	80	12.0%	40%	4.97	5	448			10.0%		0.00	0			0.00	0	0		0.00	0	0	1
Flat 6+	1	40	17.5%	40%	0.00	0	440			15.0%		0.00	0			0.00	0	0		0.00	0	0	1
Flat 6+	2	65	17.5%		0.00	0	0			15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 6+	3	80	17.5%		0.00	0	0			15.0%		0.00	0	0		0.00	0			0.00	0	0	1
FIAL D+	3	80	17.5%	100%	12.42	12	930		74	15.0%	100%	4.00	0	172	100%	0.00	0	0	100%	2.00	2	86	4
			L	100%	12.42	12	530				100%	4.00		1/2	100%	0.00	U		100%	2.00	2	- 00	9
			BCIS							ĺ	Occupants			Population		ſ	ha/1000						
				Median	Used	m2					Оссирания	Beds	Count	per unit		ŀ		Playing Pito	hes				
Terrace	2		LOWER Q	1,603	1,603		0				Terrace	2	0	2.5	0	-		Outdoor Sp					
Terrace	3			1,603	1,603	0	0				Terrace	3	0		0	-		Equipped S					
Terrace	4			1.603	1.603	0	0				Terrace	4	0		0	F		Other (MU					
Semi	2			1,652	1,652	0	0				Semi	2	0	2.5	0	F		Parks & Ga					
Semi	3			1,652	1,652	0	0				Semi	3	0	2.5	0			Amenity Gr		Open Space	Required	0.295	ha
Semi	4			1,652	1,652	0	0				Semi	4	0	2.5	0		1.80	Natural / Se	emi Natural	· · ·	·		
Det	3			1,862	1,862	0	0				Det	3	0	2.5	0	Ī	0.00	Allotments		Gross - Net		0.000	ha
Det	4			1,862	1,862	0	0				Det	4	0		0		6.55	ha		Shortfall / S		-0.295	
Det	5			1,862	1,862	0	0				Det	5	0	2.5	0	L		•		•			
Flat to5	1			1,834	1,834	302	554,214				Flat to5	1	7	2.5	18								
Flat to5	2			1,834	1,834	437	801,061				Flat to5	2	6	2.5	15		Summary		Ī	Consti	uction	Saleat	ble
Flat to5	3			1,834	1,834	448	821,601				Flat to5	3	5	2.5	13	ſ			Units	m2	Average	m2	Aver
Flat 6+	1			2,165	2,165	0					Flat 6+	1	0	2.5	0	j	Market Ho	using	12	930	77.47	830	
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	0	2.5	0	Ţ	Aff - rented	<u> </u>	4	172	42.90	156	39
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0	2.5	0	j	Shared Ow	nership	0	0	42.90	0	39
						1,187	2,176,875					i		Residents	45	F	First Home	· ·	2	86	42.90	78	39

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l.	UNITS Afforda	blo	9 31%		Aff - rented Shared Owne		% of Aff	1.8693 0.00	ed 2	Modelling Density Net:Gross	65 100%	units/ha	Area ha Total Gross	0.138 0.138		Characteris Sub Area Green Brov	СМК			
	Allorua	bie	3170	2.79	First Homes		% of Aff	0.9207	1	Net.Gross	100%		Net	0.138			PDL			
					Thistrionics	3370	70 01 AII	2.79	3				1400	0.150		OSC	I DL			
					N	//arket		'			Affordab	e for Rent			Shared O	wnership			First Homes	
	Beds	m2	Circulation	6.21		Rounded	m2	m2	Circulation	2		Rounded	m2	0		Rounded	m2	1	Rounded	m2
Terrace	2	73	0.0%		0.00		0	70	0.0%		0.00	C	0		0.00	0	0		0.00	0
Terrace	3	86	0.0%		0.00		0	84	0.0%		0.00	C	0		0.00	0	0		0.00 0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	C	0		0.00	0	0		0.00 0	0
Semi	2	81	0.0%		0.00		0	79	0.0%		0.00	C	0		0.00	0	0		0.00 0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	C	0		0.00	0	0		0.00 0	0
Semi	4	106	0.0%		0.00		0	106	0.0%		0.00	C	0		0.00	0	0		0.00	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	C	0		0.00	0	0		0.00 0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	(	0		0.00	0	0		0.00 0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	C	0		0.00	0	0		0.00 0	0
Flat to5	1	40	12.0%		0.00	0	0	39	10.0%	100%	2.00	2	86	100%	0.00	0	0	100%	1.00 1	43
Flat to5	2	65	12.0%	50%	3.11	3	218	61	10.0%		0.00	C	0		0.00	0	0		0.00	0
Flat to5	3	80	12.0%	50%	3.11	3	269	74	10.0%		0.00	C	0		0.00	0	0		0.00	0
Flat 6+	1	40	17.5%		0.00		0	39	15.0%		0.00	C	0		0.00	0	0		0.00	0
Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00	C	0		0.00	0	0		0.00 0	0
Flat 6+	3	80	17.5%		0.00	0	0	74	15.0%		0.00	C	0		0.00	0	0		0.00	0
				100%	6.21	6	487	<u> </u>		100%	2.00	2	86	100%	0.00	0	0	100%	1.00 1	43
		1	In our		ı	1	_	1				1	la	1	r	1 /4000		1		
			BCIS	Median	Used	m2				Occupants	Beds	Count	Population			ha/1000	Playing Pite			
Terrace	2		Lower Q	1,603	1,603					Terrace	Beas 2	Count	per unit	0	ŀ		Outdoor Sp			
Terrace	3			1,603	1,603		0			Terrace	3			0			Equipped S			
Terrace	4			1,603	1,603		0			Terrace	4			0			Other (MU			
Semi	2			1,652	1,652		0			Semi	2			0			Parks & Ga			
Semi	3			1,652	1,652		0			Semi	3		+	0	ŀ		Amenity G	_	Open Space Required	0.147 ha
Semi	4			1,652	1,652		0			Semi	4			0	ŀ		Natural / S		Орен зрасе кечиней	0.147 118
Det	1 7	<del>                                     </del>		1,862	1,862		0			Det	3			0	ŀ		Allotments		Gross - Net	0.000 ha
	3				1,002	U		1			4			n	ŀ	6.55		-	Shortfall / Surplus	-0.147 ha
	3				1.862	0	n n			II)et										U.177 IId
Det	4			1,862	1,862		0			Det					L		ļiiu .	1	Silortian / Surpius	•
Det Det	4 5			1,862 1,862	1,862	0				Det	5	ď	2.5		L		ļiiu .	1	Shortian / Surpius	
Det Det Flat to5	4 5 1			1,862 1,862 1,834	1,862 1,834	0 129	236,027			Det Flat to5	5	(	2.5		L		ino.	1		Saleable
Det Det Flat to5 Flat to5	4 5 1 2			1,862 1,862 1,834 1,834	1,862 1,834 1,834	0 129 218	236,027 400,530			Det Flat to5 Flat to5	5 1 2	ď	2.5 2.5 2.5			Summary	ļinu	-	Construction	Saleable m2 Av
Det Det Flat to5 Flat to5 Flat to5	4 5 1 2 3			1,862 1,862 1,834 1,834 1,834	1,862 1,834 1,834 1,834	0 129 218 269	236,027 400,530			Det Flat to5 Flat to5 Flat to5	5 1 2 3	3	2.5 2.5 2.5 2.5 2.5			Summary		Units	Construction m2 Average	m2 Ave
Det Det Flat to5 Flat to5 Flat to5 Flat 6+	4 5 1 2 3 1			1,862 1,862 1,834 1,834 1,834 2,165	1,862 1,834 1,834 1,834 2,165	0 129 218 269 0	236,027 400,530			Det Flat to5 Flat to5 Flat to5 Flat 6+	5 1 2 3 1	3 3	2.5 2.5 2.5 2.5 2.5			Summary Market Ho	using	Units 6	Construction m2 Average 487 81.20	m2 Ave
Det Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	4 5 1 2 3 1			1,862 1,862 1,834 1,834 1,834 2,165 2,165	1,862 1,834 1,834 1,834 2,165 2,165	0 129 218 269 0	236,027 400,530			Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	5 1 2 3 1	3	2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5			Summary  Market Ho	using	Units	Construction m2 Average 487 81.20 86 42.90	m2 Ave 435 78
Det Det Flat to5 Flat to5 Flat to5 Flat 6+	4 5 1 2 3 1			1,862 1,862 1,834 1,834 1,834 2,165	1,862 1,834 1,834 1,834 2,165	0 129 218 269 0	236,027 400,530 492,960 0 0			Det Flat to5 Flat to5 Flat to5 Flat 6+	5 1 2 3 1	3 3	2.5 2.5 2.5 2.5 2.5			Summary Market Ho	using I nership	Units 6 2	Construction m2 Average 487 81.20 86 42.90	m2 Ave

# N:\Active Clients\WITH OTHERS\Milton Keynes 2023\Apps\v2\CMK\App K - CMK App K - CMK

ts 6							ſ		Rounded	Ī	Modelling			Area ha			Characteri	stics					
22	UNITS		6		Aff - rented	67% 9	% of Aff	1.2462	1		Density	100	units/ha	Total	0.060		Sub Area						
22	Affordat	nle	31%		Shared Owne	0%	0 01 7.11	0.00	0		Net:Gross	100%		Gross	0.060		Green Bro						
	711101000	,,,	5270		First Homes		% of Aff	0.6138	1			20070		Net	0.060		Use	PDL					
					This Homes	3370 7	00.7	1.86	2						0.000		030	. 52					
					Mar	rket				' I		Affordab	le for Rent			Shared O	wnership			Firs	t Homes		1
	Beds	m2	Circulation	4.14		Rounded	m2		m2	Circulation	1		Rounded	m2	0		Rounded	m2	1		Rounded	m2	2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	(	)
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	(	)
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	(	)
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	(	)
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	(	)
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	(	)
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	(	)
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	(	)
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	(	)
Flat to5	1	40	12.0%		0.00	0	0		39	10.0%	100%	1.00		43	100%	0.00	0	0	100%	1.00	1	43	3
Flat to5	2	65	12.0%	50%	2.07	2	146		61	10.0%		0.00				0.00	0	0		0.00	0	(	)
Flat to5	3	80	12.0%	50%	2.07	2	179		74	10.0%		0.00				0.00	0			0.00	0	(	)
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0			0.00	0			0.00	0	(	)
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0			0.00	0			0.00	0	(	)
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	0			0.00	0			0.00	0	(	)
				100%	4.14	4	325				100%	1.00	1	43	100%	0.00	0	0	100%	1.00	1	43	3]
			BCIS				1				0		ı	Danielakian	1	ſ	ha/1000		İ				
				Median	Used m	. 2					Occupants	Beds	Count	Population per unit		ŀ		Playing Pito	haa				
Terrace	2		Lower Q	1,603	1,603	0	0				Terrace	2	Count	2.5	0	ŀ		Outdoor Sp	-				
Terrace	3			1,603	1,603	0	0				Terrace	3	0	2.5	0	ŀ		Equipped S					
Terrace	4			1,603	1,603	0	0				Terrace	4	0		0			Other (MU	•				
Semi	2			1,652	1,652	0	0				Semi	2	0			ŀ		Parks & Ga					
Semi	3			1,652	1,652	0	0				Semi	3	0	2.5	0			Amenity Gr		Open Space	Required	0.098	R ha
Semi	4			1,652	1,652	0	0				Semi	4	0		0			Natural / Se		open opace	nequired	0.030	, iiu
Det	3			1,862	1,862	0	0				Det	3	0			ŀ		Allotments		Gross - Net		0.000	ha
Det	4			1,862	1,862	0	0				Det	4	0			•	6.55			Shortfall / S		-0.098	
Det	5			1,862	1,862	0	0				Det	5	0		0	ı				, -			
Flat to5	1			1,834	1,834	86	157,351				Flat to5	1	2	2.5	5								
Flat to5	2			1,834	1,834	146	267,020				Flat to5	2	2	2.5	5		Summary		Ī	Constr	uction	Salea	ble
Flat to5	3			1,834	1,834	179	328,640				Flat to5	3	2	2.5	5	ſ			Units	m2	Average	m2	Average
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1	0	2.5	0	ļ	Market Ho	using	4	325	81.20	290	72.50
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	0	2.5	0		Aff - rente	d	1	43	42.90	39	
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0	2.5	0		Shared Ow	nership	0	0	42.90	(	39.00
						411	753,012							Residents	15		First Home	!S	1	43	42.90	39	39.00
							1,834	£/m2											6	411		368	3

# $N:\ Active \ Clients \ \ WITH \ OTHERS \ \ Milton \ Keynes \ 2023 \ \ Apps \ \ \ \ \ CMK \ \ \ \ \ CMK$ App K - CMK

										7													
Flats 225									Rounded	-	Modelling			Area ha			Characteris						
23	UNITS		225		Aff - rented		% of Aff	46.7325	47		Density		units/ha	Total	0.900		Sub Area						
	Affordat	ole	31%		Shared Owne	0%		0.00	0		Net:Gross	100%		Gross	0.900 ha		Green Brov						
					First Homes	33%	% of Aff	23.0175	23					Net	0.900 ha	3	Use	PDL					
			Ī					69.75	70	]		A 66   -   -	. f Dt			Ch I O				Flore			1
	D. d.	2	Cincoletico	455.05	IVI	arket	2	ł	2	Cinculation	47	Affordabl		2		Snared O	wnership	2	23	FIRST	Homes	2	-
T	Beds	m2	Circulation	155.25	0.00	Rounded	m2	ł	m2	Circulation	47		Rounded 0	m2 0	U	0.00	Rounded 0	m2 0	23	0.00	Rounded	m2	4
Terrace	2	73	0.0%		0.00	0	0	ł	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	3
Terrace	4	86 97	0.0%		0.00	0	0	ł	84 97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	<del>'</del>
Terrace			0.0%			0	0	ł		0.0%		0.00	0	0		0.00	0	0			0	0	4
Semi	2	81	0.0%		0.00	0	0	ł	79 93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	3
Semi	3	98	0.0%		0.00	0	0	ł		0.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
Semi	4	106	0.0%		0.00	0	0	ł	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	3
Det	3 4	120 130	0.0%		0.00	0	0	ł	102	0.0%		0.00	0				0	0		0.00	0	0	4
Det Det	5	140	0.0% 0.0%		0.00	0	0	ł	115 119	0.0% 0.0%		0.00	0	0		0.00	0	0		0.00	0	0	<del>'</del>
	1	40	12.0%		0.00	0	0	ł	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	<del>'</del>
Flat to5 Flat to5	2	65	12.0%		0.00	0	0	ł	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	<del>'</del>
Flat to5	3	80	12.0%		0.00	0	0	ł	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	<del>(</del> 1
Flat 6+	1	40	17.5%	10%	15.53	15	705	•	39	15.0%	20%	9.40	9	404	10%	0.00	0	0	10%	2.30	2	90	<del>(</del>
Flat 6+	2	65	17.5%	50%	77.63	78	5,957	•	61	15.0%	30%	14.10	14		50%	0.00	0	0	50%	11.50	12	842	
Flat 6+	3	80	17.5%	40%	62.10	62	5,828	ł	74	15.0%	50%	23.50	24	2,042	40%	0.00	0	0	40%	9.20	0	766	
i lat o	3	80	17.5%	100%	155.25	155	12,490	ł	74	13.070	100%	47.00	47			0.00	0	0		23.00	23	1,697	
			ļ	100/6	133.23	133	12,430	l			100/8	47.00		3,420	100/6	0.00	U	U	100/6	23.00	23	1,037	_
			BCIS					1			Occupants			Population		ſ	ha/1000						
				Median	Used	m2						Beds	Count	per unit		ŀ	.,	Playing Pito	hes				
Terrace	2		1,393	wealan	1,393	0	0				Terrace	2	0	2.5	0	l		Outdoor Sp	•				
Terrace	3		1,393		1,393	0	0				Terrace	3	0			l		Equipped S					
Terrace	4		1,393		1,393	0	0				Terrace	4	0	2.5		Ì		Other (MU	•				
Semi	2		1,434		1,434	0	0				Semi	2	0	2.5		Ì		Parks & Ga					
Semi	3		1,434		1,434	0	0				Semi	3	0	2.5	0	İ	0.60	Amenity Gr	reen	Open Space	Required	3.684	ha
Semi	4		1,434		1,434	0	0				Semi	4	0	2.5	0	İ		Natural / Se					
Det	3		1,618		1,618	0	0				Det	3	0	2.5	0	İ	0.00	Allotments		Gross - Net		0.000	ha
Det	4		1,618		1,618	0	0				Det	4	0	2.5	0	İ	6.55	ha		Shortfall / S	urplus	-3.684	ha
Det	5		1,618		1,618	0	0				Det	5	0	2.5	0								
Flat to5	1		1,616		1,616	0	0				Flat to5	1	0	2.5	0								
Flat to5	2		1,616		1,616	0	0				Flat to5	2	0	2.5	0		Summary		ſ	Constr	uction	Saleal	ble
Flat to5	3		1,616		1,616	0	0				Flat to5	3	0	2.5	0	ſ			Units	m2	Average	m2	Average
Flat 6+	1		1,866		1,866	1,198	2,235,977				Flat 6+	1	26	2.5	65	ľ	Market Hou	using	155	12,490	80.58	10,630	68.58
Flat 6+	2		1,866		1,866	7,781	14,518,692				Flat 6+	2	104	2.5	260	ĺ	Aff - rented		47	3,428	72.94	2,981	63.43
Flat 6+	3		1,866		1,866	8,636	16,114,299				Flat 6+	3	95	2.5	238		Shared Owr	nership	0	0	73.80	0	64.17
						17,616	32,868,969							Residents	563	ſ	First Homes	s	23	1,697	73.80	1,476	64.17
																ľ				4- 646		4= 00=	

1,866 £/m2

1,697 **17,616** 

23 **225** 

1,476 **15,087** 

# $N:\ Active \ Clients \ \ WITH \ OTHERS \ \ Milton \ Keynes \ 2023 \ \ Apps \ \ \ \ \ CMK \ \ \ \ \ CMK$ App K - CMK

							Г		1-4		• • • • • • • • • •			· h-			0'						
D Flats 120	LIMITE		120		Aff ronted	670/ 0	/ -£ 4.66		unded		Modelling	250	····ita/ha	Area ha	0.490		Characteris						
24	UNITS	lo.	<b>120</b> 31%		Aff - rented		6 of Aff	24.924 0.00	25		Density		units/ha	Total	0.480		Sub Area						
	Affordab	ie	31%		Shared Owne	0%	6 of Aff	12.276	12		Net:Gross	100%		Gross	0.480 h		Green Brov	PDL					
					First Homes	33% %	o of Aff	37.2	37					Net	0.480 n	a	Use	PDL					
			ĺ		Ma	arket		37.2	37	1		Affordable	e for Rent			Shared O	wnership			First	Homes		7
	Beds	m2	Circulation	82.8		Rounded	m2	n	m2 Circu	ulation	25		Rounded	m2			Rounded	m2	12		Rounded	m2	2
Terrace	2	73	0.0%		0.00	0	0	7	70 0.	.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
Terrace	3	86	0.0%		0.00	0	0	8	84 0.	.0%		0.00	0	0		0.00	0	0		0.00	0	C	D
Terrace	4	97	0.0%		0.00	0	0	g	97 0.	.0%		0.00	0	0		0.00	0	0		0.00	0	C	D
Semi	2	81	0.0%		0.00	0	0	7	79 0.	.0%		0.00	0	0		0.00	0	0		0.00	0	C	D
Semi	3	98	0.0%		0.00	0	0	9	93 0.	.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
Semi	4	106	0.0%		0.00	0	0	1	.06 0.	.0%		0.00	0	0		0.00	0	0		0.00	0	C	D
Det	3	120	0.0%		0.00	0	0	1	.02 0.	.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
Det	4	130	0.0%		0.00	0	0	1	115 0.	.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
Det	5	140	0.0%		0.00	0	0	1	119 0.	.0%		0.00	0	0		0.00	0	0		0.00	0	C	D
Flat to5	1	40	12.0%		0.00	0	0	3	39 10	0.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
Flat to5	2	65	12.0%		0.00	0	0	6	61 10	0.0%		0.00	0	0		0.00	0	0		0.00	0	C	D
Flat to5	3	80	12.0%		0.00	0	0	7	74 10	0.0%		0.00	0	0		0.00	0	0		0.00	0	C	D
Flat 6+	1	40	17.5%	10%	8.28	8	376			.0%	20%	5.00	5	224		0.00	0	0	10%	1.20	1	45	_
Flat 6+	2	65	17.5%	50%	41.40	42	3,208	6	61 15	.0%	30%	7.50	8		50%	0.00	0	0	50%	6.00	6	421	_
Flat 6+	3	80	17.5%	40%	33.12	33	3,102	7	74 15	.0%	50%	12.50	12	1,021	40%	0.00	0	0	40%	4.80	5	426	
				100%	82.80	83	6,686				100%	25.00	25	1,807	100%	0.00	0	0	100%	12.00	12	891	L]
			T												1				1				
			BCIS								Occupants			Population			ha/1000		]				
			Lower Q	Median		m2	_					Beds	Count	per unit				Playing Pito	-				
Terrace	2			1,603	1,603	0	0				Terrace	2	0	2.5				Outdoor Sp					
Terrace	3			1,603	1,603	0	0				Terrace	3	0					Equipped S	-				
Terrace	4 2			1,603 1,652	1,603 1,652	0	0				Terrace	4 2	0	2.5 2.5				Other (MU Parks & Ga	. '				
Semi	3			1,652	1,652	0	0				Semi	3	0					Amenity G	. ,	Onan (nasa	Doguirod	1.965	ha
Semi Semi	4			1,652	1,652	0	0				Semi Semi	4	0					Natural / Se		Open Space	Required	1.903	olla
Det	3			1,862	1,862	0	0				Det	3	0					Allotments		Gross - Net		0.000	) ha
Det	4			1,862	1,862	0	0				Det	4	0				6.55		1 1	Shortfall / S	urnlus	-1.965	
Det	5			1,862	1,862	0	0				Det	5	0				0.55	IIa	] [	Jilortian / J	ui pius	-1.505	IIIa
Flat to5	1			1,834	1,834	0	0				Flat to5	1	0										
Flat to5	2			1,834	1,834	0	0				Flat to5	2	0				Summary		Ī	Constr	uction	Salea	hle
Flat to5	3			1,834	1,834	0	0				Flat to5	3	0				Jannary		Units	m2	Average	m2	
Flat 6+	1			2,165	2,165	645	1,396,735				Flat 6+	1	14				Market Ho	using	83	6,686	80.55	5,690	
Flat 6+	2			2,165	2,165	4,190	9,071,633				Flat 6+	2	56				Aff - rented		25	1,807	72.27	1,571	
Flat 6+	3			2,165	2,165	4,549	9,848,595				Flat 6+	3	50				Shared Ow		0	0	74.27	2,572	
				, 55		9,384	20,316,963							Residents			First Home:		12	891	74.27	775	
						. ,	2465			,												0.000	

2,165 £/m2

12 **120** 

9,384

8,036

# N:\Active Clients\WITH OTHERS\Milton Keynes 2023\Apps\v2\CMK\App K - CMK App K - CMK

h Undercroft	125						ĺ		Rounded		Modelling			Area ha			Characteristics						
25	UNITS		125		Aff - rented	67% 9	% of Aff	25.9625	26		Density	100	units/ha	Total	1.667		Sub Area CMK						
	Affordat	ole	31%		Shared Owne	0%		0.00	0		Net:Gross	75%		Gross	1.667		Green Brov Brown	1					
			*=		First Homes		% of Aff	12.7875	13					Net	1.250		Use PDL						
			_		riiscrionies	3370 7		38.75	39						1,250								
					M	arket						Affordable	e for Rent			Shared Ov	wnership			First	Homes		i
	Beds	m2	Circulation	86.25		Rounded	m2		m2	Circulation	26		Rounded	m2	0		Rounded	m2	13		Rounded	m2	ı
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
Flat to5	1	40	12.0%	10%	8.63	8	358		39	10.0%	20%	5.20	5	215	10%	0.00	0	0	10%	1.30	1	43	ı
Flat to5	2	65	12.0%	50%	43.13	43	3,130		61	10.0%	30%	7.80	8	537	50%	0.00	0	0	50%	6.50	7	470	ı
Flat to5	3	80	12.0%	40%	34.50	35	3,136		74	10.0%	50%	13.00	13	1,058	40%	0.00	0	0	40%	5.20	5	407	ı
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	ı
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
				100%	86.25	86	6,625				100%	26.00	26	1,810	100%	0.00	0	0	100%	13.00	13	920	i
								•							•		•						
			BCIS								Occupants		1	Population		ſī	ha/1000						
			Lower Q	Median	Used	m2						Beds	Count	per unit			1.20 Playin	g Pitches					
Terrace	2			1,603	1,603	0	0				Terrace	2	0	2.5	0		1.60 Outdo	or Sports					
Terrace	3			1,603	1,603	0	0				Terrace	3	0	2.5	0		0.25 Equip	ped Space					
Terrace	4			1,603	1,603	0	0				Terrace	4	0	2.5	0	Ī	0.30 Other	(MUGAs)					
Semi	2			1,652	1,652	0	0				Semi	2	0	2.5	0		0.80 Parks	& Gardens	5				
Semi	3			1,652	1,652	0	0				Semi	3	0	2.5	0		0.60 Amen	ity Green	(	Open Space I	Required	2.047 h	ha
Semi	4			1,652	1,652	0	0				Semi	4	0	2.5	0		1.80 Natura	al / Semi N	latural				
Det	3			1,862	1,862	0	0				Det	3	0	2.5	0		0.00 Allotm	nents	(	Gross - Net		0.417 h	ha
Det	4			1,862	1,862	0	0				Det	4	0	2.5	0	-	6.55 ha		9	Shortfall / Su	rplus	-1.630 h	ha
Det	5			1,862	1,862	0	0				Det	5	0	2.5	0	_	-		_				
Flat to5	1			1,834	1,834	616	1,129,334				Flat to5	1	14	2.5	35								
Flat to5	2			1,834	1,834	4,137	7,586,785				Flat to5	2	58	2.5	145		Summary		Γ	Constru	ction	Saleable	le
Flat to5	3			1,834	1,834	4,601	8,438,279				Flat to5	3	53	2.5	133	ſ			Units	m2	Average	m2	Avera
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1	0	2.5	0	Ī	Market Housing		86	6,625	77.03	5,915	68.
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	0	2.5	0	7	Aff - rented		26	1,810	69.60	1,645	63.
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0	2.5	0	1	Shared Ownership	)	0	0	70.74	0	64.3
						9,354	17,154,398							Residents	313	Ī	First Homes		13	920	70.74	836	64.3

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Flats with Undercroft 42 Rounded Modelling Area ha Characteristics 67% % of Aff 8.7234 26 42 Aff - rented 100 units/ha Total 0.560 Sub Area CMK UNITS Density Affordable 31% 13.02 Shared Owne 0% 0.00 0.560 ha Green Brov Brown Net:Gross 75% Gross 33% % of Aff 4.2966 PDL First Homes Net 0.420 ha Use 13.02 13 Market Affordable for Rent **Shared Ownership** First Homes Beds m2 Circulation 28.98 Rounded m2 m2 Circulatio m2 Rounded Rounded m2 2 73 0.0% 0.00 70 0.0% 0.00 0.00 0.00 Terrace Terrace 3 86 0.0% 0.00 84 0.0% 0.00 0.00 0.00 Terrace 4 97 0.0% 0.00 97 0.0% 0.00 0.00 0.00 Semi 2 81 0.0% 0.00 79 0.0% 0.00 0.00 0.00 3 98 0.0% 0.00 93 0.0% 0.00 0.00 0.00 Semi 106 0.00 0.0% 0.00 0.00 0.00 Semi 4 0.0% 106 Det 3 120 0.0% 0.00 0 102 0.0% 0.00 0 0.00 0.00 Det 4 130 0.0% 0.00 115 0.0% 0.00 0.00 0.00 5 140 0.0% 0.00 119 0.0% 0.00 0.00 0.00 Det 40 10% 2.90 134 10.0% 0.00 0.40 Flat to5 1 12.0% 39 20% 1.80 86 10% 10% 12.0% Flat to5 2 65 50% 14.49 14 1,019 61 10.0% 30% 2.70 201 50% 0.00 50% 2.00 134 80 40% 11.59 12 1,075 74 10.0% 50% 4.50 326 40% 0.00 40% 1.60 163 Flat to5 3 12.0% 40 17.5% 0.00 39 0.00 0.00 0.00 Flat 6+ 1 15.0% 0 0.00 61 0.00 Flat 6+ 2 65 17.5% 0 0 15.0% 0.00 0 0.00 0 80 17.5% 0.00 0 0 74 15.0% 0.00 0 0.00 0.00 0 Flat 6+ 3 0 100% 28.98 100% 613 100% 0.00 100% 4.00 297 29 2,229 9.00 ha/1000 BCIS Occupants Population Lower Q Median Used Count per unit 1.20 Playing Pitches Beds Terrace 1,603 1,603 Terrace 1.60 Outdoor Sports Terrace 3 1,603 1,603 0 Terrace 3 2.5 0.25 Equipped Space Terrace 4 1,603 1,603 0 Terrace 4 2.5 0.30 Other (MUGAs) Semi 1,652 1,652 Semi 2.5 0.80 Parks & Gardens 1,652 1,652 Semi 2.5 0.60 Amenity Green Open Space Required 0.688 ha Semi Semi 4 1,652 1,652 0 Semi 4 2.5 1.80 Natural / Semi Natural 1.862 0.140 ha Det 1.862 Det 0.00 Allotment Gross - Net 1,862 2.5 6.55 ha Shortfall / Surplus -0.548 ha Det 4 1,862 Det 4 Det 1.862 1,862 Det 2.5 Flat to5 1 1.834 1,834 220 403.831 Flat to5 1 2.5 Flat to5 1,834 1,834 1,355 2,484,425 Flat to5 19 2.5 Construction Saleable Summary Flat to5 3 1,834 1,834 1,564 2,867,533 Flat to5 18 2.5 45 Units Average m2 Average Market Housing Flat 6+ 1 2.165 2.165 5 Flat 6+ 1 0 2.5 29 2.229 76.86 1.990 68.62 2 2,165 0 2.5 557 61.89 Flat 6+ 2,165 Flat 6+ Aff - rented 613 68.08 Flat 6+ 3 2,165 2,165 0 Flat 6+ 3 2.5 74 2 Λ 67.50 Shared Ownership

Residents

105

First Homes

297

3,139

42

74.25

270

2,817

67.50

3,139

5,755,789

1,834 £/m2

SITE			Site 5 Green 100 HD Flats	Site 7 Green 60 HD Flats	Site 11 Brown 120 E Housing	Site 12 Brown Housing Brown 75	Site 13 own Housing E 30	Site 14 Brown Housing 18	Site 15 Brown Housing 9	Site 16 Brown Housing 6	Site 17 Flats 225	Site 18 Flats 90	Site 19 Flats 35	Site 20 Flats 18	Site 21 Flats 9	Site 22 Flats 6	Site 23 HD Flats 225	Site 24 HD Flats 120 U	Site 25 Flats with ndercroft 125	Site 26 Flats with Undercroft 42
	Sub Area		CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK
ADEA	Green Brown Use		Green Agricultural	Green Agricultural	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown
AREA	Total Gross	ha ha	1.000 1.000	0.600 0.600	4.632 3.556	2.895 1.667	0.667 0.667	0.400 0.400	0.200 0.200	0.133 0.133	3.000 3.000	0.900 0.900	0.350 0.350	0.180 0.180	0.138 0.138	0.060 0.060	0.900 0.900	0.480 0.480	1.667 1.667	0.560 0.560
UNITS	Net	ha	1.000	0.600	2.667	1.667	0.667	0.400	0.200	0.133	2.250	0.900	0.350	0.180	0.138	0.060	0.900	0.480	1.250	0.420
UNIT SIZ		m2	100 76.53	60 77.72	120 93.90	75 93.81	30 94.38	18 93.83	95.00	6 95.75	225 76.81	90 76.86	35 77.47	18 77.47	9 81.20	6 81.20	225 80.58	120 80.55	77.03	42 76.86
	Market Housing Aff to rent Shared Ownership	m2 m2	69.98 70.40	77.72 70.22 67.73	76.15 74.66	76.11 70.13	81.50 74.67	70.23 77.00	77.00 70.00	70.00 70.00	69.77 70.59	68.78 69.18	71.81 74.25	42.90 42.90	42.90 42.90	42.90 42.90	72.94 73.80	72.27 74.27	69.60 70.74	68.08 74.25
BASE CO	First Homes NSTRUCTION	m2	70.40	67.73	74.66	70.13	74.67	77.00	70.00	70.00	70.59	69.18	74.25	42.90	42.90	42.90	73.80	74.27	70.74	74.25
DAGE CO	BCIS Site Costs	£/m2 %	1,834 10%	1,834 10%	1,628 15%	1,629 15%	1,625 15%	1,631 15%	1,638 10%	1,639 10%	1,616 15%	1,834 15%	1,834 15%	1,834 15%	1,834 10%	1,834 10%	1,866 5%	2,165 5%	1,834 5%	1,834 5%
	Abnormals	% f	0.0% 68,354	0.0% 41,292	3.0% 86,230	3.0% 53,646	3.0% 21,895	3.0% 12,728	3.0% 6,503	3.0% 4,285	3.0% 135,778	3.0% 61,391	3.0% 24,381	3.0% 10,884	3.0% 5,648	3.0% 3,765	3.0% 164,345	3.0% 101,585	3.0% 2,148,272	3.0% 721,779
	Contingency Small Sites	% %	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
FEES																				
	Professional Planning <50 Planning >50	£/unit £/unit	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138
SALES	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	% £/unit	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5%	0.5% 0	0.5% 0	0.5% 0
ACQUISI		%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
DEVELO	Agents Legal	% %	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%
DEVELO	PER'S RETURN  Market Housing  Affordable Housing		17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%
FINANCE		% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Finance Fees Interest	0.0%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
LAND	Legal 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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
David	EUV Premium	% EUV	25,000 0%	25,000 0%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%	1,000,000 20%
VALUES	Premium Easements etc	£/ha £	600,000	600,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
VALUES	Market Housing Aff Rent	£/m2 £/m2	5,000 2,980	5,000 2,980	4,600 2,980	4,600 2,980	4,600 2,980	4,600 2,980	4,600 2,980	4,600 2,980	5,000 2,980	5,000 2,980	5,000 2,980	5,000 2,980	5,000 2,980	5,000 2,980	5,000 2,980	5,000 2,980	5,000 2,980	5,000 2,980
	Social Rent Shared Ownership	£/m2 £/m2	1,520 3,500	1,520 3,500	1,520 3,220	1,520 3,220	1,520 3,220	1,520 3,220	1,520 3,220	1,520 3,220	1,520 3,500	1,520 3,500	1,520 3,500	1,520 3,500	1,520 3,500	1,520 3,500	1,520 3,500	1,520 3,500	1,520 3,500	1,520 3,500
GRANT	First Homes	£/m2	2,500	2,500	2,300	2,300	2,300	2,300	2,300	2,300	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
GIVI	Intermediate to Buy Affordable Rent Social Rent	£/unit £/unit £/unit	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0	0 0	0 0 0	0 0 0	0 0	0 0	0 0 0	0 0 0	0 0 0
BULICA E	EQUIREMENTS	L/ dilit	0	0	Ü	Ü	Ü	0	Ü	· ·	Ü	Ü	Ü	Ü	Ü	Ü	Ü	0	Ü	Ü
, olici r	Biodiversity NG	% £/ha	0.10%	0.10%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	CO2 Plus	% £/m2	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%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00% 0.00	0.00% 0.00
	Acc & Adpt	% £/m2	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00	0.00% 18.00
									20.00	20.00	20.00	20.00	20.00		20.00	20.00	10.00		20.00	
	Water Over Extra 1	£/m2 %	0.10 0.00%	0.10	0.10	0.10	0.10 0.00%	0.10 0.00%	0.10 0.00%	0.10 0.00%	0.10 0.00%	0.10 0.00%	0.10 0.00%	0.10 0.00%	0.10 0.00%	0.10 0.00%	0.10 0.00%	0.10 0.00%	0.10 0.00%	0.10 0.00%
	Over Extra 1	£/m2	0.10				0.10 0.00% 0 0.00%	0.10 0.00% 0 0.00%	0.10 0.00% 0 0.00%	0.10 0.00% 0 0.00%	0.10 0.00% 0 0.00%	0.10 0.00% 0 0.00%	0.10 0.00% 0 0.00%	0.10 0.00% 0 0.00%	0.10 0.00% 0 0.00%	0.10 0.00% 0 0.00%		0.00% 0		0.00%
		£/m2 % £/m2	0.10 0.00% 0	0.10 0.00% 0	0.10 0.00% 0	0.10 0.00% 0	0.00%	0.00%	0.00%	0.00% 0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Over Extra 1	£/m2 % £/m2 %	0.10 0.00% 0 0.00%	0.10 0.00% 0 0.00%	0.10 0.00% 0 0.00%	0.10 0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%	0.00% 0 0.00%
	Over Extra 1 Over Extra 2 CIL Pre CIL \$106	£/m2 % £/m2 % £/m2 £/m2 £/unit	0.10 0.00% 0 0.00% 0	0.10 0.00% 0 0.00% 0	0.10 0.00% 0 0.00% 0	0.10 0.00% 0 0.00% 0	0.00% 0 0.00% 0	0.00% 0 0.00% 0 0.00 25,000	0.00% 0.00% 0 0.00 0.00 25,000	0.00% 0 0.00% 0 0.00 25,000	0.00% 0 0.00% 0 0.00 25,000	0.00% 0 0.00% 0 0.00 25,000	0.00% 0 0.00% 0 0.00 25,000	0.00% 0 0.00% 0 0.00 25,000	0.00% 0 0.00% 0 0.00 25,000	0.00% 0 0.00% 0 0.00 25,000	0.00% 0 0.00% 0 0.00 25,000	0.00% 0 0.00% 0 0.00 25,000	0.00% 0 0.00% 0	0.00% 0 0.00% 0 0.00 25,000
	Over Extra 1 Over Extra 2 CIL Pre CIL s106 Post CIL s106	£/m2 % £/m2 % £/m2 £/m2 £/unit £/unit	0.10 0.00% 0 0.00% 0 0.00 25,000 25,000	0.10 0.00% 0 0.00% 0 0.00 25,000 25,000	0.10 0.00% 0 0.00% 0 0.00 25,000 25,000	0.10 0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000
	Over Extra 1  Over Extra 2  CIL  Pre CIL s106  Post CIL s106  Inf Tariff  Affordable Housing  Overal	£/m2 % £/m2 % £/m2 £/m2 £/unit £/unit	0.10 0.00% 0 0.00% 0 0.00 25,000 25,000	0.10 0.00% 0 0.00% 0 0.00 25,000 25,000	0.10 0.00% 0 0.00% 0 0.00 25,000 25,000	0.10 0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000
	Over Extra 1  Over Extra 2  CIL  Pre CIL s106  Post CIL s106  Inf Tariff  Affordable Housing  Overal	£/m2 % £/m2 % £/m2 £/mit £/unit % GDV	0.10 0.00% 0 0.00% 0 0.000 25,000 25,000 0%	0.10 0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.10 0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.10 0.00% 0 0.00% 0 0.00 25,000 25,000	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%	0.00% 0 0.00% 0 0.00 25,000 25,000 0%

			Site 5	Site 7	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26
			Green 100 HD	Green 60 HD	Brown 120	Brown	Brown	Brown	Brown	Brown	Flats 225	Flats 90	Flats 35	Flats 18	Flats 9	Flats 6	HD Flats 225	HD Flats 120	Flats with	Flats with
			Flats	Flats	Housing	Housing 75	Housing 30	Housing 18	Housing 9	Housing 6									Undercroft	Undercroft 42
			CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK	CMK
	Green/brown field		Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Area	Gross	ha	1.000	0.600	3.556	1.667	0.667	0.400	0.200	0.133	3.000	0.900	0.350	0.180	0.138	0.060	0.900	0.480	1.667	0.560
	Net	ha	1.000	0.600	2.667	1.667	0.667	0.400	0.200	0.133	2.250	0.900	0.350	0.180	0.138	0.060	0.900	0.480	1.250	0.420
Units			100	60	120	75	30	18	9	6	225	90	35	18	9	6	225	120	125	42
Mix	Market Housing		69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%
																				<del></del>
	Affordable Overall		31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%
	Affordable Rent		4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%
	Social Rent		16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%
	Shared Ownership		0.0% 9.9%	0.0% 9.9%	0.0% 9.9%	0.0%	0.0% 9.9%	0.0% 9.9%	0.0% 9.9%	0.0% 9.9%	0.0% 9.9%	0.0%	0.0%	0.0%	0.0% 9.9%	0.0% 9.9%	0.0%	0.0% 9.9%	0.0% 9.9%	0.0% 9.9%
	First Homes		9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%
Existing	Use Value	£/ha	25,000	25,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
		£ site	25,000	15,000	4,631,667	2,894,792	666,667	400,000	200,000	133,333	3,000,000	900,000	350,000	180,000	138,462	60,000	900,000	480,000	1,666,667	560,000
111:64		C/Is s	500,000	500,000	200.000	200 000	200.000	200 000	200.000	200.000	200.000	200.000	200.000	200.000	200.000	200.000	200.000	200 000	200 000	200.000
Uplift		£/ha	600,000 600,000	600,000 360,000	200,000 926,333	200,000 578,958	200,000 133,333	200,000 80,000	200,000 40,000	200,000 26,667	200,000 600,000	200,000 180,000	200,000 70,000	200,000 36,000	200,000 27,692	200,000 12,000	200,000 180,000	200,000 96,000	200,000 333,333	200,000 112,000
		£ site	600,000	360,000	920,333	376,936	155,555	80,000	40,000	20,007	600,000	180,000	70,000	30,000	27,092	12,000	180,000	96,000	333,333	112,000
Benchm	ark Land Value	£/ha	625,000	625,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
		£ site	625,000	375,000	5,558,000	3,473,750	800,000	480,000	240,000	160,000	3,600,000	1,080,000	420,000	216,000	166,154	72,000	1,080,000	576,000	2,000,000	672,000
		1.0																		
Residual		£/ha	943,123	994,350	659,151	652,015	1,148,897	1,185,199	1,518,828	1,606,494	789,819	-879,921	-1,133,169	-113,925	468,395	720,608	-986,511	-8,259,394	-834,596	-883,673
	Net	£/ha	943,123	994,350	1,144,863	1,132,469	1,148,897	1,185,199	1,518,828	1,606,494	1,053,092	-879,921	-1,133,169	-113,925	468,395	720,608	-986,511	-8,259,394	-1,112,794	-1,178,230
		£ site	943,123	596,610	3,052,968	1,887,448	765,931	474,080	303,766	214,199	2,369,458	-791,929	-396,609	-20,507	64,855	43,236	-887,860	-3,964,509	-1,390,993	-494,857

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Site 5 Green 100 HD Flats Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 76.5 Net 68.33 5,000 69.00% 23,575,000 Market Housing 5,281 Land Stamp Duty Acc & Adpt 0.00% 36,656 No dwgs over 50 Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,500 2,500 Legals /Acquisition 822,798 1,618,774 1.50% 14,147 50,803 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 1,587,200 Over Extra 2 Planning Professional % £/m2 1,481,875 8.00% 1,451,875 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 2,039 15.200.087 s106 / CIL / IT Contingency Abnormals 2,500,000 380,002 SITE AREA - Net SITE AREA - Gross 27,603,772 68,354 18,148,444 2,500,000 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 2,500,000 0 Inf Tariff Residual Land Value 943,123 0.00% RUN CIL MACRO ctrl+l Closing balance = -437,013 828,113 138,019 £/unit 21,590,377 17.50% 17.50% 17.50% 4,125,625 Market Housing % Value Affordable Housing % Value First Homes % Value 427,275 277,760 RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Grant and Subeids. Year 1 Q1 Year 4 Q1 Year 6 Q1 Q2 Q2 Q4 Q4 10 2,357,500 82,280 161,877 10 2,357,500 82,280 161,877 2,357,500 82,280 161,877 2,357,500 82,280 161,877 2,357,500 82,280 161,877 2,357,500 82,280 161,877 2,357,500 82,280 161,877 2.357.500 2 357 500 2.357.500 82,280 161,877 82,280 161,877 0 158,720 0 158,720 0 158,720 0 158,720 0 158,720 0 158,720 0 158,720 0 158,720 0 158,720 0 158,720 Grant and Subsidy 2.760.377 2.760.377 2.760.377 2.760.377 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 36,656 0 14,147 30,000 725,938 Planning Fee 725.938 ofessional 0 506,670 1,013,339 1,520,009 1,520,009 1,520,009 1,520,009 1.013,339 506,670 0 0 0 0 0 0 uild Cost - BCIS Base 1,520,009 1,520,009 1,520,009 1,520,009 
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 4,557
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 0 83,333 166,667 0 12,667 25,333 0 2,278 4,557 
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 ontingency onormals nance Fees 0 egal and Valuation Agents Legals 82,811 13,802 13,802 1,911,458 COSTS BEFORE LAND INT AND PROFIT 806.741 1.209.896 1,814,844 1.814.844 1.911.458 1.911.458 1.911.458 1.911.458 1.330.886 1.911.458 1.306.509 701.561 96.613 96.613 For Residual Valuation 32,810 33,425 59,006 82,798 118,379 154,627 141,609 128,347 114,836 101,072 87,050 72,765 46,869 9,145 0 0 0 0 0 0 0 0 0

evelopers Return Market Housing Affordable for Rent

First Homes

-1.749.864

-32.810

-1,364,311 -1,268,902

-3.146.985 -4.415.887 -6.313.529 -8.246.752

-1,897,642 -1,933,223

694,293 707,311

720.573

-7.552.459 -6.845.148 -6.124.575 -5.390.491

734,084

747,848

761,870

-4.642.643 -3.880.773 -2.499.670 -487.723

1,381,103 2,011,947 2,654,619 2,663,764

2.166.896 4.830.660

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4,125,625 427,275 277,760 -4,830,660

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Site 7 Green 60 HD Flats Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 77.7 Net 69.39 5,000 69.00% 14,363,780 3,217 Market Housing Land Stamp Duty 23,100 1,380 Acc & Adpt 0.00% 19,330 No dwgs over 50 Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,500 2,500 1.50% 8,949 28,280 Water Over Extra 1 974,536 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 916,183 Over Extra 2 Planning Professional % £/m2 901,662 8.00% 877,182 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 2,039 9.193.638 s106 / CIL / IT Contingency Abnormals 1,500,000 229,841 SITE AREA - Net SITE AREA - Gross 16,749,841 10,964,771 1,500,000 41,292 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 1,500,000 Inf Tariff Residual Land Value 596,610 0.00% RUN CIL MACRO ctrl+l Closing balance = 4,890,209 502,495 83,749 3.0% 0.5% £/unit 13,077,567 17.50% 17.50% 17.50% 2,513,662 Market Housing % Value 257,229 160,332 Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Stant and Substate. Year 1 Q1 Year 3 Q1 Year 6 Q1 Q2 Q3 Q2 Q4 Q2 Q4 Q4 Q4 10 2,393,963 82,557 162,423 2,393,963 82,557 162,423 2,393,963 82,557 162,423 2,393,963 82,557 162,423 2,393,963 82,557 162,423 2,393,963 82,557 162,423 0 152,697 0 152,697 0 152,697 0 152,697 0 152,697 0 152,697 Grant and Subsidy 2.791.640 2.791.640 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 19,330 0 8,949 24,480 438,591 Planning Fee 438.591 rofessional 1,532,273 1,532,273 1,532,273 1,532,273 1,021,515 510,758 0 0 0 510,758 1,021,515 uild Cost - BCIS Base 0 0 0 0 0 0 0 uild Cost - BCIS 106/CIL/Tariff ontingency bnormals 
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 nance Fees 0 egal and Valuation Agents Legals 83,749 13,958 1,827,462 COSTS BEFORE LAND INT AND PROFIT 491.350 1.218.308 1.827.462 1.925.169 1.925.169 1.316.015 97.707 97.707 1.047.745 706.861 For Residual Valuation 20,399 20,782 40,817 64,425 99,898 136,036 122,340 108,388 82,752 45,214 0 0 0 0 0 0 0 0 0 0 0 0 0

2,648,718 2,693,933

evelopers Return Market Housing Affordable for Rent

First Homes

Cash Flow

-1.087.960

-20.399

-1.087.960 -1.108.359

-1,068,527 -1,259,125

-1,891,887 -1,927,360

-2.176.886 -3.436.011 -5.327.898 -7.255.258

730,435 744,130

-6.524.823 -5.780.692 -4.413.455 -2.411.429

1,367,237 2,002,026

2,513,662 257,229 160,332

-2,931,222

187,943

2,056,905

25,301,814



													- CMK = 11
Site 11	Brov	vn 120 Housing											
INCOME	Av Size m2		%	Number	Price	GDV	GIA		DEVELOPMENT C	OSTS			
	Gross	Net		120	£/m2	£	m2		LAND			/unit or m2	Total
Market Housing	93.9	93.90	69.00%	83	4,600	35,766,009	7,775		LAND	Land		/ unit or mz	Total
ivial ket i lousing	33.3	33.30	03.00%	05	4,000	33,700,003	1,113		1	Stamp Duty			142,148
Affordable Overall			31%	37.2						Easements etc.			,
Affordable Rent	76.1	75.68	4.34%	5	2,980	1,174,541	397			Legals /Acquisitio	n	1.50%	45,795
Social Rent	76.1	75.68	16.74%	20	1,520	2,310,795	1,530						-,
Shared Ownership	74.7	74.33	0.00%	0	3,220	0	0		Fees				
First Homes	74.7	74.33	9.92%	12	2,300	2,035,187	889			Planning			32,760
										Professional		8.00%	2,024,145
Grant and Subsidy	Affordable Rent				0	0							
	Social Rent				0	0			CONSTRUCTION				
	Shared Ownership				0	0				Build Cost		1,942	20,569,985
										s106 / CIL / IT			3,000,000
SITE AREA - Net	2.667 ha		45	/ha		41,286,532	10,590			Contingency		5.00%	1,028,499
SITE AREA - Gross	4.632 ha		26	/ha						Abnormals	%	3.00%	617,100
											£		86,230
Sales per Quarter	0												
Unit Build Time	3 Qua	rters							FINANCE				
										Fees		0%	C
		Mile - I - Cit -	Dealer NET	n l cnocc	RU	IN Residual MACR		•		Interest		7.50%	0
Residual Land Value		Whole Site 3,052,968	Per ha NET 1,144,863	Per ha GROSS 659,151			Closing balance =	U	1	Legal and Valuati	on		
			1,144,863										
Existing Use Value		4,631,667		1,000,000	RU	IN CIL MACRO ctrl-							
Uplift Plus /hi	20% a 0	926,333 0		200,000			Closing balance =	-4,207,679	SALES	Annata	0/	3.0%	1,238,596
	enchmark Land Value	5,558,000		1,200,000	C			i		Agents	%		
8€	enchmark Land Value	5,558,000		1,200,000	Ch	eck on phasing dw				Legals		0.5%	206,433
						corre	ect				£/unit	0	0
			/m2							Misc.	%	0.0%	(
Additional Profit		525,490	68										
									Developers Profit				
										Market Housing	% Value	17.50%	
										Affordable Housi		17.50%	
										First Homes	% Value	17.50%	
RESIDUAL CASH FLOW	FOR INTEREST												
		Year 1				Year 2				Year 3			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10	10	10	10	10	10	10	10
Market Housing					0	0	0	2,980,501	2,980,501	2,980,501	2,980,501	2,980,501	2,980,501
Affordable Rent					0	0	0	97,878	97,878	97,878	97,878	97,878	97,878
Social Rent					0	0	0	192,566	192,566	192,566	192,566	192,566	192,566
Shared Ownership					0	0	0	0	0	0	0	0	0
First Homes					0	0	0	169,599	169,599	169,599	169,599	169,599	169,599
Grant and Subsidy					0	0	0	0	0	0	0	0	0
INCOM		0	0	0	0	0	0	2 440 544	2 440 544	2 440 E44	2 440 544	2 440 E44	2 440 544

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	120		
No dwgs under 50	50	462	23,100
No dwgs over 50	70	138	9,660
		Total	32,760
Stamp duty calc - Residual			
Land payment			3,052,968
		Total	142,148
Stamp duty calc - Residual			
Land payment			5,558,000
		Total	267,400
Pre CIL s106	25,000 £/	Unit (all)	
	To	tal	3,000,000
Post CIL s106	25,000	£/ Unit (all)	3,000,000
CIL	0	£/m2	
		Total	3,000,000
Inf Tariff % GDV			
			_

			1.942.36
	BNG	3.00%	49.38
Site Costs	Base	15.00%	246.91
			1,646.07
Small Site	%	0.00%	0.00
	£/m2	0.00	0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Water	£/m2		0.10
	£/m2		18.00
Acc & Adpt	%	0.00%	0.00
	£/m2		0.00
CO2 Plus	%	0.00%	0.00
			1,627.97
<b>Build Cost</b>			/m2

RESIDUAL CASH FLOW FOR IN	NTEREST								Developers Profit	Market Housing Affordable Housing First Homes		17.50% 17.50% 17.50%			6,259,052 609,934 356,158	ı I									
		Year 1	Ω2			Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
JNITS Started				10	10	10	10	10	10	10	10	10	10	10	10										
Market Housing					0	0	0	2,980,501	2,980,501	2,980,501	2,980,501	2,980,501	2,980,501	2,980,501	2,980,501	2,980,501	2,980,501	2,980,501	2,980,501	0	0	0	0	0	0
Affordable Rent					0	0	0	97,878	97,878	97,878	97,878	97,878	97,878	97,878	97,878	97,878	97,878	97,878	97,878	0	0	0	0	0	0
Social Rent					0	0	0	192,566	192,566	192,566	192,566	192,566	192,566	192,566	192,566	192,566	192,566	192,566	192,566	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	169,599	169,599	169,599	169,599	169,599	169,599	169,599	169,599	169,599	169,599	169,599	169,599	0	0	0	0	0	0
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	1	0	0	0	0	0	0	3,440,544	3,440,544	3,440,544	3,440,544	3,440,544	3,440,544	3,440,544	3,440,544	3,440,544	3,440,544	3,440,544	3,440,544	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		142,148																							
Easements etc.		0								1															
Legals Acquisition		45,795																							
lanning Fee		32,760																							
rofessional		1,012,073		1,012,073																					
Build Cost - BCIS Base			0	571,388	1,142,777	1,714,165	1,714,165	1,714,165	1,714,165	1,714,165	1,714,165	1,714,165	1,714,165	1,714,165	1,714,165	1,142,777	571,388	0	0	0	0	0	0	0	0
106/CIL/Tariff			0	83,333	166,667	250,000	250,000	250,000	250.000	250,000	250.000	250.000	250.000	250,000	250.000	166.667	83,333	0	0	0	0	0	0	0	0
Contingency			0	28,569	57,139	85,708	85,708	85,708	85,708	85,708	85,708	85,708	85,708	85,708	85,708	57,139	28,569	0	0	0	0	0	0	0	0
Abnormals			0	19,537	39,074	58,611	58,611	58,611	58,611	58,611	58,611	58,611	58,611	58,611	58,611	39,074	19,537	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents		0	0	0	0	0	0	103,216	103,216	103,216	103,216	103,216	103,216	103,216	103,216	103,216	103,216	103,216	103,216	0	0	0	0	0	0
egals		0	0	0	0	0	0	17,203	17,203	17,203	17,203	17,203	17,203	17,203	17,203	17,203	17,203	17,203	17,203	0	0	0	0	0	0
viisc. COSTS BEFORE LAND INT AND	D PROFIT	1.232.775	0	0 1. <b>714.901</b>	1.405.656	2.108.484	2.108.484	2.228.904	2.228.904	2.228.904	2.228.904	2.228.904	2.228.904	2.228.904	2.228.904	1.526.075	823.247	120.419	120.419	0	0	0	0	0	0
		2,202,773	•	2,, 14,501	2,-33,030	2,230,404	2,200,707	2,220,304	2,220,304	2,220,504	2,220,304	2,220,304	2,220,304	2,220,304	2,220,304	2,520,075	525 <sub>1</sub> 247	220,415	120,413	•					
or Residual Valuation	Land	3,052,968												1											
	Interest		80,358	81,864	115,554	144,076	186,312	229,339	210,921	192,158	173,042	153,569	133,730	113,519	92,929	71,953	37,406	0	0	0	0	0	0	0	0
Developers Return	J																								
Market Housing	J									l												1			6,259,052
Affordable for Rent	J									l								1				1			609,934
First Homes						1				I								1				l			356,158
	Cash Flow	-4,285,743	-80,358	-1,796,765	-1,521,210	-2,252,561	-2,294,796	982,301	1,000,720	1,019,483	1,038,598	1,058,072	1,077,911	1,098,122	1,118,712	1,842,516	2,579,891	3,320,125	3,320,125	0	0	0	0	0	-7,225,143
O	pening Balance	0																							
	Closing Balance	-4.285.743	-4.366.101	-6.162.866	-7.684.076	-9.936.637	-12.231.433	-11.249.132	-10.248.412	-9.228.929	-8.190.331	-7.132.258	-6.054.347	-4.956.226	-3.837.514	-1.994.998	584.893	3.905.018	7.225.143	7.225.143	7.225.143	7.225.143	7.225.143	7.225.143	0



Site 12 Brown Housing 75 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 93.8 Net 93.81 4,600 69.00% 52 22,330,921 4,855 Market Housing Land Stamp Duty £/m2 % Acc & Adpt 0.00% 83,872 No dwgs over 50 Affordable Overall 23.25 Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,220 2,300 Legals /Acquisition 1.50% 28,312 112,184 Water Over Extra 1 1,443,197 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 1,190,506 Over Extra 2 Planning Professional % £/m2 1,285,681 8.00% 1,259,131 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 1,943 12.787.497 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 25,698,180 15,739,143 1,875,000 53,646 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 1,875,000 Inf Tariff Residual Land Value 0.00% 2,894,792 578,958 1,000,000 200,000 RUN CIL MACRO ctrl+l Closing balance = -2,467,378 770,945 128,491 3.0% 0.5% £/unit 19,923,892 899.436 17.50% 17.50% 17.50% 3,907,911 Market Housing % Value 380,932 208,339 Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Srant and Substate. Year 1 Q1 Year 4 Q1 Year 6 Q1 Q2 Q3 Q2 Q4 Q4 Q4 Q4 10 2,977,456 97,807 192,426 1,488,728 48,904 96,213 2,977,456 97,807 192,426 2,977,456 97,807 192,426 2,977,456 97,807 192,426 2,977,456 97,807 192,426 2,977,456 97,807 192,426 2.977.456 97,807 192,426 0 79,367 0 158,734 0 158,734 0 158,734 0 158,734 0 158,734 0 158,734 158,734 Grant and Subsidy 3.426.424 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 83,872 0 28,312 26,550 629,566 Planning Fee 629.566 rofessional 0 284,167 852,500 1,705,000 1,705,000 1,136,666 568,333 uild Cost - BCIS Base 1,420,833 1,705,000 1,705,000 1,705,000 0 0 0 0 0 0 0 0 41,667 125,000 0 14,208 42,625 0 9,717 29,151 
 208,333
 250,000
 250,000
 250,000

 71,042
 85,250
 85,250
 85,250

 48,586
 58,303
 58,303
 58,303

 250,000
 250,000
 166,667
 83,333

 85,250
 85,250
 56,833
 28,417

 58,303
 58,303
 38,869
 19,434
 ontingency onormals nance Fees 0 egal and Valuation 102,793 17,132 Agents Legals 102,793 17,132 102,793 17,132 102,793 17,132 979,324 COSTS BEFORE LAND INT AND PROFIT 768.300 1.049.276 1,748,794 2.098.552 2.158.515 2.218.477 2.218.477 119.925 2.218.477 1.518.960 819,442 119.925 For Residual Valuatio 49,795 50,729 70,042 91,030 125,526 167,228 178,713 159,415 139,755 119,726 86,206 38,941 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 3,907,911 380,932

1,787,738 2,520,776

3,267,558 3,306,499

-4.597.651 -2.076.875 1.190.682 4.497.181

-612,531 1,029,234

1,048,532 1,068,192

-1,839,823 -2,224,079

First Homes

208,339

-4,497,181



												51	te 13												H
ite 13	Brown	n Housing 30																							
СОМЕ	Av Size m2		%	Number 30	Price £/m2				DEVELOPMENT	COSTS							Planning fee calc Planning app fee	dwg	rate		]	<b>Build Cost</b>	•		/ 1,624
Market Housing	Gross 94.4	Net 94.38	69.00%	21	4,600	8,986,954	1,954		LAND	Land Stamp Duty		/unit or m2	Total 27,797	765,931			No dwgs No dwgs under 50 No dwgs over 50	30 30	462			CO2 Plus Acc & Adpt	% £/m2 %	0.00%	C
ffordable Overall ffordable Rent	81.5	81.50	31% 4.34%	1	2,980		106	;		Easements etc. Legals /Acquisitio	n	1.50%	0	39,286					Total			Water	£/m2 £/m2		1
cial Rent ared Ownership est Homes	81.5 74.7 74.7	81.50 74.67 74.67	16.74% 0.00% 9.92%	0	1,520 3,220 2,300	0	0		Fees	Planning			13,860				Stamp duty calc - I Land payment	Residual	Total	<b>765,931</b> 27,797		Over Extra 1 Over Extra 2	% £/m2 %	0.00%	
ant and Subsidy	Affordable Rent	74.07	3.32%	,	0	0				Professional		8.00%		526,412			Stamp duty calc - I	Residual	Total		]	Small Site	£/m2 %	0.00 0.00%	0 6
	Social Rent Shared Ownership				0	-			CONSTRUCTION	Build Cost s106 / CIL / IT		1,939	5,217,601 750,000				Land payment		Total	800,000 29,500		Site Costs	Base BNG	15.00% 3.00%	<b>1,64</b> 6 24 6 4
TE AREA - Net TE AREA - Gross	0.667 ha 0.667 ha		45 45	/ha /ha		10,436,375	2,691			Contingency Abnormals	%	5.00% 3.00%	260,880 156,528				Pre CIL s106	25,000	£/ Unit (all)		1				1,93
ales per Quarter	0 3 Quarte	ers							FINANCE		£		21,895	6,406,905			Post CIL s106	25,000	Total £/ Unit (all)	<b>750,000</b> 750,000	=				
	14.	/hole Site	Per ha NET	Per ha GROSS		RUN Residual MACE		0		Fees Interest		0% 7.50%		0			CIL	. (		0	· I				
esidual Land Value	VV	765,931 666,667	1,148,897			RUN CIL MACRO ctr	Closing balance =	U		Legal and Valuati	on		U	Ü			Inf Tariff	% GDV 0.009		0	]				
plift Plus /ha		133,333 0		200,000 0			Closing balance =	-245,884	SALES	Agents	%	3.0%									_				
Ве	enchmark Land Value	800,000 £	:/m2	1,200,000		Check on phasing dv corr	rect	]		Legals Misc.	% £/unit %	0.5% 0 0.0%	0	365,273	8,103,807										
Additional Profit		173,633	89	I					Developers Prof	t						]									
										Market Housing Affordable Housi First Homes		17.50% 17.50% 17.50%			1,572,717 164,210 89,439										
RESIDUAL CASH FLOW INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing	-	- Q-1	Q.L	3	4 0	3 0	4 0	3 898,695	4 1,198,261	3 898,695	4 1,198,261	2 898,695	1,198,261	898,695	1,198,261	599,130	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	31,622 62,213	42,162 82,950	31,622 62,213	42,162 82,950	31,622 62,213	42,162 82,950	31,622 62,213	42,162 82,950	21,081 41,475	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	51,108 0	68,144 0	51,108 0	68,144 0	51,108 0	68,144 0	51,108 0	68,144 0	34,072 0	0	0	0	0	0	0	0	0	0
INCOMI	1E	0	0	0	0	0	0	1,043,637	1,391,517	1,043,637	1,391,517	1,043,637	1,391,517	1,043,637	1,391,517	695,758	0	0	0	0	0		0	0	0
EXPENDITURE Stamp Duty		27,797																							
Easements etc.		0																							
Legals Acquisition		11,489																							
Planning Fee Professional		13,860 256,276		256,276																					
Build Cost - BCIS Base			0		405,813			579,733	637,707	579,733	637,707		347,840		0	0	0	0		0	0	0	0	0	0
s106/CIL/Tariff Contingency			0	25,000 8,696	58,333 20,291	83,333 28,987	91,667 31,885	83,333 28,987	91,667 31,885	83,333 28,987	91,667 31,885	75,000 26,088	50,000 17,392	16,667 5.797	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	5,947	13,877	19,825	21,807	19,825	21,807	19,825	21,807	17,842	11,895	3,965	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	31,309 5,218	41,745 6,958	31,309 5,218	41,745 6,958	31,309 5,218	41,745 6,958	31,309 5,218	41,745 6,958	20,873 3,479	0	0	0	0	0	0	0	0	0
Misc. Costs Before Land In	NT AND PROFIT	309,422	0	0 <b>469,840</b>	498,315	711,878	783,066	748,406	831,769	748,406	831,769	677,218	475,830	178,903	48,703	24,352	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land	765,931	20,163	20,541	29,736	39,637	53,727	69,417	65,183	55,910	51,423	41,892	35,807	19,309	3,457	0	0	0	0		0	0			0



Site 14 Brown Housing 18 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 93.8 Net 93.83 4,600 69.00% 12 5,360,886 8,316 Market Housing Land Stamp Duty £/m2 % Acc & Adpt 0.00% 13,204 No dwgs over 50 Affordable Overall 5.58 1 Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,220 2,300 1.50% 7,111 20,315 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 316,230 Over Extra 2 Planning Professional % £/m2 8.00% 300,858 309,174 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 1,946 3.053.705 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 6,155,498 3,760,729 450,000 12,728 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 450,000 Inf Tariff Residual Land Value 1,185,199 1,000,000 200,000 0.00% 400,000 80,000 RUN CIL MACRO ctrl+l Closing balance = -203,252 184,665 30,777 3.0% 0.5% £/unit 4,779,741 215.442 938,155 83,717 55,340 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Stant and Substate. Year 1 Q1 Year 3 Q1 Year 6 Q1 Q2 Q3 Q2 Q4 Q4 Q4 Q4 3 893,481 26,869 52,862 1,191,308 35,825 70,482 893,481 26,869 52,862 1,191,308 35,825 70,482 893,481 26,869 52,862 297,827 8,956 17,621 0 52,705 0 70,273 0 52,705 0 70,273 0 52,705 0 17,568 Grant and Subsidy 341.972 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 13,204 0 7,111 8,316 150,429 Planning Fee 150.429 rofessional Build Cost - BCIS Base 106/CIL/Tariff Contingency Abnormals 0 169,650 395,851 565,501 622,051 565,501 452,401 226,200 56,550 0 0 0 0 0 0 0 0 0 0 25,000 58,333 0 8,483 19,793 0 5,797 13,525 
 83,333
 91,667
 83,333
 66,667

 28,275
 31,103
 28,275
 22,620

 19,322
 21,254
 19,322
 15,458

 33,333
 8,333
 0
 0

 11,310
 2,828
 0
 0

 7,729
 1,932
 0
 0
 nance Fees 0 egal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 179.060 696,431 766.075 732.338 605.021 117.519 359.359 487.502 314,480 35.907 11,969 For Residual Valuation 12,246 12,476 19,448 28,953 42,554 57,716 53,294 39,989 27,399 4,469 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 938,155 83,717

985,540

330,003

First Homes

-653,140

-371,835

-506,950

-725.385

-1.037.221 -1.544.171 -2.269.556 -3.078.184

-808.629

235,862 709,574

-2.842.322 -2.132.749 -1.461.301

671,448 1,222,970

55,340 -1,077,212

-	N	
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												Si	ite 15												慣
Site 15		Brown Housing 9																							
NCOME	Av Size			% Number	er Pric	ce GDV n2 £		A 2	DEVELOPMENT (	COSTS						1	Planning fee calc Planning app fee	dwgs	rate	2		<b>Build Cost</b>			1,638
Market Housing	Gross 95.0	Ne 95.0		0%	6 4,60	2,713,770	590		LAND	Land Stamp Duty		/unit or m2	Total 4,688	303,766			No dwgs No dwgs under 50 No dwgs over 50	9 9 0	462 138			CO2 Plus Acc & Adpt	% £/m2 %	0.00%	0
ffordable Overall	77.0		0 4.3		0 2,98					Easements etc. Legals /Acquisition		1.50%	0	)					Total			Water	£/m2 £/m2		18
cial Rent ared Ownership st Homes	77.0 70.0 70.0	70.0	0.0	0%	2 1,52 0 3,22 1 2,30	20 0	0	2	Fees	Planning			4,158				Stamp duty calc - F Land payment	esiduai	Total	303,766 4,688		Over Extra 1 Over Extra 2	% £/m2 %	0.00%	C 6 C
rant and Subsidy	Affordable Rent Social Rent					0 0			CONSTRUCTION	Professional		8.00%					Stamp duty calc - F	esidual		240,000		Small Site	£/m2 %	0.00 0.00%	0 <b>1,656</b>
TE AREA - Net	Shared Ownership 0.200	ha		45 /h	ha	0 0 3,123,470				Build Cost s106 / CIL / IT Contingency		1,871 5.00%	225,000	)					Total	1,800		Site Costs	Base BNG	10.00% 3.00%	
TE AREA - Gross	0.200			45 /r	ha			_		Abnormals	% £	3.00%		2			Pre CIL s106		£/ Unit (all) Total	225,000					•
ales per Quarter Jnit Build Time	3	Quarters							FINANCE	Fees		0%		ı			Post CIL s106 CIL	25,000 0	£/m2	0					
esidual Land Value		Whole Site	Per ha NET 6 1,518,8		28	RUN Residual MAC	CRO ctrl+r Closing balance =	· 0		Interest Legal and Valuation		7.50%	0	0			Inf Tariff	% GDV	Total	1 225,000					
xisting Use Value plift	20%	200,00 40,00	0	1,000,00 200,00	00	RUN CIL MACRO ci	trl+l Closing balance =	-87,566	SALES		0/	20%	02.704					0.00%		0					
Plus /ha Ben	chmark Land Value	240,00		1,200,00	0	Check on phasing a	dwgs nos rrect	1		Legals	% % £/unit	3.0% 0.5% 0	15,617	7 )											
dditional Profit		151,28	£/m2 4 2	56				-		Misc.	%	0.0%	0	109,321	2,419,576	1									
									Developers Profi	Market Housing Affordable Housing	% Value	17.50% 17.50%			474,910 46,543	s <b> </b>									
RESIDUAL CASH FLOW F	OR INTEREST	V1				l v2					% Value	17.50%		Year 4	25,155	<u> </u>		Year 5				Year 6			
INCOME UNITS Started		Year 1 Q1	Q2	Q3 3	Q4 3	Year 2 Q1 3	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent					0	0	0	904,590 29,876	904,590 29,876	904,590 29,876	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Shared Ownership					0	0	0	58,777 0	58,777 0	58,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0 0	47,914 0	47,914 0	47,914 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	1,041,157	1,041,157	1,041,157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc.		4,688 0																							
Legals Acquisition Planning Fee		4,556 4,158																							
Professional Build Cost - BCIS Base		73,818	0	73,818 166,044	332,088	498,132	332,088	166,044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106/CIL/Tariff Contingency			0	25,000 8,302	50,000 16,604	75,000 24,907	50,000 16,604	25,000 8,302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	5.704	11,408	17,112	11,408	5,704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
inance Fees egal and Valuation		0 0																							
Agents .egals Misc.		0 0	0	0 0	0 0	0	0	31,235 5,206	31,235 5,206	31,235 5,206	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT	F AND PROFIT	87,221	0	278,868	410,100	615,150	410,100	241,490	36,440	36,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
or Residual Valuation	Land Interest	303,766	7,331	7,468	12,837	20,767	32,691	40,993	26,768	8,431	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return Market Housing																									474,910 46,543
Affordable for Rent First Homes																									25,155



Site 16 Brown Housing 6 Planning fee calc Planning app fee No dwgs No dwgs under 50 No dwgs over 50 Price £/m2 CO2 Plus Gross 95.8 /unit or m2 0.00% Net 95.75 4,600 214,199 £/m2 % 69.00% 1,823,463 2,772 Market Housing Land Stamp Duty Acc & Adpt 0.00% 1,284 Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 4.34% 16.74% 0.00% 9.92% 2,980 1,520 3,220 2,300 1.50% 3,213 4,497 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 95,827 Over Extra 2 Planning Professional % £/m2 8.00% 97,526 100,298 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 1,872 985,920 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 2,080,478 1,219,079 150,000 4,285 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 150,000 Inf Tariff 1,606,494 Residual Land Value 214,199 0.00% 133,333 26,667 1,000,000 200,000 RUN CIL MACRO ctrl+l Closing balance = -24,545 62,414 10,402 3.0% 0.5% £/unit 1,610,890 72.817 319,106 28,208 16,770 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST Year 1 Q1 INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Grant and Subcide Year 3 Q1 Year 6 Q1 Q2 Q3 Q4 Q2 Q4 Q2 Q4 Q4 607,821 18,106 35,623 607,821 18,106 35,623 607,821 18,106 35,623 0 31,942 0 31,942 0 31,942 Grant and Subsidy 693,493 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 1,284 0 3,213 2,772 48,763 Planning Fee 48.763 rofessional Build Cost - BCIS Base 106/CIL/Tariff Contingency Abnormals 0 109,547 219,093 328,640 219,093 109,547 0 0 0 0 0 0 0 0 0 0 0 0 
 50,000
 33,333
 16,667
 0

 16,432
 10,955
 5,477
 0

 11,288
 7,525
 3,763
 0
 0 16,667 33,333 0 5,477 10,955 0 3,763 7,525 nance Fees 0 Legal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 56.032 270.906 406,360 270.906 159.725 24,272 24,272 184,216 For Residual Valuation 5,067 5,162 8,713 13,956 21,836 27,325 17,830 5,616 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 319,106 28,208 First Homes 16,770

-189,378

-279,619

-420,315

-464,676 -744,295 -1.164,610 -1.457,353

-292.743

506,442 651,391

663,604

-364,084

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											Si	ite 17												H
Site 17	Flats 225																							•
NCOME	Av Size m2		% Num	ber Pri 225 £/r			]	DEVELOPMENT C	OSTS						1	Planning fee calc Planning app fee	dwgs	rate		]	<b>Build Cost</b>			1,615
Market Housing		Net .58 69		155 5,0		11,925		LAND	Land Stamp Duty		/unit or m2	Total 107,973	2,369,458	]		No dwgs No dwgs under 50 No dwgs over 50	225	462	23,100		CO2 Plus Acc & Adpt	% £/m2 %	0.00%	C
ffordable Overall ffordable Rent	69.8 63.	.43 4	.34%	9.75 10 2,9					Easements etc. Legals /Acquisition	n	1.50%	0						Total			Water	£/m2 £/m2		18
ocial Rent Shared Ownership First Homes	69.8 63. 70.6 64. 70.6 64.	.17 0	.74% .00% .92%	38 1,5 0 3,5 22 2,5	00 0	0		Fees	Planning			47,250				Stamp duty calc - F Land payment	Residual	Total	<b>2,369,458</b> 107,973	<u> </u>	Over Extra 1 Over Extra 2	% £/m2 %	0.00%	(
	lable Rent ocial Rent				0 0			CONSTRUCTION	Professional		8.00%	3,260,644	3,307,894			Stamp duty calc - F	Residual		3,600,000	,	Small Site	£/m2 %	0.00 0.00%	0 0 <b>1,633</b>
Shared Ov SITE AREA - Net			100	/ha	0 0 62,293,457				Build Cost s106 / CIL / IT Contingency		1,928 5.00%	5,625,000						Total	169,500	1	Site Costs	Base BNG	15.00% 3.00%	245 49 <b>1,927</b>
SITE AREA - Gross	3.000 ha			/ha	02,233,437	15,010	l		Abnormals	% £	3.00%					Pre CIL s106	25,000	£/ Unit (all) Total	5,625,000	]				2,527
Sales per Quarter Unit Build Time	0 3 Quarters							FINANCE	Fees		0%					Post CIL s106 CIL	25,000 0		0					
Residual Land Value	Whole Site				RUN Residual MAC	RO ctrl+r Closing balance =	0		Interest Legal and Valuation	on	7.50%	0	0			Inf Tariff	% GDV	Total	5,625,000	<u>ሀ</u>				
Existing Use Value Uplift	3,000,0 20% 600,0	100	1,000, 200,	000	RUN CIL MACRO ci	rl+l Closing balance =	-2,208,465	SALES			2.0%	4 050 004					0.00%	i	0					
Plus /ha Benchmark Lai	and Value 3,600,0		1,200,	000	Check on phasing a	wgs nos	]		Agents Legals	% % £/unit	3.0% 0.5% 0	311,467 0												
Additional Profit	315,8	£/m2	26				-		Misc.	%	0.0%	0	2,180,271	48,759,189	<u> </u>									
								Developers Profit	Market Housing Affordable Housin	ng % Value	17.50% 17.50%			9,316,252 958,445	5									
RESIDUAL CASH FLOW FOR INTERES	EST							<u> </u>	First Homes	% Value	17.50%			626,658	В									
INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing			15	15 0	15 0	15 0	15 3,549,048	15 3,549,048	15 3,549,048	15 3,549,048	15 3,549,048	15 3,549,048	15 3,549,048	15 3,549,048	15 3,549,048	15 3,549,048	15 3,549,048	3,549,048	3,549,048	3,549,048	3,549,048	0	0	0
Affordable Rent				0	0	0	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	123,044	0	0	0
Social Rent Shared Ownership				0	0	0	242,077 0	242,077 0	242,077	242,077 0	242,077 0	242,077 0	242,077 0	242,077 0	242,077 0	242,077	242,077	242,077 0	242,077 0	242,077	242,077	0	0	0
First Homes				0	0	0	238,727	238,727	238,727	238,727	238,727	238,727	238,727	238,727	238,727	238,727	238,727	238,727	238,727	238,727	238,727	0	0	0
Grant and Subsidy INCOME			0	0	0	0	4.152.897	0 4.152.897	0 4.152.897	0 4.152.897	0 4.152.897	0 4,152,897	4.152.897	0 4.152.897	0 4.152.897	0 4,152,897	4.152.897	0 4.152.897	0 4.152.897	0 4.152.897	0 4.152.897	0	0	0
		U			T		4,132,897	4,152,897	4,152,897	4,152,897	4,152,697	4,132,897	4,132,897	4,152,897	4,152,897	4,132,897	4,152,897	4,152,897	4,152,897	4,152,897	4,152,897			
EXPENDITURE Stamp Duty	107,973																							
Easements etc.	107,973																							
egals Acquisition	35,542																							
Planning Fee Professional	47,250 1,630,322		1,630,322																					
Build Cost - BCIS Base s106/CIL/Tariff		0	720,109 125,000	1,440,217 250,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	1,440,217 250,000	720,109 125,000	0	0	0	0	0
Contingency Abnormals		0	36,005 24,621	72,011 49,241	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	72,011 49,241	36,005 24,621	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
gents egals	0	0	0	0	0	0	124,587 20,764	124,587 20,764	124,587 20,764	124,587 20,764	124,587 20,764	124,587 20,764	124,587 20,764	124,587 20,764	124,587 20,764	124,587 20,764	124,587 20,764	124,587 20,764	124,587 20,764	124,587 20,764	124,587 20,764	0	0	0
Misc. COSTS BEFORE LAND INT AND PRO	DFIT 1,821,087	0	0 <b>2,536,057</b>	1,811,469	2,717,203	2,717,203	2,862,555	2,862,555	2,862,555	2,862,555	2,862,555	2,862,555	2,862,555	2,862,555	2,862,555	2,862,555	2,862,555	1,956,820	1,051,086	145,351	145,351	0	0	0

236,150 216,384 196,247 175,733

154,834 133,543 111,853 89,757

67,246 44,313 3,967 0

**2,369,458**78,573 80,046 129,098

evelopers Return

Market Housing

Affordable for Rent

First Homes

165,484 219,534 274,598 255,552

0 0 0 0

9,316,252 958,445 626,658 -10,901,355



												Si	te 18												H
Site 18	Flats 9	90							]																. "
NCOME	Av Size m2		%	Number 90	Price £/m2		GIA m2		DEVELOPMENT (	COSTS						]	Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			/n 1,833.
Market Housing	Gross 76.9	Net 68.63	69.00%	62	5,000	21,309,315	4,773		LAND	Land Stamp Duty		/unit or m2	Total	-791,929			No dwgs No dwgs under 50	90 50 40	462 138	23,100 5,520		CO2 Plus Acc & Adpt	% £/m2 %	0.00%	0.0 0.0 0.0
ffordable Overall	68.8	62.53	31% 4.34%	27.9 4	2,980	727,799	269			Easements etc. Legals /Acquisitio	n	1.50%	-11,879	-11,879			No dwgs over 50	40	Total	28,620		Water	f/m2 f/m2		18.¢ 0.:
ocial Rent hared Ownership irst Homes	68.8 69.2 69.2	62.53 62.89 62.89	16.74% 0.00% 9.92%	15 0	1,520 3,500 2,500	0	1,036 0 618		Fees	Planning			28,620				Stamp duty calc - Land payment	Residual	Total	-791,929		Over Extra 1 Over Extra 2	% £/m2 %	0.00%	0.01 0.11 0.00 0.01 0.01 0.01 0.01
Grant and Subsidy	Affordable Rent	02.03	3.32%	,	0	0	010			Professional		8.00%					Stamp duty calc -	Residual	Total	0		Small Site	£/m2 %	0.00 0.00%	0.0
	Social Rent Shared Ownership				0	0			CONSTRUCTION	Build Cost s106 / CIL / IT		2,185	14,632,926 2,250,000				Land payment		Total	1,080,000 43,500		Site Costs	Base BNG	15.00% 3.00%	<b>1,852.0</b> 277.8 55.5
SITE AREA - Net SITE AREA - Gross	0.900 ha 0.900 ha		100 100	/ha /ha		24,872,666	6,696			Contingency Abnormals	%	5.00% 3.00%	731,646 438,988				Pre CIL s106		£/ Unit (all)						2,185.4
ales per Quarter Jnit Build Time	0 3 Quart	ters							FINANCE		£		61,391	18,114,951			Post CIL s106	25,000	fotal £/ Unit (all)	<b>2,250,000</b>					
		Vhole Site	Per ha NET	Per ha GROSS		RUN Residual MACR		•		Fees Interest		0% 7.50%					CIL	0		0 <b>2,250,000</b>					
Residual Land Value	V	- <b>791,929</b> 900,000	-879,921	-879,921 1,000,000		RUN CIL MACRO ctrl	Closing balance =	U		Legal and Valuation	on		U	U			Inf Tariff	% GDV 0.00%		0					
plift Plus /ha		180,000 0		200,000			Closing balance =	-2,671,790	SALES	Agents	%	3.0%													
Ве	nchmark Land Value	1,080,000	/m2	1,200,000		Check on phasing dw				Legals Misc.	% £/unit %	0.5% 0 0.0%	0		19,659,503	3									
Additional Profit		157,918	33						Developers Prof							- 7									
										Market Housing Affordable Housin First Homes		17.50% 17.50% 17.50%			3,729,130 377,943 245,644	3									
RESIDUAL CASH FLOW		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME UNITS Started		Q1	Q2	Q3 10	Q4 10	Q1 10	Q2 10	Q3 10	Q4 10	Q1 10	Q2 10	Q3 10	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent			_		0	0	0	2,367,702 80,867	2,367,702 80,867	2,367,702 80,867	2,367,702 80,867	2,367,702 80,867	2,367,702 80,867	2,367,702 80,867	2,367,702 80,867	2,367,702 80,867	0	0	0	0	0	0	0	0	0
ocial Rent hared Ownership irst Homes					0	0	0	159,097 0 155,964	159,097 0 155,964	159,097 0 155,964	159,097 0 155,964	159,097 0 155,964	159,097 0 155,964	159,097 0 155,964	159,097 0 155,964	159,097 0 155,964	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOMI	:	0	0	0	0	0	0	0 2,763,630	0 2,763,630	0 2,763,630	0 2,763,630	0 2,763,630	0 2,763,630	0 2,763,630	0 2,763,630	0 2,763,630	0	0	0	0	0	0	0	0	0
XPENDITURE		0																							
Easements etc. Legals Acquisition		0 -11,879																							
Planning Fee		28,620 724,598		724,598																					
Build Cost - BCIS Base			0	541,960	1,083,920		1,625,881	1,625,881	1,625,881				1,083,920	541,960	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency Abnormals			0 0 0	83,333 27,098 18,533	166,667 54,196 37,065	250,000 81,294 55,598	250,000 81,294 55,598	250,000 81,294 55,598	250,000 81,294 55,598	250,000 81,294 55,598	250,000 81,294 55,598	250,000 81,294 55,598	166,667 54,196 37,065	83,333 27,098 18,533	0 0 0	0 0 0	0 0 0	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 egal and Valuation		0																							
egal and Valuation		0	0	0	0	0	0	82,909	82,909	82,909	82,909	82,909	82,909	82,909	82,909	82,909	0	0	0	0	0	0	0	0	0
Legals Misc.	T AND DOG!T	0	0	0	0	0	0	13,818	13,818	13,818	13,818	13,818	13,818	13,818	13,818	13,818	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND IN	II AND PROFIT	741,339	0	1,395,522	1,341,848	2,012,772	2,012,772	2,109,499	2,109,499	2,109,499	2,109,499	2,109,499	1,438,575	767,651	96,727	96,727	0	0	0	0	00	0	0	0	0

109,083 98,863 88,452 77,845

54,460 18,057 0 0

50,850 89,543 128,961 119,114

0 0 25,217

evelopers Return

Market Housing

Affordable for Rent

First Homes

3,729,130 377,943 245,644 -4,352,717



Site 19 Flats 35 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 77.5 Net 69.17 5,000 8,351,875 69.00% 1,871 16,170 Market Housing Land Stamp Duty £/m2 % Acc & Adpt 0.00% No dwgs over 50 Affordable Overall 10.85 Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,500 2,500 1.50% -5,949 Water Over Extra 1 581,414 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 585,900 Over Extra 2 Planning Professional % £/m2 8.00% 573,916 590,086 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 2,185 5,809,790 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 9,814,712 7,173,955 875,000 24,381 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 875,000 Inf Tariff Residual Land Value 0.00% 350,000 70,000 1,000,000 200,000 RUN CIL MACRO ctrl+l Closing balance = -1,134,967 294,441 49,074 3.0% 0.5% £/unit 343.515 7,704,997 17.50% 17.50% 17.50% 1,461,578 Market Housing % Value 153,464 102,533 Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Stant and Substate. Year 1 Q1 Year 3 Q1 Q2 Q3 Q2 Q4 Q2 Q4 Q2 Q4 Q4 2,386,250 84,435 166,118 1,193,125 42,218 83,059 2,386,250 84,435 166,118 2,386,250 84,435 166,118 0 83,700 0 167,400 0 167,400 0 167,400 Grant and Subsidy 2.804.204 2.804.204 2.804.204 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 16,170 286,958 Planning Fee 286.958 rofessional Build Cost - BCIS Base 106/CIL/Tariff Contingency Abnormals 0 276,657 829,970 1,383,283 1,659,940 1,106,627 553,313 0 0 0 0 0 0 0 0 0 0 0 
 208,333
 250,000
 166,667
 83,333

 69,164
 82,997
 55,331
 27,666

 47,304
 56,764
 37,843
 18,921
 0 41,667 125,000 0 13,833 41,499 0 9,461 28,382 nance Fees 0 egal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 297.179 628,575 1.024.851 1,708,084 2.049.701 1.415.541 781.381 98,147 98.147 For Residual Valuation 0 0 9,921 29,323 61,900 101,492 103,647 67,663 18,193 0 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 1,461,578 153,464 102,533

First Homes

99,430

-1,737,408 -2,111,601

-529.145 -1.563.917 -3.301.325 -5.412.926

-114,932 1,919,175

-5.527.858 -3.608.682

2,638,394 2,687,863

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												Sit	e 20												慣
Site 20	Fla	ats 18																							-
NCOME	Av Size m2		%	Number 18	Price £/m2	e GDV 2 £	GIA m2		DEVELOPMENT O	COSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			/m 1,833.9
Market Housing	Gross 77.5	Net 69.17		12	5,000	0 4,295,250	962		LAND	Land Stamp Duty		/unit or m2	Total 0	-20,507			No dwgs No dwgs under 50 No dwgs over 50	18 18 0	462			CO2 Plus Acc & Adpt	% £/m2 %	0.00%	0.0
Affordable Overall Affordable Rent	42.9	39.00		1	2,980		34			Easements etc. Legals /Acquisitio	n	1.50%	-308	-308					Total	8,316		Water	£/m2 £/m2		0.1
ocial Rent hared Ownership irst Homes	42.9 42.9 42.9	39.00 39.00 39.00	0.00%	0	3,500	0 0	129 0 77		Fees	Planning			8,316				Stamp duty calc - F Land payment	esidual	Total	<b>-20,507</b> 0		Over Extra 1 Over Extra 2	% £/m2 %	0.00%	, 0.0 0.0 6 0.0
Grant and Subsidy	Affordable Rent Social Rent				(	0 0			CONSTRUCTION	Professional		8.00%	263,739	272,055			Stamp duty calc - F Land payment	esidual		216.000		Small Site	£/m2 %	0.00 0.00%	
	Shared Ownership				Ò	0 0			CONSTRUCTION	Build Cost s106 / CIL / IT		2,185	2,625,792 450,000				cana payment		Total			Site Costs	Base BNG	15.00% 3.00%	% 277. % 55.
ITE AREA - Net ITE AREA - Gross	0.180 ha 0.180 ha	l 	100 100	/ha /ha		4,738,760	1,202			Contingency Abnormals	% £	5.00% 3.00%	131,290 78,774 10,884				Pre CIL s106	25,000	£/ Unit (all) Total	450,000	Ì				2,185.
ales per Quarter Jnit Build Time	0 3 Qu	uarters	]						FINANCE		-						Post CIL s106	25,000	£/ Unit (all)						
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACR	O ctrl+r Closing balance = 0			Fees Interest Legal and Valuation	on	0% 7.50%	0				CIL	0	£/m2 Total	450,000					
esidual Land Value		<b>-20,507</b> 180,000		-113,925 1,000,000		RUN CIL MACRO ctrl											Inf Tariff	% GDV 0.00%		0					
Jplift Plus /h B	20% ha 0 Benchmark Land Value	36,000 0 <b>216,000</b>		200,000 0 <b>1,200,000</b>	_	Check on phasing dw	Closing balance = -305	5,644	SALES	Agents Legals	% %	3.0% 0.5%	142,163 23,694												
			£/m2		•	corr	ect			Misc.	£/unit %	0 0.0%	0		3,713,837										
Additional Profit		13,290	14						Developers Profi	it Market Housing	% Value	17.50%			751,669										
RESIDUAL CASH FLOW										Affordable Housin First Homes		17.50% 17.50%			47,147 30,467										
INCOME	V FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing				3	4 0	0	0	4 715,875	954,500	715,875	954,500	954,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0 0	0	0	15,132 29,770	20,176 39,694	15,132 29,770	20,176 39,694	20,176 39,694	0	0	0	0	0	0	0	0 0	0 0	0	0	0	0
Shared Ownership First Homes					0	0	0 0	0 29,016	0 38,688	0 29,016	0 38,688	0 38,688	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOM	ME	0	0	0	0	0	0	0 789,793	1,053,058	789,793	1,053,058	1,053,058	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc.		0																							
Legals Acquisition Planning Fee		-308 8,316																							
Professional		131,870		131,870																					
Build Cost - BCIS Base s106/CIL/Tariff			0	145,877 25,000	340,380 58,333	486,258 83,333	91,667	91,667	389,006 66,667	194,503 33,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	7,294 4,981	17,019 11,622	24,313 16,603	26,744 18,264	26,744 18,264	19,450 13,283	9,725 6,641	0 0	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		0																							
Agents Legals		0	0	0	0	0	0	23,694 3,949	31,592 5,265	23,694 3,949	31,592 5,265	31,592 5,265	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND I	INT AND PROFIT	139,878	0	0 <b>315,022</b>	427,355	610,507	671,558	699,201	525,263	271,846	36,857	36,857	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation		-20,507																							
Developers Return Market Housin	Interest		2,238	2,280	8,230	16,397	28,151	41,271	40,346	31,206	22,080	3,440	0	0	0	0	0	0	0	0	0	0	0	0	751,669
Affordable for Rei																									47,147



Site 21 Flats 9 Planning fee calc Planning app fee No dwgs No dwgs under 50 No dwgs over 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 81.2 Net 72.50 5,000 64,855 £/m2 % 69.00% 2,251,125 4,158 Market Housing Land Stamp Duty Acc & Adpt 0.00% Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 4.34% 16.74% 0.00% 9.92% 2,980 1,520 3,500 2,500 42.9 42.9 42.9 42.9 1.50% 973 973 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 87,048 Over Extra 2 Total Planning Professional % £/m2 8.00% 135,430 131,272 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 2,093 1,305,784 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 2,472,880 1,640,894 225,000 5,648 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 225,000 Inf Tariff Residual Land Value 138,462 27,692 1,000,000 200,000 0.00% RUN CIL MACRO ctrl+l Closing balance = -125,198 74,186 12,364 3.0% 0.5% £/unit 86.551 1,928,702 393,947 23,574 15,233 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST Year 1 Q1 INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Grant and Subcide Q2 Q3 Q4 Q2 Q4 Q2 Q4 Q4 750,375 15,132 29,770 750,375 15,132 29,770 750,375 15,132 29,770 0 29,016 0 29,016 0 29,016 Grant and Subsidy EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 4,158 65,636 Planning Fee 65.636 rofessional Build Cost - BCIS Base 106/CIL/Tariff Contingency Abnormals 0 145,087 290,174 435,261 290,174 145,087 0 0 0 0 0 0 0 0 0 0 0 0 
 75,000
 50,000
 25,000
 0

 21,763
 14,509
 7,254
 0

 14,940
 9,960
 4,980
 0
 0 25,000 50,000 0 7,254 14,509 0 4,980 9,960 nance Fees 0 Legal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 70.767 546,965 364.643 211,172 28,850 247,957 364.643 28.850 For Residual Valuation 2,543 2,591 7,288 14,262 24,785 32,087 21,192 6,675 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 393,947 23,574 15,233 -432,754

First Homes

-371.932

-389.428

-1.321.871 -1.711.299

581,035

774,251

788,768



												Site	e 22												H
Site 22	Flats 6	6																							
СОМЕ	Av Size m2		%	Number 6	Price £/m2	GDV £	GIA m2		DEVELOPMENT (	COSTS							Planning fee calc Planning app fee	dwgs	rate		]	<b>Build Cost</b>			1,8
arket Housing	Gross 81.2	Net 72.50	69.00%	4			336		LAND	Land		/unit or m2	Total	43,236			No dwgs No dwgs under 50	6 6			2	CO2 Plus	% £/m2	0.00%	
ordable Overall			31%	1.86						Stamp Duty Easements etc.			0				No dwgs over 50	0	138 Total		2	Acc & Adpt	% £/m2	0.00%	
rdable Rent al Rent	42.9 42.9	39.00 39.00	4.34% 16.74%	1	1,520	59,541				Legals /Acquisition		1.50%	649	649			Stamp duty calc - R	esidual			]	Water Over Extra 1	£/m2 %	0.00%	,
red Ownership at Homes	42.9 42.9	39.00 39.00	0.00% 9.92%		3,500 2,500		0 26		Fees	Planning			2,772				Land payment		Total	<b>43,236</b> 0	5 O	Over Extra 2	£/m2 %	0.00%	5
nt and Subsidy	Affordable Rent				0	-				Professional		8.00%	87,514	90,286			Stamp duty calc - R	esidual			]	Small Site	£/m2 %	0.00 0.00%	6
	Social Rent Shared Ownership				0	-			CONSTRUCTION	Build Cost		2,093	870,523				Land payment		Total	<b>72,000</b> 0	<mark>)</mark>	Site Costs	Base	10.00%	<b>1,8</b>
E AREA - Net	0.060 ha		100	/ha		1,648,587	416			s106 / CIL / IT Contingency		5.00%	150,000 43,526								_		BNG	3.00%	2,0
AREA - Gross	0.060 ha		100	/ha						Abnormals	% £	3.00%	26,116 3,765	1,093,930			Pre CIL s106		£/ Unit (all) Total	150,000					
es per Quarter it Build Time	0 3 Quart	ters							FINANCE								Post CIL s106	25,000	£/ Unit (all)		_ _				
						RUN Residual MACR	RO ctrl+r			Fees Interest		0% 7.50%	0				CIL	0		0	o l				
sidual Land Value	W	Vhole Site 43,236	Per ha NET 720.608	Per ha GROSS 720.608			Closing balance = 0	)		Legal and Valuatio	n		0	0			Inf Tariff	% GDV			- 7				
isting Use Value lift	20%	60,000 12,000	·	1,000,000 200,000		RUN CIL MACRO ctrl	I+I Closing balance = -	131.258	SALES									0.00%		0	)				
Plus /h		72,000		1,200,000		Check on phasing dw		131,230	SALES .	Agents Legals	% %	3.0% 0.5%	49,458 8,243												
	Chemian Zana Valac		E/m2	1,200,000		corr				Misc.	£/unit	0	0	57,701	1,285,802										
ditional Profit		88,748	264								/0	0.0%	0	37,701	1,203,002										
									Developers Prof	Market Housing		17.50%			262,631										
RESIDUAL CASH FLOW	FOR INTEREST									Affordable Housing First Homes	% Value % Value	17.50% 17.50%			15,716 10,156										
NCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
NITS Started Market Housing				2	0	2 0	0	500,250	500,250	500,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent locial Rent					0	0	0	10,088 19,847	10,088 19,847	10,088 19,847	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
hared Ownership irst Homes					0	0	0	0 19,344	0 19,344	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Frant and Subsidy INCOM	ır.	0			0	0	0	0 549,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
XPENDITURE	ic .	U	U	U	0		U	549,529	549,529	549,529	U		U				U		U	U	U	1			
tamp Duty		0																							
asements etc. egals Acquisition		0 649																							
lanning Fee		2,772																							
rofessional		43,757		43,757																					
uild Cost - BCIS Base LO6/CIL/Tariff			0	96,725 16,667	193,449 33,333	290,174 50,000	193,449 33,333	96,725 16,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ontingency bnormals			0 0	4,836 3,320	9,672 6,640	14,509 9,960	9,672 6,640	4,836 3,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nance Fees gal and Valuation		0	· ·	5,025			5,610	5,025				·							·	•					
gents		0	0	0	0	0	0	16,486	16,486	16,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gals isc.		0	0	0	0	0	0	2,748	2,748	2,748	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND II	NT AND PROFIT	47,178	0	165,305	243,095	364,643	243,095	140,781	19,234	19,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
r Residual Valuation		43,236																							
	Interest		1,695	1 727	4,859	9,508	16,523	21,391	14,128	4,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Site 23 HD Flats 225 Number 225 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 dwgs 225 50 175 CO2 Plus /unit or m2 Total 0.00% Gross 80.6 Net 68.58 155 -887,860 69.00% 5,000 53,235,726 12,510 Market Housing Land Stamp Duty 23,100 24,150 Acc & Adpt 0.00% No dwgs over 50 Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,500 2,500 Legals /Acquisition 1.50% -13,318 -13,318 Water Over Extra 1 712 2,747 3,631,162 Stamp duty calc - Residu Land payment 0.00% 0.00 0.00% 3,580,904 1,647 Over Extra 2 Planning Professional % £/m2 3,607,452 8.00% 3,560,202 rant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 2,035 35.845.537 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 62,293,457 17,617 5,625,000 44,502,525 164,345 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 5,625,000 Inf Tariff Residual Land Value 900,000 180,000 RUN CIL MACRO ctrl+l 0.00% Closing balance = -3,865,036 1,868,804 311,467 £/unit 2.180.271 49,389,070 17.50% 17.50% 17.50% 9,316,252 Market Housing % Value Affordable Housing % Value First Homes % Value 958,445 626,658 RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Frant And Substitute Year 1 Q1 Year 6 Q1 Q2 Q4 15 3,549,048 123,044 242,077 15 3,549,048 123,044 242,077 15 3,549,048 3,549,048 123,044 242,077 3,549,048 123,044 242,077 3,549,048 123,044 242,077 3,549,048 123,044 242,077 3,549,048 123,044 242,077 3,549,048 123,044 242,077 3,549,048 123,044 242,077 3,549,048 123,044 242,077 3,549,048 123,044 242,077 3,549,048 123,044 242,077 3,549,048 123,044 242,077 3 549 048 123,044 242,077 123,044 242,077 0 238,727 238,727 238,727 0 238,727 0 238.727 238,727 0 238,727 0 238,727 238,727 0 238,727 0 238,727 238,727 0 238,727 238,727 238,727 Grant and Subsidy 4.152.897 4.152.897 4.152.897 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 0 0 -13,318 47,250 1,780,101 Planning Fee 1.780.101 ofessional 2,389,702 2,389,702 2,389,702 2,389,702 2,389,702 2,389,702 2,389,702 2,389,702 2,389,702 2,389,702 2,389,702 1,593,135 796,567 0 uild Cost - BCIS Base 0 796,567 1,593,135 0 125,000 250,000 0 39,828 79,657 0 27,549 55,098 
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 39,828

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 55,098
 27,549
 ontingency onormals nance Fees 0 egal and Valuation Agents Legals 124,587 20,764 COSTS BEFORE LAND INT AND PROFIT 1.814.033 1.977.890 2.966.835 2.966.835 3.112.186 3.112.186 2.123.241 145.351 2.769.046 3.112.186 3.112.186 3.112.186 3.112.186 3,112,186 3.112.186 3.112.186 3.112.186 3.112.186 1,134,296 145.351

193,854 177,975 161,799 145,319

878,912 895,391

862,735

846.857

128,531 111,428 94,003 76,253

946,707 964,458

912.180 929.283

-7.750.372 -6.854.981 -5.942.801 -5.013.518 -4.066.810 -3.102.352

58,169 39,746 2,436 0

982.542 1.989.909 3.016.165 4.007.546

For Residual Valuatio

lopers Return

Market Housing Affordable for Rent

First Homes

17,366 17,691 69,943

-2.786.737 -2.047.833

108,340 165,999 224,740 209,440

-3.730.276 -5.778.109 -8.853.283 -11.986.117 -11.170.146 -10.338.876 -9.492.019 -8.629.284

815,971 831,270

-3,075,175 -3,132,834

0 0 0 0

4.007.546

-129.902 2.886.263 6.893.809 10.901.355 10.901.355

9,316,252

958,445 626,658

In	h	
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Part																									
Part   Part																									
	Gross			120	£/m2	£	m2					/unit or m2	Total				Planning app fee No dwgs	120	)		]			0.00%	2,16
_		68.55			5,000	28,381,446	6,670			Stamp Duty			0	-3,964,509					138	8 9,660	d .	Acc & Adpt	%	0.00%	:
cial Rent	72.3	62.84	16.74%	20	1,520	1,918,741			Fees	Legals /Acquisitio	n	1.50%	-59,468	-59,468				Residual		-3,964,509			%	0.00%	i
st Homes	74.3			12	2,500		884					8.00%						Residual	Tota	al 0	<u> </u> 		% £/m2	0.00	
,	Social Rent				0	0			CONSTRUCTION	Build Cost		2,358							Tota				Base	5.00%	<b>2,18</b>
Column   C		DNG	3.00%																						
The column   Column																									
Part																									
xisting Use Value Jplift		480,000	-6,253,334	1,000,000				-5,590,204	SALES		~	200	005.024				IIII Tafiii		S	0					
				1,200,000						Legals	%	0.5% 0	165,987 0												
Additional Profit			'm2 8						Davidanas Prof		%	0.0%	0	1,161,911	26,322,796										
									Developers Prof	Market Housing Affordable Housi	ng % Value	17.50%			506,451										
Mary																									
Part		Q3	Q4																						
					0	0	0								0	0	0	0	0	0	0	0	0	0	0
ocial Rent					0	ő	ő	319,790	319,790	319,790	319,790	319,790	319,790		0	0	0	0	Ö	ő	0	0	Ö	0	0
					0	0	0							0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	AF				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
EXPENDITURE Stamp Duty	NE.	0	0	0	0	0	0	5,532,909	5,532,909	5,532,909	5,532,909	5,532,909	5,532,909	0	0	00	0		0	0	0	T	0	0	0
Legals Acquisition		-59,468																							
		,079,707																							
			0									0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency				61,448	122,897	184,345	184,345	184,345	184,345	122,897	61,448			ľ	0	0		0	0	0			0		
egals															0	0	0 0	0	0	0			0	0 0	
	INT AND PROFIT	,053,000	0	0 <b>2,579,301</b>	2,999,187	4,498,781	4,498,781	4,692,433	4,692,433	3,192,839	1,693,246	193,652	193,652	0	0	0	0	0	0	0	0	0	0	0	0
										1								1							

evelopers Return

Market Housing

Affordable for Rent

First Homes

4,966,753 506,451 336,350 -5,809,554



Site 25 Flats with Undercroft 125 Number 125 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 dwgs 125 50 75 CO2 Plus /unit or m2 Total 0.00% Gross 77.0 Net 68.78 5,000 69.00% 29,660,974 Market Housing Land Stamp Duty 23,100 10,350 £/m2 % Acc & Adpt 0.00% No dwgs over 50 Affordable Overall 38.75 5 Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,500 2,500 Legals /Acquisition 1.50% -20,865 -20,865 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% Over Extra 2 % £/m2 1,993,538 Planning Professional 2,072,024 8.00% 2,038,574 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 2,000 18.711.947 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 34,689,695 25,482,175 3,125,000 2,148,272 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 3,125,000 3,125,000 Inf Tariff Residual Land Value 0.00% 1,666,667 333,333 1,000,000 200,000 RUN CIL MACRO ctrl+l Closing balance = -4,395,964 1,040,691 173,448 £/unit 1.214.139 27,356,481 5,190,670 531,157 348,869 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Srant and Substate. Year 1 Q1 Year 4 Q1 Q2 Q3 Q2 Q4 Q2 Q4 Q4 Q4 20 4,745,756 163,655 321,975 20 4,745,756 163,655 321,975 4,745,756 163,655 321,975 4,745,756 163,655 321,975 4,745,756 163,655 321,975 1,186,439 40,914 80,494 4.745.756 0 318,966 0 318,966 0 318,966 0 318,966 0 318,966 318,966 0 79,742 Grant and Subsidy 1.387.588 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 0 0 -20,865 33,450 1,019,287 Planning Fee 1.019.287 rofessional 0 997,971 1,995,941 2.993.912 2.993.912 2.993.912 2.993.912 2.245.434 1.247.463 249.493 0 0 0 0 0 0 0 0 0 0 uild Cost - BCIS Base 
 375,000
 208,333
 41,667
 0

 112,272
 62,373
 12,475
 0

 325,156
 180,642
 36,128
 0
 0 166,667 333,333 0 49,899 99,797 0 144,514 289,027 
 500,000
 500,000
 500,000
 500,000

 149,696
 149,696
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 149,696

 433,541
 433,541
 433,541
 433,541
 ontingency onormals nance Fees 0 egal and Valuation Agents Legals 4,271,410 COSTS BEFORE LAND INT AND PROFIT 1.031.872 2.718.099 4,077,148 4,077,148 4.271.410 3.252.123 534.025 2,378,336 1.893.074 194,262 48.566 For Residual Valuation 0 0 37,860 89,535 167,660 247,250 227,906 208,199 169,011 103,606 11,492 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 5,190,670

4,912,721 5,344,597

2,090,029 3,488,267

-4,166,683 -4,244,808 1,031,691 1,051,035

-2.019.216 -4.775.174 -8.941.857 -13.186.665 -12.154.974 -11.103.939 -9.013.910 -5.525.643

First Homes

531,157

348,869

-6,070,697



Site 26  Site 26  Flats with Undercroft 42  INCOME Av Size m2 % Number Price GDV GIA Flaming fee calc Planning app fee dwgs rate  Gross Net LAND /unit or m2 Total Now was a CC2 Plus %				H																					
Site 26		Flats with Underco	oft 42																						•
COME										OSTS		/	Tatal			]	Planning app fee						9/	0.00%	1,83
arket Housing	76.9			10%	29 5,00	9,943,138	2,227		LAND	Land Stamp Duty		/unit or m2	1 <b>ota</b> 1	-494,857			No dwgs No dwgs under 50 No dwgs over 50	42 42 0	462			Acc & Adpt	% £/m2 %	0.00%	6
ordable Overall ordable Rent ial Rent	68.1 68.1	61.89 61.89	9 4.3	14%	.02 2 2,98 7 1,52					Easements etc. Legals /Acquisition	1	1.50%	-7,423	-7,423			Stamp duty calc - F	esidual	Total	19,404		Water Over Extra 1	£/m2 £/m2 %	0.00%	
ared Ownership st Homes	74.3 74.3	67.50	0.0	10%	0 3,50 4 2,50	0 0	0		Fees	Planning Professional		8.00%	19,404 684,274	703,678			Land payment		Total	- <b>494,857</b> 0		Over Extra 2	£/m2 % £/m2	0.00%	6
ant and Subsidy	Affordable Rent Social Rent Shared Ownership					0 0 0 0 0 0			CONSTRUCTION	Build Cost		2,000	6,279,307				Stamp duty calc - F Land payment	esidual	Total	672,000 23,100		Small Site Site Costs	% Base	0.00%	6 <b>1,8</b> !
E AREA - Net E AREA - Gross	0.420 0.560				/ha /ha	11,643,790	3,139			s106 / CIL / IT Contingency Abnormals	%	5.00% 3.00%	1,050,000 313,965 188,379				Pre CIL s106	25,000	£/ Unit (all)				BNG	3.00%	2,0
es per Quarter it Build Time	0	Quarters							FINANCE		£		721,779	8,553,431			Post CIL s106	25,000	Total £/ Unit (all)	1,050,000 1,050,000					
		Whole Site	Per ha NET	Per ha GROSS	;	RUN Residual MAC	RO ctrl+r Closing balance = 0	0		Fees Interest Legal and Valuatio	n	0% 7.50%	0	0			CIL	0	£/m2 Total	1,050,000					
esidual Land Value isting Use Value plift	20%	- <b>494,85</b> 7 560,000 112,000	)	230 -883,6 1,000,0 200,0	100	RUN CIL MACRO cti	rl+l Closing balance = -	-1.487.790	SALES								Inf Tariff	% GDV 0.00%		0					
Plus /ha Be	a 0 enchmark Land Value	(	)		0	Check on phasing do				Agents Legals	% % £/unit	3.0% 0.5% 0													
ditional Profit		35,469	£/m2	16			•		Developer Profit	Misc.	%	0.0%	0	407,533	9,162,362	]									
									Developers Profit	Market Housing Affordable Housin	% Value g % Value % Value	17.50% 17.50% 17.50%			1,740,049 174,575 123,039										
RESIDUAL CASH FLOW	FOR INTEREST	Year 1				Year 2				Year 3				Year 4		_		Year 5				Year 6			
NCOME INITS Started		Q1	Q2	Q3 8	Q4 8	Q1 8	Q2 8	Q3 10	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing ffordable Rent ocial Rent					0 0 0	0 0	0 0	1,893,931 64,034 125,980	1,893,931 64,034 125,980	1,893,931 64,034 125,980	1,893,931 64,034 125,980	2,367,414 80,042 157,475	0 0	0 0 0	0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0	0 0	0 0 0	0
hared Ownership irst Homes					0	0	0	0	0 133,920	0 133,920	0	0 167,400	0	0	0	0	0	0	0	0	0	0	0	0	0
rant and Subsidy INCOME	F	0	0	0	0	o o	0	0 2,217,865	2,217,865	2,217,865	0 2,217,865	2,772,331	0	0	0	0	0	0	0	0	0	0	0	0	0
(PENDITURE		-						2,217,805	2,217,805	2,217,805	2,217,863	2,772,331										T .			
amp Duty asements etc. gals Acquisition		0 0 -7,423																							
anning Fee ofessional		19,404 342,137		342,137																					
uild Cost - BCIS Base .06/CIL/Tariff			0	398,686 66,667	797,372 133,333	1,196,058	1,196,058 200,000	1,295,730 216,667	897,044 150,000	498,358 83,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ntingency normals			0	19,934 57,788	39,869 115,576	59,803 173,363	59,803 173,363	64,787 187,810	44,852 130,023	24,918 72,235	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		0 0																							
gents gals isc.		0	0	0 0	0 0	0 0	0 0	66,536 11,089	66,536 11,089	66,536 11,089	66,536 11,089	83,170 13,862	0	0 0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND IN	NT AND PROFIT	354,118	0	885,212	1,086,150	1,629,225	1,629,225	1,842,619	1,299,544	756,469	77,625	97,032	0	0	0	0	0	0	0	0	0	0	0	0	0
r Residual Valuation	Land Interest	-494,857	0	0	13,959	34,586	65,782	97,564	92,357	76,870	50,911	11,736	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable for Rent	it																								1,740,049 174,575
First Homes	!S	140.738	0	-885,212		-1,663,811		277.682	825,964	1.384.525	2,089,329	2,663,564	0	0		0	0	0	n	0	n				123,039

# App K - Older Centres and Estates Cover



Milton Keynes - Local Plan Viability Assessment - February 2024

							i			7													
reen 1,000									Rounded	-	Modelling			Area ha			Characterist						
!	UNITS		1000		Aff - rented	67% %	6 of Aff	207.7	208	3	Density			Total	57.143		Sub Area (		e, Centres & I	states			
	Affordab	ole	31%		Shared Owne	0%		0.00	0	)	Net:Gross	50%		Gross	57.143		Green Brov						
					First Homes	33% %	6 of Aff	102.3	102					Net	28.571	ha	Use /	Agricultura	al				
					Ma	arket		310	310	)		Affordahl	e for Rent			Shared O	wnershin			Firet	Homes		٦
	Beds	m2	Circulation	690	1410	Rounded	m2	•	m2	Circulation	208		Rounded	m2	0	Sharea	Rounded	m2	102		Rounded	m2	,
Terrace	2	73	0.0%	5%	34.50	35	2,555	•	70	0.0%	15%	31.20	31	2.170	25%	0.00	0	2		25.50	26	1,820	_
Terrace	3	86	0.0%	25%	172.50	173	14,878		84	0.0%	25%	52.00	52	4,368	15%	0.00	0	0		15.30	15	1,260	-
Terrace	4	97	0.0%	2570	0.00	0	0	•	97	0.0%	10%	20.80	21	2,037	10%	0.00	0	0	10%	10.20	10	970	
Semi	2	81	0.0%	5%	34.50	35	2,835		79	0.0%	15%	31.20	31	2,449	25%	0.00	0	0		25.50	26	2,054	-
Semi	3	98	0.0%	30%	207.00	207	20,286	•	93	0.0%	25%	52.00	52	4,836	15%	0.00	0	0		15.30	15	1,395	
Semi	4	106	0.0%	10%	69.00	69	7,314		106	0.0%		0.00	0	0		0.00	0	0	1	0.00	0	0	)
Det	3	120	0.0%	10/0	0.00	0	0	•	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	)
Det	4	130	0.0%	10%	69.00	69	8,970		115	0.0%		0.00	0	0		0.00	0	n		0.00	0	0	)
Det	5	140	0.0%	10%	69.00	69	9,660		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	)
Flat to5	1	40	12.0%	5%	34.50	33	1,478		39	10.0%		0.00	0	0	10%	0.00	0	n	10%	10.20	10	429	9
Flat to5	2	65	12.0%	570	0.00	0	1,0		61	10.0%	10%	20.80	21	1,409	1070	0.00	0	0	1070	0.00	0	.29	)
Flat to5	3	80	12.0%		0.00	0	0	•	74	10.0%	1070	0.00	0	2,103		0.00	0	0		0.00	0	0	)
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	)
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	)
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	)
	-			100%	690.00	690	67,976				100%	208.00	208	17,269	100%	0.00	0	0	100%	102.00	102	7,928	3
							,							,									_
			BCIS								Occupants			Population			ha/1000		1				
			Lower Q	Median	Used n	m2						Beds	Count	per unit			1.20	Playing Pit	ches				
Terrace	2		1,393		1,393	6,545	9,118,347				Terrace	2	92	2.5	230		1.60	Outdoor Sp	ports				
Terrace	3		1,393		1,393	20,506	28,568,498				Terrace	3	240	2.5	600		0.25 E	quipped S	Space				
Terrace	4		1,393		1,393	3,007	4,189,285				Terrace	4	31	2.5	78		0.30	Other (MU	JGAs)				
Semi	2		1,434		1,434	7,338	10,522,197				Semi	2	92	2.5	230		0.80	Parks & Ga	ardens				
Semi	3		1,434		1,434	26,517	38,023,588				Semi	3	274	2.5	685		0.60	Amenity G	reen	Open Space I	Required	16.375	ha
Semi	4		1,434		1,434	7,314	10,487,782				Semi	4	69	2.5	173		1.80	Natural / S	emi Natural				
Det	3		1,618		1,618	0	0				Det	3	0	2.5	0		0.00	Allotments	s	Gross - Net		28.571	ha
Det	4		1,618		1,618	8,970	14,517,070				Det	4	69	2.5	173		6.55 l	na		Shortfall / Su	rplus	12.196	ha
Det	5		1,618		1,618	9,660	15,633,768				Det	5	69	2.5	173		- U		<b>-</b> - '	*			
Flat to5	1		1,616		1,616	1,907	3,081,605				Flat to5	1	43	2.5	108								
Flat to5	2		1,616		1,616	1,409	2,276,549				Flat to5	2	21	2.5	53		Summary			Constru	ction	Saleab	ble
Flat to5	3		1,616		1,616	0	0				Flat to5	3	0	2.5	0				Units	m2	Average	m2	Averag
Flat 6+	1		1,866		1,866	0	0				Flat 6+	1	0	2.5	0		Market Hou	sing	690	67,976	98.52	67,818	
Flat 6+	2		1,866		1,866	0	0				Flat 6+	2	0	2.5	0		Aff - rented		208	17,269	83.02	17,141	82.4
rial o+					4.000	Λ	0				Flat 6+	3	0	2.5	0		Shared Own	ership	0	0	77.73	0	77.3
Flat 6+	3		1,866		1,866	U	U																
	3		1,866		1,866	93,174	136,418,689				11000		-	Residents	2,500		First Homes		102	7,928	77.73	7,889	1

200									D	1	Modelling			A I			Cl 4						
<b>ree</b> n <b>300</b> 3	UNITS		300		Aff - rented	67% %	/ of Aff	62.31	Rounded 62		Density	25	units/ha	Area ha Total	17.143		Characterist	ics Older Core. (	Contrac 0 I	-states			
3	Affordat	alo	31%		Shared Owne		o OI AII	0.00	02		Net:Gross	50%	units/na	Gross	17.143		Green Brov	,	centres & t	states			
	Allordat	Jie	31/0		First Homes	33% 9	of Aff	30.69	31		Net.GIUSS	30%		Net	8.571			Agricultural					
					riist nomes	33/0 /	o UI AII	93	93					Net	0.371	ia i	JSE /	Agricultural					
					N	/larket		·				Affordabl	e for Rent			Shared Ov	vnership			Firs	Homes		
	Beds	m2	Circulation	207		Rounded	m2		m2	Circulation	62		Rounded	m2	0		Rounded	m2	31		Rounded	m2	
Terrace	2	73	0.0%	5%	10.35	10	730		70	0.0%	15%	9.30	9	630	25%	0.00	0	0	25%	7.75	8	560	
Terrace	3	86	0.0%	25%	51.75	52	4,472		84	0.0%	25%	15.50	16	1,344	15%	0.00	0	0	15%	4.65	5	420	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	10%	6.20	6	582	10%	0.00	0	0	10%	3.10	3	291	
Semi	2	81	0.0%	5%	10.35		810		79	0.0%	15%	9.30	9	711	25%	0.00	0	0	25%	7.75	8	632	
Semi	3	98	0.0%	30%	62.10		6,076		93	0.0%	25%	15.50	16	1,488	15%	0.00	0	0	15%	4.65	5	465	
Semi	4	106	0.0%	10%	20.70	21	2,226		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00		0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	20.70		2,730		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	20.70	21	2,940		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	12.0%	5%	10.35	10	448		39	10.0%		0.00	0	0	10%	0.00	0	0	10%	3.10	2	86	
Flat to5	2	65	12.0%		0.00	0	0		61	10.0%	10%	6.20	6	403		0.00	0	0		0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00		0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	207.00	207	20,432				100%	62.00	62	5,158	100%	0.00	0	0	100%	31.00	31	2,454	
			BCIS					İ			Occupants			Population		6	na/1000						
-			Lower Q	Median	Used	m2					Occupants	Beds	Count	per unit		· ·		Playing Pitch					
Terrace	2		1,393	iviedian	1,393	1,920	2,674,901				Terrace	2	27		68	H		Outdoor Spo					
Terrace	3		1,393		1,393	6,236	8.687.855				Terrace	3	73		183	H		Equipped Sp					
Terrace	4		1,393		1,393		1,216,244				Terrace	4	73	2.5	23	H		Other (MUG					
Semi	2		1,434		1,434	2,153	3.087.257				Semi	2	27		68	H		Parks & Gard					
Semi	3		1,434		1,434	8,029	11,513,044				Semi	3	83		208	F		Amenity Gre		Open Space	Required	4.913	ha
Semi	4		1,434		1,434	2,226	3,191,934				Semi	4	21		53	F		Natural / Sei		орен орисс	. ricquireu	515	110
Det	3		1,618		1,618	0	0,131,331				Det	3		2.5	0	F		Allotments		Gross - Net		8.571	ha
Det	4		1,618		1,618	2,730	4,418,239				Det	4	21		53	F	6.55			Shortfall / S	urplus		ha
Det	5		1,618		1,618		4,758,103				Det	5	21		53	L		-	l			2.255	-
Flat to5	1		1,616		1,616	534	862,410				Flat to5	1	12		30								
Flat to5	2		1,616		1,616	403	650,443				Flat to5	2		1	15		Summary		j	Constr	uction	Saleab	le
Flat to5	3		1,616		1,616	0	0				Flat to5	3	0	2.5	0	ſ	<u> </u>		Units	m2	Average	m2	Average
Flat 6+	1		1,866		1,866	0	0				Flat 6+	1	0	1	0	Ī	Market Hou	sing	207	20,432	98.71	20,384	98.47
Flat 6+	2		1,866		1,866	0	0				Flat 6+	2	0	2.5	0	-	Aff - rented		62	5,158	83.19	5,121	82.60
Flat 6+	3		1,866		1,866	0	0				Flat 6+	3	0	2.5	0		Shared Own	ership	0	0	79.15	0	78.90
					*	28,043	41,060,429							Residents	750	Į.	irst Homes		31	2,454	79.15	2,446	78.90
							1.464	f/m2			•					Ī			300	28.043		27.951	

<b>0</b> 4	UNITS Affordab	ole	<b>100</b> 31%	31	Aff - rented Shared Owne First Homes	0%	% of Aff	20.77 0.00 10.23	21 0 10		Modelling Density Net:Gross	35 75%	units/ha	Area ha Total Gross Net	4.495 3.810 2.857	ha	Green Brov	Older Core	, Centres & E	states			
								31	31										_				
					IV	larket		•		-		Affordab	le for Rent			Shared O	wnership			Firs	t Homes		
	Beds	m2	Circulation	69		Rounded	m2		m2	Circulation	21		Rounded	m2	0		Rounded	m2	10		Rounded	m	12
Terrace	2	73	0.0%	5%	3.45	4	292		70	0.0%	15%	3.15	4	280	25%	0.00	0	0	25%	2.50	3	21	.0
Terrace	3	86	0.0%	25%	17.25	17	1,462		84	0.0%	25%	5.25	5	420	15%	0.00	0	0	15%	1.50	2	16	i8
Terrace	4	97	0.0%		0.00	0	0		97	0.0%	10%	2.10	2	194	10%	0.00	0	0	10%	1.00	1	9	17
Semi	2	81	0.0%	5%	3.45	3	243		79	0.0%	15%	3.15	3	237	25%	0.00	0	0	25%	2.50	3	23	17
Semi	3	98	0.0%	30%	20.70	21	2,058		93	0.0%	25%	5.25	5	465	15%	0.00	0	0	15%	1.50	1	9	3
Semi	4	106	0.0%	10%	6.90	7	742	:	106	0.0%		0.00	0	0		0.00	0	0		0.00	0		0
Det	3	120	0.0%		0.00	0	0	1	102	0.0%		0.00	0	0		0.00	0	0		0.00	0		0
Det	4	130	0.0%	10%	6.90	7	910	:	115	0.0%		0.00	0	0		0.00	0	0		0.00	0		0
Det	5	140	0.0%	10%	6.90	7	980	:	119	0.0%		0.00	0	0		0.00	0	0		0.00	0		0
Flat to5	1	40	12.0%	5%	3.45	3	134		39	10.0%		0.00	0	0	10%	0.00	0	0	10%	1.00	0		0
Flat to5	2	65	12.0%		0.00	0	0		61	10.0%	10%	2.10	2	134		0.00	0	0		0.00	0		0
Flat to5	3	80	12.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0		0
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0		0
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0		0
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0		0
				100%	69.00	69	6,821				100%	21.00	21	1,730	100%	0.00	0	0	100%	10.00	10	80	15
			BCIS								Occupants			Population			ha/1000		1				
			Lower Q	Median	Used	m2						Beds	Count	per unit			1.20	Playing Pito	ches				
Terrace	2			1,603	1,603	782	1,253,849				Terrace	2	11	. 2.5	28		1.60	Outdoor Sp	orts				
Terrace	3			1,603	1,603	2,050	3,286,944				Terrace	3	24	2.5	60		0.25	Equipped S	pace				
Terrace	4			1,603	1,603	291	466,586				Terrace	4	3	2.5	8		0.30	Other (MU	GAs)				
Semi	2			1,652	1,652	717	1,184,233				Semi	2	9	2.5	23		0.80	Parks & Ga	rdens				
Semi	3			1,652	1,652	2,616	4,320,716				Semi	3	27	2.5	68		0.60	Amenity G	reen	Open Space	e Required	1.63	8 ha
Semi	4			1,652	1,652	742	1,225,524				Semi	4	7	2.5	18		1.80	Natural / S	emi Natural				
Det	3			1,862	1,862	0	0				Det	3	0	2.5	0		0.00	Allotments		Gross - Net		0.95	i2 ha
Det	4			1,862	1,862	910	1,694,293				Det	4	7	2.5	18		6.55	ha		Shortfall / S	urplus	-0.68	ha
Det	5			1,862	1,862	980	1,824,623				Det	5	7	2.5	18	•			-				
Flat to5	1			1,834	1,834	134	246,480				Flat to5	1	3	2.5	8								
Flat to5	2			1,834	1,834	134	246,113				Flat to5	2	2	2.5	5		Summary			Constr	uction	Sale	able
Flat to5	3			1,834	1,834	0	0				Flat to5	3	0	2.5	0				Units	m2	Average	m	2 Average
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1	0	2.5	0		Market Ho	using	69	6,821	98.86	6,80	98.65
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	0	2.5	0		Aff - rented	t	21	1,730	82.39	1,71	.8 81.83
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0	2.5	0		Shared Ow	nership	0	0	80.50		0 80.50
						9,357	15,749,362							Residents	250		First Home	s	10	805	80.50	80	5 80.50
			·	•			1,683	£/m2											100	9,357		9,33	80

100 HD Flats							[	Round	ed	Modelling			Area ha			Characteri	stics					
5	UNITS		100		Aff - rented	67%	% of Aff	20.77	21	Density	100	units/ha	Total	1.000		Sub Area	Older Core	Centres & E	states			
	Affordat	ole	31%	31	Shared Owne	0%		0.00	0	Net:Gross	100%		Gross	1.000 H	na	Green Bro	Green					
					First Homes	33%	% of Aff	10.23	10				Net	1.000 H	na	Use	Agricultura	ı				
								31	31													_
					Ma	arket					Affordab	le for Rent			Shared O	wnership			Firs	t Homes		
	Beds	m2	Circulation	69		Rounded	m2	m2	Circulation	21		Rounded	m2	0		Rounded	m2	10		Rounded	m:	2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	C	0		0.00	0	(	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00				0.00	C	0		0.00	0	(	0
Terrace	4	97	0.0%		0.00	0		97	0.0%		0.00	0	0		0.00	C	0		0.00	0	(	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00		0		0.00	C	0		0.00	0	(	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00				0.00	C	0		0.00	0	(	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00		0		0.00	C			0.00	0	(	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00		0		0.00	C	0		0.00	0	(	0
Det	4	130	0.0%		0.00	0		115	0.0%		0.00				0.00	C			0.00	0	(	0
Det	5	140	0.0%		0.00	0	-	119	0.0%		0.00	0	0		0.00	C	0		0.00	0	(	0
Flat to5	1	40	12.0%	10%	6.90	7		39	10.0%	20%			172	10%	0.00	C	0	10%	1.00	1	43	_
Flat to5	2	65	12.0%	50%	34.50	35		61	10.0%	30%	6.30		403	50%	0.00	C		50%	5.00	5	330	
Flat to5	3	80	12.0%	40%	27.60	27	2,419	74	10.0%	50%		11		40%	0.00	C	0	40%	4.00	4	320	6
Flat 6+	1	40	17.5%		0.00	0	0	39	15.0%		0.00				0.00	C			0.00	0	(	0
Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00		0		0.00	C			0.00	0	(	0
Flat 6+	3	80	17.5%		0.00	0	0	74	15.0%		0.00		0		0.00	C			0.00	0	(	0
				100%	69.00	69	5,281			100%	21.00	21	1,470	100%	0.00	C	0	100%	10.00	10	704	4
	1 1				1		1				1	1	I		ľ		1	Ì				
			BCIS			_				Occupants	<u>.</u>		Population			ha/1000						
	-		Lower Q			m2				_	Beds	Count	per unit				Playing Pito					
Terrace	3			1,603 1,603	1,603 1,603	0	0			Terrace	3	0	2.5 2.5	0	ŀ		Outdoor Sp					
Terrace	4			1,603	1,603	0				Terrace	4	0		0			Equipped S Other (MU					
Terrace Semi	2			1,652	1,603	0	0			Terrace Semi	2	0	2.5	0			Parks & Ga					
Semi	3			1,652	1,652	0	0			Semi	3	0		0	ŀ		Amenity Gr		Open Space	Doguirod	1.638	0 60
Semi	4			1,652	1,652	0				Semi	4	0					Natural / Se		Орен зрасе	Required	1.036	o IIa
Det	3			1,862	1,862	0				Det	3	0					Allotments		Gross - Net		0.000	O ha
Det	4			1,862	1,862	0				Det	4	0		0	ŀ	6.55			Shortfall / S		-1.638	
Det	5			1,862	1,862	0	0			Det	5	0	2.5	0	L	0.55	lina .	l l	JiiJi tiali / 3	ou pius	-1.030	U I I I
Flat to5	1			1,834	1,834	528	968,498			Flat to5	1	12		30								
Flat to5	2			1,834	1,834	3,286				Flat to5	2	46		115		Summary			Consti	ruction	Salea	ahle
Flat to5	3			1,834	1,834	3,640	6,675,872			Flat to5	3	42		105	ſ	Janimary		Units	m2	Average	m2	
Flat 6+	1			2,165	2,165	3,040				Flat 6+	1	0		0	ŀ	Market Ho	using	69	5,281	76.53	4,71	
Flat 6+	2			2,165	2,165	0	0			Flat 6+	2	0	2.5	0	ŀ	Aff - rente		21	1,470	69.98	1,330	
Flat 6+	3			2,165	2,165	0	0			Flat 6+	3	0	2.5	0		Shared Ow		0	0	70.40	1,55	
				2,200	2,103	7,454	13,670,848					<u> </u>	Residents	250		First Home	_	10	704	70.40	640	

<b>en 60</b> 6	UNITS Affordab	ole	<b>60</b> 31%	18.6	Aff - rented Shared Owne First Homes	0% 33% 9	% of Aff % of Aff	12.462 0.00 6.138 18.6	nded 12 0 7 19	Modelling Density Net:Gross	35 100%		Area ha Total Gross Net	2.697 1.714   1.714	ha						
		_			Ma							le for Rent			Snared C	wnership			t Homes		
	Beds	m2	Circulation	41.4		Rounded	m2		2 Circula			Rounded		0		Rounded		7	Rounded	m2	
Terrace	2	73	0.0%	5%	2.07	2	146	7					2 140	25%	0.00	0	0 259			140	
Terrace	3	86	0.0%	25%	10.35	11	946	8					3 252	15%	0.00	0	0 159			84	
Terrace	4	97	0.0%		0.00	0	0	9					1 97	10%	0.00	0	0 109			97	
Semi	2	81	0.0%	5% 30%	2.07	2	162	7					2 158 3 279	25%	0.00	0	0 259			158	
Semi	3	98	0.0%		12.42	12	1,176	9						15%	0.00	0	0 159			93	
Semi	4	106	0.0%	10%	4.14	4	424		0.09		0.00		, ,		0.00	0	0	0.00	0	0	
Det	3	120	0.0%	400/	0.00	0	- 0		0.09		0.00		-		0.00	0	-	0.00		0	
Det	4 5	130	0.0%	10%	4.14	4	520		15 0.09		0.00		-		0.00	0	0	0.00	0	0	
Det	-	140	0.0%	10%	4.14 2.07	2	560		19 0.0%				-	100/		0				0	
Flat to5	1 2	40 65	12.0% 12.0%	5%	0.00	0	90	3			0.00 6 1.20		,	10%	0.00	0	0 109	6 0.70 0.00		0	
Flat to5 Flat to5	3	80	12.0%		0.00	0	0	7			0.00				0.00	0	0	0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0	3			0.00		-		0.00	0	0	0.00		0	
Flat 6+	2	65	17.5%		0.00	0	0	6			0.00		-		0.00	0	0	0.00		0	
Flat 6+	3	80	17.5%		0.00	0	0	7			0.00		-		0.00	0	0	0.00		0	
FIAL O+	3	80	17.5%	100%	41.40	41	4,024	,	4 15.0	1009			, ,	100%	0.00	0	0 1009			572	
Terrace	2		BCIS Lower Q	Median 1,603	Used m	12 426	683,043			Occupant:	s Beds	Count	Population per unit 5 2.5	15		ha/1000 1.20 Playi 1.60 Outd					
Terrace	3			1,603	1,603	1,282	2,055,543			Terrace	3	15		38		0.25 Equi					
Terrace	4			1,603	1,603	194	311,057			Terrace	4		2 2.5	5		0.30 Othe	· · · · · · · · · · · · · · · · · · ·				
Semi	2			1,652	1,652	478	789,489			Semi	2	(	6 2.5	15			& Gardens				
Semi	3			1,652	1,652	1,548	2,556,754			Semi	3	16	6 2.5	40		0.60 Ame		Open Spac	e Required	0.983 ha	
Semi	4			1,652	1,652	424	700,300			Semi	4	4	4 2.5	10		1.80 Natu	ral / Semi Natura	al			
Det	3			1,862	1,862	0	0			Det	3	(	0 2.5	0		0.00 Allot	ments	Gross - Net	:	0.000 ha	
Det	4			1,862	1,862	520	968,167			Det	4	4	4 2.5	10		6.55 ha		Shortfall /	Surplus	-0.983 ha	
Det	5			1,862	1,862	560	1,042,642			Det	5	4	4 2.5	10							
Flat to5	1			1,834	1,834	90	164,320			Flat to5	1	1	2 2.5	5							
Flat to5	2			1,834	1,834	67	123,057			Flat to5	2		1 2.5	3		Summary		Const	ruction	Saleable	
Flat to5	3			1,834	1,834	0	0			Flat to5	3	(	2.5	0			Unit	s m2	Average	m2 Ave	/erage
Flat 6+	1			2,165	2,165	0	0			Flat 6+	1	(	2.5	0		Market Housing	4	1 4,024	98.14	4,014	97.90
Flat 6+	2			2,165	2,165	0	0			Flat 6+	2	(	2.5	0		Aff - rented	1	2 993			82.25
Flat 6+	3			2,165	2,165	0	0			Flat 6+	3	(	0 2.5	0		Shared Ownersh	p	0 0			81.71
						5,589	9,394,371						Residents	150		First Homes					81.71
							1,681	£/m2									6	0 5,589		5,573	

un et :										1													
HD Flats	LINUTC		co		Aff - rented	67% % 0		12,462	Rounded 12		Modelling	400		Area ha	0.600		Characteris	Older Core.	C 0 1				
/	UNITS Affordat	ala.	<b>60</b> 31%		Shared Owne		OT ATT	0.00	12		Density Net:Gross	100%	units/ha	Total Gross	0.600		Sub Area Green Brov		centres & i	Estates			
	Allordat	ne	3170		First Homes	33% % 0	-£ 4.66	6.138	- 0		Net:Gross	100%		Net	0.600 1			Agricultural					
					riist nomes	33% % (	JI AII	18.6	19					net	0.600 1	ild i	ose	Agricultural					
					N	// Aarket		-0.0		1		Affordabl	e for Rent			Shared Ov	wnership			Firs	Homes		1
	Beds	m2	Circulation	41.4		Rounded	m2	Ï	m2	Circulation	12		Rounded	m2	0		Rounded	m2	7		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0	ĺ	70	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	Ŭ		0.00	0	0	1
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	12.0%	10%	4.14	3	134		39	10.0%	20%	2.40	2	86	10%	0.00	0	0	10%	0.70	1	43	
Flat to5	2	65	12.0%	50%	20.70	21	1,529		61	10.0%	30%	3.60	4	268	50%	0.00	0	0	50%	3.50	4	268	
Flat to5	3	80	12.0%	40%	16.56	17	1,523		74	10.0%	50%	6.00	6	488	40%	0.00	0	0	40%	2.80	2	163	]
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	C	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	C	0		0.00	0	0		0.00	0	0	
				100%	41.40	41	3,186				100%	12.00	12	843	100%	0.00	0	0	100%	7.00	7	474	]
			neic			1					0			Danielatian		6	ha/1000	_					
			BCIS	NA - di	Used	m2					Occupants	Beds	C	Population		<u> </u>		Diamina Dital					
Terrace	2		Lower Q	Median 1,603	1,603	m2	0				Terrace	Beas 2	Count	per unit 2.5	0	+		Playing Pitcl Outdoor Spo					
Terrace	3			1,603	1,603	0	0				Terrace	3		2.5	0	+		Equipped Sp					
Terrace	4			1,603	1,603	0	0				Terrace	4		2.5	0	H		Other (MUG					
Semi	2			1,652	1,652	0	0				Semi	2		2.5	0	H		Parks & Gar					
Semi	3			1,652	1,652	0	0				Semi	3		2.5	0	H		Amenity Gre		Open Space	Paguired	0.983	ha
Semi	4			1,652	1,652	0	0				Semi	4			0	H		Natural / Se		Орен эрасс	Required	0.383	IIIa
Det	3			1,862	1,862	0	0				Det	3		2.5	0	-		Allotments	iiii ivatarar	Gross - Net		0.000	ha
Det	4			1,862	1,862	0	0				Det	4		2.5	0	F	6.55			Shortfall / S	urnlus		
Det	5			1,862	1,862	0	n				Det	5		2.5	0	L	0.55	14		5ortian / 5	a. pius	0.565	1
Flat to5	1			1,834	1,834	263	482,507				Flat to5	1		2.5	15								
Flat to5	2			1,834	1,834	2,066	3,788,166				Flat to5	2	29		73	9	Summary			Constr	uction	Saleab	ole
Flat to5	3			1,834	1,834	2,174	3,987,697				Flat to5	3	25		63	ſ			Units	m2	Average	m2	
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1			0	li li	Market Ho	using	41	3,186	77.72	2,845	
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2		2.5	0	-	Aff - rented	- u	12	-	70.22	766	
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0	2.5	0	<b>-</b>	Shared Ow		0	0	67.73	0	61.5
				, , ,	,	4,503	8,258,370							Residents	150	-	First Home		7	474	67.73	431	
						, , , , , , ,	-,,												60				

								ı		a													
3							la		Rounded	4	Modelling			Area ha			haracteristics						
8	UNITS		33		Aff - rented		% of Aff	6.8541		/	Density		units/ha	Total	0.943		ub Area Old		Centres & I	states			
	Affordat	ole	31%	10.23	Shared Owne			0.00	(	2	Net:Gross	100%		Gross	0.943		reen Brov Gre						
					First Homes	33%	% of Aff	3.3759		3				Net	0.943	ha U	se Agri	icultural					
						1arket		10.23	10	<u> </u>		Affordah	le for Rent			Shared Ow	norchin			Firet	Homes		1
	Beds	m2	Circulation	22.77		Rounded	m2		m2	Circulation	7	Alloluab	Rounded	m2	0		Rounded	m2	3	FIISU	Rounded	m	2
Terrace	2	73	0.0%	5%	1.14	1	73	ŀ	70	0.0%	15%	1.05			25%	0.00	nounded	0	25%	0.75	2	14	_
Terrace	3	86	0.0%	25%	5.69	7	602		84	0.0%	25%	1.75	2		15%	0.00	0	0	15%	0.45	0	14	0
Terrace	4	97	0.0%	2570	0.00	0			97	0.0%	10%	0.70	1		10%	0.00	0	0	10%	0.30	0		0
Semi	2	81	0.0%	5%	1.14	1			79	0.0%	15%	1.05			25%	0.00	0	0	25%	0.75	1	7	'Q
Semi	3	98	0.0%	30%	6.83	7	686		93	0.0%	25%	1.75			15%	0.00	0	0	15%	0.45	0		0
Semi	4	106	0.0%	10%	2.28	2			106	0.0%	2570	0.00	0		1570	0.00	0	0	1570	0.00	0		0
Det	3	120	0.0%		0.00	0			102	0.0%		0.00	0			0.00	0	0		0.00	0		0
Det	4	130	0.0%	10%	2.28	2	260		115	0.0%		0.00	0			0.00	0	0		0.00	0		0
Det	5	140	0.0%	10%	2.28	2	280		119	0.0%		0.00	0	0		0.00	0	0		0.00	0		0
Flat to5	1	40	12.0%	5%	1.14	1	45		39	10.0%		0.00	0	0	10%	0.00	0	0	10%	0.30	0		0
Flat to5	2	65	12.0%		0.00	0	0		61	10.0%	10%	0.70	0	0		0.00	0	0		0.00	0		0
Flat to5	3	80	12.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0		0
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0		0
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0		0
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0		0
				100%	22.77	23	2,239				100%	7.00	7	600	100%	0.00	0	0	100%	3.00	3	21	9
																_							_
			BCIS								Occupants			Population		h	a/1000						
			Lower Q	Median	Used	m2						Beds	Count	per unit		L	1.20 Play	ing Pitch	hes				
Terrace	2			1,603	1,603	283					Terrace	2	4	2.5	10		1.60 Out	door Sp	orts				
Terrace	3			1,603	1,603	770					Terrace	3	9	2.5	23		0.25 Equ	ipped Sp	oace				
Terrace	4			1,603	1,603	97					Terrace	4	1	2.5	3		0.30 Oth						
Semi	2			1,652	1,652	239					Semi	2	3		8		0.80 Parl	ks & Gar					
Semi	3			1,652	1,652	872					Semi	3	9		23		0.60 Am			Open Space	Required	0.54	0 ha
Semi	4			1,652	1,652	212					Semi	4	2		5				mi Natural				
Det	3			1,862	1,862	0	-				Det	3	0	2.5	0	_	0.00 Allo	tments		Gross - Net			0 ha
Det	4			1,862	1,862	260	,				Det	4	2		5		6.55 ha			Shortfall / Su	ırplus	-0.54	0 ha
Det	5			1,862	1,862	280					Det	5	2		5								
Flat to5	1			1,834	1,834	45					Flat to5	1	1	2.5	3				1				
Flat to5	2			1,834	1,834	0					Flat to5	2	0		0	S	ummary			Constru		Sale	
Flat to5	3			1,834	1,834	0					Flat to5	3	0	2.5	0	_			Units	m2	Average	m	
Flat 6+	1			2,165	2,165	0					Flat 6+	1	0		0		1arket Housing	3	23	2,239	97.34	2,23	
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	0		0		ff - rented		7	600	85.71	60	_
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0	2.5	0	<del>                                     </del>	hared Owners	hip	0	0	73.00		0 73.0
						3,058							<u> </u>	Residents	83	Fi	irst Homes		3	219	73.00	21	
							1,673	£/m2											33	3,058		3,05	3

1									Rounded	d	Modelling			Area ha			Characteristic	:s					
	UNITS		21		Aff - rented	67% %	6 of Aff	4.3617		4	Density	35	units/ha	Total	0.600		Sub Area Ol		Centres & E	states			
	Affordat	ole	31%		Shared Owne			0.00	(	0	Net:Gross	100%		Gross	0.600 1		Green Brov Gr						
					First Homes	33% %	6 of Aff	2.1483		3				Net	0.600 1	ha	Use A	gricultural					
								6.51		7													
					M	larket				_		Affordabl	e for Rent			Shared O	wnership			First	Homes		
	Beds	m2	Circulation	14.49		Rounded	m2		m2	Circulation	4		Rounded	m2	0		Rounded	m2	3		Rounded	m2	2
Terrace	2	73	0.0%	5%	0.72	1	73	[	70	0.0%	15%	0.60	1	70	25%	0.00	0	0	25%	0.75	2	140	)
Terrace	3	86	0.0%	25%	3.62	4	344		84	0.0%	25%	1.00	1	84	15%	0.00	0	0	15%	0.45	0	C	)
Terrace	4	97	0.0%		0.00	0	0	I	97	0.0%	10%	0.40	0	0	10%	0.00	0	0	10%	0.30	0	C	)
Semi	2	81	0.0%	5%	0.72	1	81		79	0.0%	15%	0.60	1	79	25%	0.00	0	0	25%	0.75	1	79	)
Semi	3	98	0.0%	30%	4.35	4	392	[	93	0.0%	25%	1.00	1	93	15%	0.00	0	0	15%	0.45	0	C	)
Semi	4	106	0.0%	10%	1.45	1	106		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
Det	3	120	0.0%		0.00	0	0	]	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
Det	4	130	0.0%	10%	1.45	1	130	[	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
Det	5	140	0.0%	10%	1.45	1	140		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
Flat to5	1	40	12.0%	5%	0.72	1	45	I	39	10.0%		0.00	0	0	10%	0.00	0	0	10%	0.30	0	C	)
Flat to5	2	65	12.0%		0.00	0	0	[	61	10.0%	10%	0.40	0	0		0.00	0	0		0.00	0	C	)
Flat to5	3	80	12.0%		0.00	0	0	[	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
Flat 6+	1	40	17.5%		0.00	0	0	[	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
Flat 6+	2	65	17.5%		0.00	0	0	[	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
Flat 6+	3	80	17.5%		0.00	0	0	[	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	C	)
				100%	14.49	14	1,311	]			100%	4.00	4	326	100%	0.00	0	0	100%	3.00	3	219	)
		1			ı			7			_	1		1		1							
			BCIS								Occupants			Population			ha/1000						
			Lower Q			m2						Beds	Count	per unit				aying Pitch					
Terrace	2			1,603	1,603	283	453,759				Terrace	2	4	2.5	10			utdoor Sp					
Terrace	3			1,603	1,603	428	686,250				Terrace	3	5	2.5	13			uipped Sp					
Terrace	4			1,603	1,603	0	0				Terrace	4	0	2.5	0			ther (MUG					
Semi	2			1,652	1,652	239	394,744				Semi	2	3	2.5	8			arks & Gard	-		1	0.7.1	
Semi	3			1,652	1,652	485	801,050				Semi	3	5	2.5	13			menity Gre		Open Space	kequired	0.344	na
Semi	4			1,652	1,652	106	175,075				Semi	4	1	2.5	3			atural / Sei	-	C N :		0.000	
Det	3			1,862 1,862	1,862 1,862	130	242,042	-			Det	3	0	2.5	0		6.55 ha	lotments	-	Gross - Net	uralua	0.000 -0.344	
Det	5				1,862						Det	5	1		3		6.55 na	1	L	Shortfall / S	urplus	-0.344	na
Det	_			1,862	1,862	140 45	260,660	ł			Det Flat to5	1	1	2.5	3								
Flat to5	2			1,834	1,834	45	82,160					2	1	2.5	3		Cummanı		Г	Constr	uction	Salea	hlo
Flat to5	3			1,834 1,834	1,834	0	0				Flat to5	3	0	2.5	0	ĺ	Summary		Unite	Constr			-
Flat to5 Flat 6+	1			2,165	1,834 2,165	0	0				Flat to5 Flat 6+	1	0	2.5	0		Market Herei	na	Units 14	m2 1,311	Average 93.63	m2 1,306	_
				,	2,165	0	0	ł				2	0	2.5	0		Market Housi	ııg	14	326	93.63 81.50	326	_
Flat 6+ Flat 6+	3			2,165 2,165	2,165	0	0				Flat 6+ Flat 6+	3	0	2.5	0		Aff - rented Shared Owner	rchin	4	326 0	73.00	326	1
ridt 0+	3			2,105	2,105	1.856	2.005.740	ł			ridt 0+	3	U	Residents	53			isilib	0	219	73.00	219	1
	i					1,856	3,095,740 <b>1.668</b>	1			L			residents	53		First Homes		3 <b>21</b>	219 <b>1.856</b>	/3.00	1.851	

1,668 £/m2

219 **1,856** 

								Roun	ded	Modelling			Area ha		(	Characteris	stics					
)	UNITS		15		f - rented		% of Aff	3.1155	3	Density			otal	0.429			Older Core,	Centres & I	states			
	Affordat	ole	31%		ared Owne	0%		0.00	0	Net:Gross	100%	(	Gross	0.429 ha		Green Brov						
				Fir	rst Homes	33% 9	% of Aff	1.5345	2			ľ	let	0.429 ha	ı l	Jse	Paddock					
				_				4.65	5													
					N	larket					Affordab	le for Rent			Shared Ov	vnership			First H	omes		
	Beds	m2	Circulation	10.35		Rounded	m2	m2	Circulation	3		Rounded	m2	0		Rounded	m2			tounded	m2	
Terrace	2	73	0.0%	5%	0.52	0	0	. 70	0.0%	15%	0.45	1	70	25%	0.00	0	0		0.50	1	70	
Terrace	3	86	0.0%	30%	3.11	2	172	. 84	0.0%	25%	0.75		84	15%	0.00	0	0	15%	0.30	0	0	
Terrace	4	97	0.0%		0.00	0	0	. 97	0.0%	10%	0.30		0	10%	0.00	0	0	10%	0.20	0	0	
Semi	2	81	0.0%	5%	0.52	1	81	. 79	0.0%	15%	0.45		0	25%	0.00	0	0	25%	0.50	1	79	
Semi	3	98	0.0%	30%	3.11	3	294	. 93	0.0%	25%	0.75		93	15%	0.00	0	0	15%	0.30	0	0	
Semi	4	106	0.0%	10%	1.04	1	106	106	0.0%		0.00		0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	15%	1.55	2	260	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	5%	0.52	1	140	119	0.0%		0.00		0		0.00	0	0		0.00	0	0	
Flat to5	1	40	12.0%		0.00	0	0	39	10.0%		0.00	0	0	10%	0.00	0	0	10%	0.20	0	0	
Flat to5	2	65	12.0%		0.00	0	0	61	10.0%	10%	0.30	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	10.35	10	1,053			100%	3.00	3	247	100%	0.00	0	0	100%	2.00	2	149	
															_							
			BCIS							Occupants		F	opulation		ŀ	na/1000						
			Lower Q			m2					Beds	Count p	er unit				Playing Pito					
Terrace	2			1,603	1,603	140	224,474			Terrace	2	2	2.5	5			Outdoor Sp					
Terrace	3			1,603	1,603	256	410,467			Terrace	3	3	2.5	8			Equipped S					
Terrace	4			1,603	1,603	0	0			Terrace	4	0	2.5	0			Other (MU					
Semi	2			1,652	1,652	160	264,264			Semi	2	2	2.5	5		0.80	Parks & Ga	rdens				
Semi	3			1,652	1,652	387	639,189			Semi	3	4	2.5	10			Amenity Gr		Open Space Re	equired	0.246 ha	a
Semi	4			1,652	1,652	106	175,075			Semi	4	1	2.5	3			Natural / Se	emi Natural				
Det	3			1,862	1,862	0	0			Det	3	0	2.5	0			Allotments		Gross - Net		0.000 ha	а
Det	4			1,862	1,862	260	484,084			Det	4	2	2.5	5		6.55	ha		Shortfall / Sur	olus	-0.246 ha	a
Det	5			1,862	1,862	140	260,660			Det	5	1	2.5	3								
Flat to5	1			1,834	1,834	0	0			Flat to5	1	0	2.5	0								
Flat to5	2			1,834	1,834	0	0			Flat to5	2	0	2.5	0	9	Summary			Construct	ion	Saleable	
Flat to5	3			1,834	1,834	0	0			Flat to5	3	0	2.5	0		-		Units		Average		Ave
Flat 6+	1			2,165	2,165	0	0			Flat 6+	1	0	2.5	0	1	Market Ho	using	10	1,053	105.30	1,053	10
Flat 6+	2			2,165	2,165	0	0			Flat 6+	2	0	2.5	0	A	Aff - rented	d	3	247	82.33	0	(
Flat 6+	3			2,165	2,165	0	0			Flat 6+	3	0	2.5	0	9	Shared Ow	nership	0	0	74.50	0	74
						1,449	2,458,213						Residents	38	F	irst Home	s	2	149	74.50	149	74
							1,696											15	1,449		1.202	

vn 120 Housing							Ī		Rounded	ī	Modelling			Area ha			Characteris	stics					
11	UNITS		120		Aff - rented	67%	% of Aff	24.924	25	-	Density	45	units/ha	Total	4.632				, Centres & E	states			
	Affordab	ole	31%		Shared Owne	0%		0.00		-	Net:Gross	75%		Gross	3.556 h		Green Brov		,				
					First Homes	33%	% of Aff	12.276	12					Net	2.667 h	na	Use	PDL					
								37.2	37	7													
					Ma	rket				-		Affordab	le for Rent			Shared Ov	wnership			First	Homes		
	Beds	m2	Circulation	82.8		Rounded	m2		m2	Circulation	25		Rounded	m2	0		Rounded	m2			Rounded	m2	
Terrace	2	73	0.0%	5%	4.14	4	292		70	0.0%	30%	7.50	8	560	50%	0.00	0	0	50%	6.00	6	420	
Terrace	3	86	0.0%	30%	24.84	25			84	0.0%	45%	11.25	11	924	35%	0.00	0	0	35%	4.20	4	336	
Terrace	4	97	0.0%	10%	8.28	8			97	0.0%	10%	2.50	3	291	5%	0.00	0	0	5%	0.60	1	97	
Semi	2	81	0.0%	5%	4.14	4	324		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	30%	24.84	25			93	0.0%		0.00		0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%	20%	16.56	17	,		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0			0.00	0	0	
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0			0.00	0	0	
Flat to5	1	40	12.0%		0.00	0			39	10.0%	15%	3.75		129	10%	0.00	0		10%	1.20	1	43	
Flat to5	2	65	12.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0			0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0			0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00		0		0.00	0			0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	·		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00		0		0.00	0			0.00	0	0	
				100%	82.80	83	7,794				100%	25.00	25	1,904	100%	0.00	0	0	100%	12.00	12	896	]
	1 1		BCIS								Ossunants	l		Population		ſ	ha/1000		1				
-	+		Lower Q	Median	Used n	12					Occupants	Beds	Count	per unit		F	.,	Playing Pit	ah as				
Terrace	2		Lower Q	1,603	1,603	1,272	2,039,509				Terrace	2	18	2.5	45	F		Outdoor S	_				
Terrace	3			1,603	1,603	3,410	5,467,551				Terrace	3	40	2.5	100	F		Equipped S					
Terrace	4			1,603	1,603	1,164	1,866,343				Terrace	4	12	2.5	30	f		Other (MU					
Semi	2			1,652	1,652	324	535,135				Semi	2	4	2.5	10	f		Parks & Ga	- '				
Semi	3			1,652	1,652	2,450	4,046,543				Semi	3	25	2.5	63	ŀ		Amenity G	_	Open Space	Required	1.965	ha
Semi	4			1,652	1,652	1,802	2,976,273				Semi	4	17	2.5		ŀ		Natural / S					
Det	3			1.862	1.862	0					Det	3	0	2.5	0	F		Allotments	_	Gross - Net		0.889	ha
Det	4			1,862	1,862	0	0				Det	4	0	2.5	0	Ī	6.55	ha	1 .	Shortfall / S	urplus	-1.076	
Det	5			1,862	1,862	0	0				Det	5	0	2.5	0	_				•			
Flat to5	1			1,834	1,834	172	314,702				Flat to5	1	4	2.5	10								
Flat to5	2			1,834	1,834	0	0				Flat to5	2	0	2.5	0		Summary			Constr	uction	Saleat	ole
Flat to5	3			1,834	1,834	0	0				Flat to5	3	0	2.5	0	ſ			Units	m2	Average	m2	Average
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1	0	2.5	0	Ī	Market Ho	using	83	7,794	93.90	7,794	93.90
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	0	2.5	0	Ī	Aff - rented	d	25	1,904	76.15	1,892	75.68
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0	2.5	0		Shared Ow	nership	0	0	74.66	0	74.33
						10,594	17,246,056							Residents	300		First Home	es .	12	896	74.66	892	74.33
<u> </u>							1,628	£/m2											120	10,594		10,578	

1.	n Housing 75							Ī		Rounded	d	Modelling			Area ha			Characteri	istics					
## Affordable   Sale	12	UNITS		75		Aff - rented	67% % of	Aff	15.5775	10	6	_	45	units/ha	Total	2.895		Sub Area	Older Core	. Centres & E	states			
Berl   Market   Mar			ble			Shared Owne		İ		(	0	-												
Market   M						First Homes	33% % of	Aff	7.6725		7				Net	1.667 h	a	Use	PDL					
Beds   Max   Circulation   St.75   Rounded   m2   72   Rounded   m2   73   Rounded   m2   74   Rounded   m3   74   Rounded   m3   75   Rounded   m3   Rounded   m3   75   Rounded   m3   75   Rounded   m3								•		23	3													
Ferrace   2   73   0.0%   58   2.59   2   1.46   70   0.0%   30%   4.90   5   350   50%   0.00   0   0   50%   3.50   4   1.80     Ferrace   4   97   0.0%   30%   5.53   16   1.376   84   0.0%   4.72   7.20   7.586   35%   0.00   0   0   0   55%   2.35   0     Semi   2   81   0.0%   55%   2.25   3   3   243   79   0.0%   1.00   0   0   0   0   0   0   0   0     Semi   3   89   0.0%   53%   2.55   10   1.588   3.59   70   0.0%   1.00   0   0   0   0   0   0     Semi   3   89   0.0%   30%   1.553   16   1.588   93   0.0%   0.00   0   0   0   0   0   0   0     Semi   4   106   0.0%   0.0%   1.05   1.10   1.080   1.06   0.0%   0.00   0   0   0   0   0   0   0   0						N	/larket						Affordab	le for Rent			Shared O	wnership			First	Homes		
Ferrace   3   88   0.0%   15.53   16   1.376   1.376   1.376   1.376   1.476   1.00		Beds	m2	Circulation	51.75		Rounded	m2		m2	Circulation	16		Rounded	m2	0		Rounded	m2	7		Rounded	m2	
Ferrace	Terrace	2	73	0.0%	5%	2.59	2	146		70	0.0%	30%	4.80	5	350	50%	0.00	C	0	50%	3.50	4	280	
Semi	Terrace	3	86	0.0%	30%	15.53	16	1,376		84	0.0%	45%	7.20	7	588	35%	0.00	C	0	35%	2.45	2	168	
Semi	Terrace	4	97	0.0%	10%	5.18	5	485		97	0.0%	10%	1.60	2	194	5%	0.00	C	0	5%	0.35	0	0	
Semi   4   106   0.0%   103   10   1.050   106   0.0%   0.00   0   0   0.00   0   0   0.00   0	Semi	2	81	0.0%	5%	2.59	3	243		79	0.0%		0.00	0	0		0.00	C	0		0.00	0	0	
Det	Semi	3	98	0.0%	30%	15.53	16	1,568		93	0.0%		0.00	0	0		0.00	C	0		0.00	0	0	
Det   4   130   0.0%   0.00   0   0   0   0   0   0   0   0	Semi	4	106	0.0%	20%	10.35	10	1,060		106	0.0%		0.00	0	0		0.00	C	0		0.00	0	0	
Det	Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	C	0		0.00	0	0	
Flat to 5	Det	4	130	0.0%	0%	0.00	0	0	i.	115	0.0%		0.00	0	0		0.00	C	0		0.00	0	0	
Fial to 5 2 65 12.0%	Det	5	140	0.0%	0%	0.00	0	0		119	0.0%		0.00	0	0		0.00	C	0		0.00	0	0	
Flat 64 1 40 17.5%	Flat to5	1	40	12.0%			0	0	i.	39	10.0%	15%	2.40	2	86	10%		C	0	10%	0.70	1	43	
Flat 6+ 1 40 17.5%	Flat to5	2	65	12.0%			0	0	i.		10.0%			-	0			C	0			0	0	
Flat 6+ 2 65 17.5%	Flat to5	3	80	12.0%			0	0	i		10.0%				0			C				0	0	
Flat 6+ 3 80 17.5%	Flat 6+	1	40	17.5%			0	0	i.		15.0%			0	0			C	0			0	0	
BCIS	Flat 6+	2	65	17.5%		0.00	0	0	i		15.0%				0		0.00	C	1		0.00	0	0	
BCIS	Flat 6+	3	80	17.5%			-	0	i	74	15.0%			-	0							0	0	
Clower Q   Median   Used   m2					100%	51.75	52	4,878	į.			100%	16.00	16	1,218	100%	0.00	C	0	100%	7.00	7	491	
Content   Cont		-		1	1	1		1					1	1 1.		1	ı		1	1				
Terrace   2												Occupants						•		]				
Terrace         3         1,603         1,603         2,132         3,418,422         Terrace         4         1,603         1,603         1,603         6,79         1,088,700         Terrace         4         7         2.5         18         0.30         Other (MUGAs)         0.00 Alter (MUG			-	Lower Q																_				
Terrace								, , -																
Semi         2         1,652         1,652         243         401,351           Semi         3         1,652         1,652         1,562         2,589,787           Semi         4         1,652         1,652         1,652         1,652         1,652         1,652         1,652         1,652         1,652         1,652         1,652         1,652         1,652         1,652         1,652         1,662         1,662         1,662         1,662         1,662         1,662         0         0         Det         3         0         2.5         0         0         0.00 Allotments         Gross - Net         0.000 ha           Det         4         1,862         1,862         0         0         0         Det         4         0         2.5         0           Det         5         1,862         1,862         0         0         0         Flat to5         1         3         2.5         4           Flat to5         1         1,834         1,834         1,834         1,834         0         0         Flat to5         2         0         2.5         0         Summary         Construction         Saleable           Flat 6+																								
Semi   3																18				- '				
Semi   4																8					0	Danishand	4 220	h -
Det   3																					Open Space	Kequirea	1.228	na
Det   4   1,862   1,862   0   0   0   Det   4   0   2.5   0   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   0   2.5   0   Det   5   Det   5   0   Det   5			-				1,060	1,750,749								25				, F	Cross Not		0.000	ha
Det   5   1,862   1,862   0   0   0   0   0   0   0   0   0		_				,	0	0								0				1 F		urnluc		
Flat to 5								0								0	ı	0.55	ojiia	J L	onortian / o	ui pius	-1.220	IIa
Flat to 5   2   1,834   1,834   0   0   0   0   0   0   0   0   0								236.027								8								
Flat to 5   3   1,834   1,834   0   0   0     Flat to 5   3   0   2.5   0     Market Housing   52   4,878   93.81   4,878   93.81   Flat 6+   2   0   2.5   0   Market Housing   52   4,878   93.81   4,878   93.81   Flat 6+   3   2,165   2,165   0   0   Flat 6+   2   0   2.5   0   Aff - rented   16   1,218   76.11   1,210   75.63					,	,		230,027						-		0		Summary		Г	Constr	ıction	Saleah	ماد
Flat 6+         1         2,165         2,165         0         0         Flat 6+         1         0         2.5         0         Market Housing         52         4,878         93.81         4,878         93.81           Flat 6+         2         2,165         2,165         0         0         6,587         0         2.5         0         Aff-rented         16         1,218         76.11         1,210         75.63           Flat 6+         3         2,165         2,165         0         0         0         5         5         5         4,878         93.81 <t< th=""><th></th><th>_</th><th></th><th></th><th></th><th></th><th></th><th>n</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>n</th><th>J</th><th>Janimiary</th><th></th><th>Units</th><th></th><th></th><th></th><th></th></t<>		_						n								n	J	Janimiary		Units				
Flat 6+ 2 2 2,165 2,165 0 0 Flat 6+ 2 0 2.5 0 Aff - rented 16 1,218 76.11 1,210 75.63 Flat 6+ 3 0 2.5 0 Shared Ownership 0 0 70.13 0 69.57 Residents 188 First Homes 7 491 70.13 487 69.57		_					Ü	n						Ŭ		0		Market Ho	ousing					
Flat 6+ 3 2,165 2,165 0 0 Flat 6+ 3 0 2.5 0 Shared Ownership 0 0 70.13 0 69.57 Residents 188 First Homes 7 491 70.13 487 69.57								n								n								
6,587 10,729,265   Residents 188   First Homes 7 491 70.13 487 69.57		_					0	0								0					0			
		T			_,_05	_,105	6.587	10.729.265						1		188				7	491		487	
									£/m2			1			,			555		75	6,587		6,575	

using 30									Rounded	1	Modelling			Area ha			Characteristics			
3	UNITS		30		Aff - rented	67%	% of Aff	6.231	6	5	Density	45	units/ha	Total	0.667		Sub Area Older Core	. Centres &	Estates	
	Affordal	ble	31%		Shared Owne			0.00	-	)	Net:Gross	100%		Gross	0.667		Green Brov Brown			
					First Homes		% of Aff	3.069	3	3				Net	0.667	ha	Use PDL			
								9.3	9	9										
					N	/larket						Affordab	e for Rent			Shared Ov	wnership		First Homes	
	Beds	m2	Circulation	20.7		Rounded	m2		m2	Circulation	6		Rounded	m2	0		Rounded m2			m2
Terrace	2	73		5%	1.04	1	73		70	0.0%	30%	1.80	2	140	50%	0.00	0 (	50%	1.50 2	140
Terrace	3	86		30%	6.21		516		84	0.0%	45%	2.70	3	252	35%	0.00	0 (			84
Terrace	4	97		10%	2.07	2	194		97	0.0%	10%	0.60	1	97	5%	0.00	0 (	5%	0.15 0	0
Semi	2	81		5%	1.04		81		79	0.0%		0.00	0	0		0.00	0 (	)	0.00	0
Semi	3	98		30%	6.21	6	588		93	0.0%		0.00	0	0		0.00	0 (		0.00	0
Semi	4	106		20%	4.14		530		106	0.0%		0.00	0	0		0.00	0 (	)	0.00	0
Det	3	120			0.00	0	0		102	0.0%		0.00	0	0		0.00	0 (		0.00	0
Det	4	130		0%	0.00	0	0		115	0.0%		0.00	0	0		0.00	0 (		0.00	0
Det	5	140		0%	0.00		0		119	0.0%		0.00	0	0		0.00	0 (	)	0.00	0
Flat to5	1	40			0.00		0		39	10.0%	15%	0.90	0	0	10%	0.00	0 (	10%	0.30 0	0
Flat to5	2	65	12.0%		0.00		0		61	10.0%		0.00	0	0		0.00	0 (	)	0.00	0
Flat to5	3	80	12.0%		0.00		0		74	10.0%		0.00	0	0		0.00	0 (	)	0.00 0	0
Flat 6+	1	40	17.5%		0.00		0		39	15.0%		0.00	0			0.00	0 (	)	0.00 0	0
Flat 6+	2	65	17.5%		0.00		0		61	15.0%		0.00	0	0		0.00	0 (	)	0.00 0	0
Flat 6+	3	80	17.5%		0.00		0		74	15.0%		0.00	0			0.00	0 (		0.00 0	0
				100%	20.70	21	1,982				100%	6.00	6	489	100%	0.00	0	100%	3.00	224
							1	ı			-					r		7		
			BCIS								Occupants		_	Population		ļ.	ha/1000	<u>.</u>		
			Lower Q	Median	Used	m2					_	Beds	Count	per unit			1.20 Playing Pit			
Terrace	2			1,603	1,603		565,996				Terrace	2	5	2.5		F	1.60 Outdoor S			
Terrace	3			1,603	1,603		1,366,086				Terrace	3	10			F	0.25 Equipped			
Terrace	4			1,603	1,603		466,586				Terrace	4	3	2.5			0.30 Other (MI			
Semi	3			1,652 1,652	1,652 1,652		133,784 971,170				Semi	3	1	2.5		-	0.80 Parks & G		On an Conner Brandard	0.404   1-
Semi	4			1,652	1,652		971,170 875,375				Semi	4		2.5		-	0.60 Amenity 0		Open Space Required	0.491 ha
Semi Det	3			1,862	1,862		8/5,3/5				Semi	3	5	2.5		-	0.00 Allotment	-	Corre Not	0.000 ha
	4			1,862	1,862		0				Det	4	0			F	6.55 ha	5	Gross - Net Shortfall / Surplus	-0.491 ha
Det Det	5			1,862	1,862		0				Det Det	5	0	1		L	0.55 na		Shortiali / Surpius	-0.491 na
Flat to5	1			1,834	1,834	0	0				Flat to5	1	0	1						
Flat to5	2			1,834	1,834	U	0				Flat to5	2	0				Summary		Construction	Saleable
i iat too		-		1,834	1,834		0				Flat to5	3	0			ſ	Juninary	Units		m2 Averag
Flat to5	3				1,034	U	U					1	0	1		ŀ	Market Housing	21		1,982 94.3
Flat to5	3			2 165	2 165	0	n													
Flat 6+	1			2,165	2,165 2,165		0				Flat 6+			1		F-				
Flat 6+ Flat 6+	1 2			2,165	2,165	0	0				Flat 6+	2	0	2.5	0		Aff - rented	6	489 81.50	489 81.5
Flat 6+	1					0	0 0 0 4,378,996							1	0				489 81.50 0 74.67	

Housing 18								Roun	ded	Modelling			Area ha			Characteris	tics					
14	UNITS		18		Aff - rented	67%	% of Aff	3.7386	4	Density	45	units/ha	Total	0.400	:	Sub Area	Older Core	, Centres & E	states			
	Afforda	ble	31%	5.58	Shared Owne	0%		0.00	0	Net:Gross	100%		Gross	0.400	ha	Green Brov	Brown					
					First Homes	33%	% of Aff	1.8414	2				Net	0.400	na	Use	PDL					
								5.58	6													
					M	larket					Affordab	e for Rent			Shared Ov	wnership			First Homes			
	Beds	m2	Circulation	12.42		Rounded	m2	m2	Circulation	4		Rounded				Rounded	m2		Round	ed	m2	
Terrace	2	73	0.0%	5%	0.62	0	0	70	0.0%	30%	1.20		L 70		0.00	0	C		1.00	1	70	
Terrace	3	86	0.0%	30%	3.73		344	84	0.0%	45%	1.80		168		0.00	0	C	00,1	0.70	1	84	
Terrace	4	97	0.0%	10%	1.24	1	97	97	0.0%	10%	0.40			3,0	0.00	0	C		0.10	0	0	
Semi	2	81	0.0%	5%	0.62	1	81	79	0.0%		0.00		-		0.00	0	C		0.00	0	0	
Semi	3	98	0.0%	30%	3.73		392	93	0.0%		0.00		-		0.00	0	C		0.00	0	0	
Semi	4	106	0.0%	20%	2.48	2	212	106			0.00				0.00	0	C		0.00	0	0	
Det	3	120	0.0%		0.00	0	0	102			0.00		-		0.00	0	C		0.00	0	0	
Det	4	130	0.0%	0%	0.00	0	0	115			0.00				0.00	0	C		0.00	0	0	
Det	5	140	0.0%	0%	0.00	0	0	119			0.00				0.00	0	C		0.00	0	0	
Flat to5	1	40	12.0%		0.00	0	0	39	10.0%	15%	0.60				0.00	0		1070	0.20	0	0	
Flat to5	2	65	12.0%		0.00	0	0	61	10.0%		0.00		-		0.00	0	0		0.00	0	0	
Flat to5	3	80	12.0%		0.00	0	0	74	10.0%		0.00		-		0.00					0	0	
Flat 6+	1 2	40	17.5% 17.5%		0.00	0	0	39	15.0% 15.0%		0.00				0.00	0	C		0.00	0	0	
Flat 6+ Flat 6+	3	65	17.5%		0.00	0	0	61 74	15.0%		0.00				0.00	0			0.00	0	0	
rial 0+	3	80	17.5%	100%	12.42		1,126	74	15.0%	100%	4.00		281		0.00	0			2.00	2	154	
				100%	12.42	12	1,120			100%	4.00	•	201	100%	0.00	U		100/6	2.00		134	
			BCIS							Occupants			Population		Г	ha/1000		1				
			Lower Q	Median	Used	m2					Beds	Count	per unit		-	•	Playing Pit	_ ches				
Terrace	2			1,603	1,603		224,474			Terrace	2	2	2.5	5	-		Outdoor S	_				
Terrace	3			1,603	1,603	596	955,619			Terrace	3	7	7 2.5	18	-	0.25	Equipped 5	Space				
Terrace	4			1,603	1,603	97	155,529			Terrace	4	1	1 2.5	3	Ī	0.30	Other (ML	IGAs)				
Semi	2			1,652	1,652	81	133,784			Semi	2	1	1 2.5	3		0.80	Parks & Ga	ardens				
Semi	3			1,652	1,652	392	647,447			Semi	3	4	1 2.5	10			Amenity G		Open Space Require	ed .	0.295 ha	
Semi	4			1,652	1,652	212	350,150			Semi	4	2	2.5					emi Natural				
Det	3			1,862	1,862	0	0			Det	3	(	2.5				Allotment	5	Gross - Net		0.000 ha	
Det	4			1,862	1,862	0	0			Det	4	(				6.55	ha		Shortfall / Surplus		-0.295 ha	
Det	5			1,862	1,862	0	0			Det	5	(	2.5									
Flat to5	1			1,834	1,834	43	78,676			Flat to5	1	1	2.5									
Flat to5	2			1,834	1,834	0	0			Flat to5	2	(				Summary		1	Construction		Saleable	
Flat to5	3	ļ		1,834	1,834	0	0			Flat to5	3	(	2.5		ļ			Units	m2 Avera			Average
Flat 6+	1	<b> </b>		2,165	2,165	0	0			Flat 6+	1	(			F	Market Hou		12		_	1,126	93.83
Flat 6+	2			2,165	2,165	0	0			Flat 6+	2	(	2.5		H	Aff - rented		4	281 70.	_	277	69.25
Flat 6+	3			2,165	2,165	0	0			Flat 6+	3	(	2.5		F	Shared Ow		0	0 77.	_	0	77.00
						1,561	2,545,678	s/2					Residents	45	-	First Home	S	2	154 77.	00	154	77.00
							1,631	±/m2							<u>L</u>			18	1,561		1,557	

ousing 9									Rounded	ī	Modelling			Area ha			Characteristics				
5	UNITS		9		Aff - rented	67%	% of Aff	1.8693	2		Density	45	units/ha	Total	0.200		Sub Area Older Cor	e. Centres &	Estates		
	Affordal	ble	31%		Shared Owne			0.00	C	5	Net:Gross	100%		Gross	0.200		Green Brov Brown				
					First Homes	33%	% of Aff	0.9207	1					Net	0.200	ha	Use PDL				
								2.79	3	5											
					N	/larket				-		Affordab	e for Rent			Shared Ov	wnership		First Homes		
	Beds	m2	Circulation	6.21		Rounded	m2	[	m2	Circulation	2		Rounded	m2	0		Rounded m			m2	
Terrace	2	73	0.0%		0.00	0	0	[	70	0.0%	30%	0.60	1	. 70	50%	0.00	0	50%	0.50 1	70	
Terrace	3	86	0.0%		0.00	0	0		84	0.0%	45%	0.90	1	. 84	35%	0.00	0	35%		0	
Terrace	4	97	0.0%		0.00	0	0	[	97	0.0%	10%	0.20	C	0	5%	0.00	0	5%	0.05	0	
Semi	2	81	0.0%	30%	1.86		162		79	0.0%		0.00	C	0		0.00	0	0	0.00	0	
Semi	3	98	0.0%	40%	2.48	2	196		93	0.0%		0.00	C	0		0.00	0	0	0.00	0	
Semi	4	106	0.0%	30%	1.86	2	212		106	0.0%		0.00	C	0		0.00	0	0	0.00	0	
Det	3	120	0.0%		0.00	0	0	1	102	0.0%		0.00	C	0		0.00	0	0	0.00	0	
Det	4	130	0.0%		0.00		0	1	115	0.0%		0.00	C	0		0.00	0	0	0.00	0	
Det	5	140	0.0%		0.00		0	1	119	0.0%		0.00	C	0		0.00	0	0	0.00	0	
Flat to5	1	40	12.0%		0.00		0	1	39	10.0%	15%	0.30	C	0	10%	0.00	0	10%	0.10 0	0	
Flat to5	2	65	12.0%		0.00		0	<u> </u>	61	10.0%		0.00	C	0		0.00	0	0	0.00	0	
Flat to5	3	80	12.0%		0.00		0	1	74	10.0%		0.00	0	0		0.00	0	0	0.00 0	0	
Flat 6+	1	40	17.5%		0.00		0	1	39	15.0%		0.00	C			0.00	ŭ	0	0.00	0	
Flat 6+	2	65	17.5%		0.00		0	1	61	15.0%		0.00	C	_		0.00		0	0.00 0	0	
Flat 6+	3	80	17.5%		0.00		0	1	74	15.0%		0.00	C			0.00		0	0.00 0	0	
				100%	6.21	6	570	1			100%	2.00	2	154	100%	0.00	0	100%	1.00 1	70	
	1		n ou	1			1	1						la		r	1 /4000	7			
			BCIS			_					Occupants			Population 		F	ha/1000				
T	2		Lower Q	Median		m2	224 474				T	Beds 2	Count	per unit	-	-	1.20 Playing P				
Terrace	3			1,603 1,603	1,603 1,603						Terrace	3	1	2.5		-	0.25 Equipped				
Terrace	4			1,603	1,603		134,083	1			Terrace	4	1			F	0.23 Equipped 0.30 Other (M				
Terrace Semi	2			1,652	1,652		267,567	1			Terrace Semi	2	1	2.5		F	0.80 Parks & G				
Semi	3			1,652	1,652						Semi	3	2	2.5		F	0.60 Amenity		Open Space Required	0.147 h	ha
Semi	4			1,652	1,652						Semi	4	2			F	1.80 Natural /		Open space required	0.147 11	ia .
Det	3			1,862	1,862		330,130				Det	3		2.5		F	0.00 Allotmen	_	Gross - Net	0.000 h	ha
Det	4			1,862	1,862		0				Det	4	0			ľ	6.55 ha		Shortfall / Surplus	-0.147 h	
Det	5			1,862	1,862		0				Det	5				L	0.00	_1	Silortian / Sarpius	0.177	
Flat to5	1			1,834	1,834	0	0				Flat to5	1	0								
Flat to5	2			1,834	1,834	0	0				Flat to5	2	0				Summary		Construction	Saleable	e
Flat to5	3			1,834	1,834		0	1			Flat to5	3	C	+		ſ		Units			Averag
Flat 6+	1			2,165	2,165		0	1			Flat 6+	1	C			f	Market Housing	6		570	95.0
Flat 6+	2			2,165	2,165		0	1			Flat 6+	2	C			F-	Aff - rented	2		154	77.0
Flat 6+	3			2,165	2,165		0	1			Flat 6+	3	C	2.5			Shared Ownership	0	+ + + + + + + + + + + + + + + + + + + +	0	70.0
				1	,	794	1,300,599							Residents	23	F	First Homes	1	70 70.00	70	70.0
						/54	1,300,333							Residents	23		riist nomes	1	70 70.00	70	70.0

wn Housing 6							Γ		Rounded	d	Modelling			Area ha			Characteri	istics					
16	UNITS		6		Aff - rented	67% % of	Aff	1.2462	1	1	Density	45	units/ha	Total	0.133		Sub Area	Older Core	Centres & E	states			
	Affordal	ole	31%	1.86	Shared Owne	0%		0.00	(	)	Net:Gross	100%		Gross	0.133	ha	Green Bro	v Brown					
					First Homes	33% % of	Aff	0.6138	1	1				Net	0.133	ha	Use	PDL					
								1.86	2	2	•								•				
					N	Market						Affordab	le for Rent			Shared C	wnership			First	Homes		
	Beds	m2	Circulation	4.14		Rounded	m2		m2	Circulation	1		Rounded	m2			Rounded				Rounded	m2	
Terrace	2	73	0.0%		0.00		0		70	0.0%	30%		1	70		0.00	(	0	50%	0.50	1	70	
Terrace	3	86	0.0%		0.00		0		84	0.0%	45%			0	35%	0.00	(		35%	0.35	0	0	
Terrace	4	97	0.0%		0.00		0		97	0.0%	10%			0	5%	0.00	(	, ,	5%	0.05	0	0	
Semi	2	81	0.0%	30%	1.24		81		79	0.0%		0.00		0		0.00	(			0.00	0	0	
Semi	3	98	0.0%	40%	1.66		196		93	0.0%		0.00		0		0.00	(	0		0.00	0	0	
Semi	4	106	0.0%	30%	1.24		106		106	0.0%		0.00		0		0.00	C	, ,		0.00	0	0	
Det	3	120	0.0%		0.00		0		102	0.0%		0.00				0.00	(	0		0.00	0	0	
Det	4	130	0.0%		0.00		0		115	0.0%		0.00				0.00	(	0		0.00	0	0	
Det	5	140	0.0%		0.00		0		119	0.0%		0.00				0.00	(			0.00	0	0	
Flat to5	1	40	12.0%		0.00	0	0		39	10.0%	15%			0	10%	0.00	(	0	10%	0.10	0	0	
Flat to5	2	65	12.0%		0.00		0		61	10.0%		0.00		0		0.00	(			0.00	0	0	
Flat to5	3	80	12.0%		0.00		0		74	10.0%		0.00		0		0.00	(			0.00	0	0	
Flat 6+	1	40	17.5%		0.00		0		39	15.0%		0.00		0		0.00	(	, ,		0.00	0	0	
Flat 6+	2	65	17.5%		0.00		0		61	15.0%		0.00		0		0.00	(			0.00	0	0	
Flat 6+	3	80	17.5%		0.00		0		74	15.0%		0.00		0		0.00	(			0.00	0	0	
				100%	4.14	4	383				100%	1.00	1	70	100%	0.00	(	0	100%	1.00	1	70	
_	_		1																				
			BCIS								Occupants			Population			ha/1000						
			Lower Q	Median	Used	m2						Beds	Count	per unit				Playing Pito	•				
Terrace	2			1,603	1,603		224,474				Terrace	2	2	2.5	5			Outdoor Sp					
Terrace	3			1,603	1,603		0				Terrace	3	0	2.5	0			Equipped S	•				
Terrace	4			1,603	1,603		0				Terrace	4	0	2.5				Other (MU					
Semi	2			1,652	1,652		133,784				Semi	2	1	2.5				Parks & Ga					
Semi	3			1,652	1,652		323,723				Semi	3		2.5				Amenity G		Open Space	Required	0.098 ha	
Semi	4			1,652	1,652		175,075				Semi	4	1	2.5				Natural / Se				2.222.1	
Det	3			1,862	1,862		0				Det	3	0	2.5			6.55	Allotments		Gross - Net		0.000 ha -0.098 ha	
Det	4			1,862	1,862		0				Det	4	0	2.5			6.55	na	L	Shortfall / S	urplus	-0.098 na	
Det	5			1,862	1,862		0				Det	5	0	2.5									
Flat to5	1			1,834	1,834		0				Flat to5	1	0	2.5			c		Г	Country		Calaabla	
Flat to5	2			1,834	1,834		0				Flat to5	2	0	2.5			Summary	1	Unite	Constru		Saleable	•
Flat to5	3			1,834	1,834		0				Flat to5	3		2.5			Market	L	Units	m2	Average		Average
Flat 6+	1			2,165	2,165		0				Flat 6+	1	0	2.5	0		Market Ho		4	383	95.75	383	95.75
Flat 6+	2			2,165 2,165	2,165		0				Flat 6+	2	0	2.5	0		Aff - rente		1	70	70.00 70.00	70	70.00 70.00
Flat 6+	3			2,165	2,165		057.056				Flat 6+	3	0	2.5	45		Shared Ov		0	70		70	
L				l		523	857,056	c/2				<u> </u>		Residents	15		First Home	es	6	70 <b>533</b>	70.00	70	70.00
							1,639	t/m2										1	6	523		523	

225								Rou	unded		Modelling			Area ha			Characteristics					
17	UNITS		225		Aff - rented	67% %	of Aff	46.7325	47		Density	100	units/ha	Total	3.000		Sub Area Older Core	, Centres & I	states			
	Affordal	ble	31%	69.75	Shared Owne	0%		0.00	0		Net:Gross	75%		Gross	3.000	ha	Green Brov Brown					
					First Homes	33% %	of Aff	23.0175	23					Net	2.250	ha	Use PDL					
								69.75	70													
					N	1arket						Affordab	le for Rent			Shared C	wnership		First Homes			
	Beds	m2	Circulation	155.25		Rounded	m2	n	n2 Circ	ulation	47	7	Rounde	d m2	0		Rounded m2	23	Rounde	d	m2	
Terrace	2	73	0.0%		0.00	0	0	7	70 0	0.0%		0.00		0 (	)	0.00	0 0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0	8	34 0	0.0%		0.00		0 (	)	0.00	0 0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0	9	97 0	0.0%		0.00		0 (	)	0.00	0 0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0	7	79 0	0.0%		0.00		0 (	)	0.00	0 0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0	9	93 0	0.0%		0.00		0 (	)	0.00	0 0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0	1	.06 0	0.0%		0.00		0 (	)	0.00	0 0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0	1	.02 0	0.0%		0.00		0 (	)	0.00	0 0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0	1	.15 0	0.0%		0.00		0 (	)	0.00	0 0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0	1	.19 0	0.0%		0.00		0 (	)	0.00	0 0		0.00	0	0	
Flat to5	1	40	12.0%	10%	15.53	15	672	3	39 10	0.0%	20%	9.40		9 386	10%	0.00	0 0	10%	2.30	2	86	
Flat to5	2	65	12.0%	50%	77.63	78	5,678	6	51 10	0.0%	30%	14.10	1	4 939	50%	0.00	0 0	50%	11.50	.2	805	
Flat to5	3	80	12.0%	40%	62.10	62	5,555	7	74 10	0.0%	50%	23.50	2	4 1,954	40%	0.00	0 0	40%	9.20	9	733	
Flat 6+	1	40	17.5%		0.00	0	0	3	39 1	5.0%		0.00		0 (	)	0.00	0 0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0	6	51 1	5.0%		0.00		0 (	)	0.00	0 0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0	7	74 1	5.0%		0.00		0 (	)	0.00	0 0		0.00	0	0	
				100%	155.25	155	11,906				100%	47.00	4	7 3,279	100%	0.00	0 0	100%	23.00	.3	1,624	
								ı									r	1				
			BCIS			ļ					Occupants	1		Population	1		ha/1000					
			Lower Q	Median I	Used	m2						Beds	Count	per unit			1.20 Playing Pit	-				
Terrace	2		1,393		1,393	0	0				Terrace	2		0 2.5			1.60 Outdoor Sp					
Terrace	3		1,393		1,393	0	0				Terrace	3		0 2.5			0.25 Equipped S	-				
Terrace	4		1,393		1,393	0	0				Terrace	4		0 2.5			0.30 Other (MU	- '				
Semi	2		1,434		1,434	0	0				Semi	2		0 2.5			0.80 Parks & Ga	-		. 1	!	<del></del>
Semi	3		1,434		1,434	0	0				Semi	3		0 2.5			0.60 Amenity G		Open Space Require	1	3.684 ha	
Semi	4		1,434		1,434	0	0				Semi	4		0 2.5			1.80 Natural / S	-				
Det	3		1,618		1,618	0	0				Det	3		0 2.5			0.00 Allotments	1	Gross - Net		0.750 ha	
Det	4		1,618		1,618		0				Det	4		0 2.5			6.55 ha	]	Shortfall / Surplus		-2.934 ha	
Det	5		1,618		1,618	0	1 010 001				Det	5		0 2.5	_							
Flat to5	1		1,616 1,616		1,616	1,144	1,848,091				Flat to5	2	10				<b>C</b>	ĺ	Cometanistica		Saleable	
Flat to5	2				1,616	7,423	11,992,636				Flat to5						Summary		Construction			
Flat to5	3 1		1,616 1,866		1,616 1,866	8,241	13,314,847				Flat to5	3	9	5 2.5 0 2.5			Market Heusing	Units	m2 Average 11,906 76.8		m2 / 10,630	Average
Flat 6+					,	ŭ	0				Flat 6+	1					Market Housing	155		_		68.58
Flat 6+	3		1,866 1,866		1,866 1,866	0	0				Flat 6+	3	<b> </b>	0 2.5			Aff - rented	47 0	3,279 69.7 0 70.5		2,981	63.43 64.17
Flat 6+	5		1,866		1,866	ŭ	27.155.574				Flat 6+	5	1				Shared Ownership	·			1 476	
L			1			16,808	27,155,574	c/2			L	1	l	Resident	563		First Homes	23 <b>225</b>	1,624 70.5	19	1,476	64.17
							1,616	I/IIIZ										225	16,808	_1	15,087	

)							Ī	Rou	ınded	Modellin	3		Area ha			Characteristics				
18	UNITS		90	Aff	- rented	67% % of	Aff	18.693	19	Density	100	units/ha	Total	0.900		Sub Area Older Core	, Centres & I	Estates		
	Affordat	ble	31%	27.9 Sha	red Owne	0%		0.00	0	Net:Gros	100%		Gross	0.900	ha	Green Brov Brown				
				Firs	t Homes	33% % of	Aff	9.207	9				Net	0.900	ha	Use PDL				
							•	27.9	28											
					Ma	arket					Affordab	le for Rent			Shared C	wnership		First Homes		
	Beds	m2	Circulation	62.1		Rounded	m2	n	n2 Circula	on 1	9	Rounded	d m2	0		Rounded m2	9	Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0	7	70 0.09		0.00	(	0		0.00	0 0		0.00	0	
Terrace	3	86	0.0%		0.00	0	0	8	34 0.09		0.00	(	0		0.00	0 0		0.00	0	
Terrace	4	97	0.0%		0.00	0	0	9	97 0.09		0.00	(	0		0.00	0 0		0.00 0	0	
Semi	2	81	0.0%		0.00	0	0	7	9 0.09		0.00	(	0		0.00	0 0		0.00	0	
Semi	3	98	0.0%		0.00	0	0	9	93 0.09		0.00	(	0		0.00	0 0		0.00 0	0	
Semi	4	106	0.0%		0.00	0	0	1	0.09		0.00	(	0		0.00	0 0		0.00	0	
Det	3	120	0.0%		0.00	0	0	1	0.09		0.00	(	0		0.00	0 0		0.00 0	0	
Det	4	130	0.0%		0.00	0	0		15 0.09		0.00		1		0.00	0 0		0.00 0	0	
Det	5	140	0.0%		0.00	0	0	1	19 0.09		0.00		0		0.00			0.00 0	0	
Flat to5	1	40	12.0%	10%	6.21	6	269		10.09						0.00			0.90 1	43	
Flat to5	2	65	12.0%	50%	31.05	31	2,257		51 10.09				100		0.00		3070	4.50 5	336	
Flat to5	3	80	12.0%	40%	24.84	25	2,240		74 10.09				733		0.00	0 0	1070	3.60 <b>3</b>	244	
Flat 6+	1	40	17.5%		0.00	0	0		15.09		0.00				0.00			0.00 0	0	
Flat 6+	2	65	17.5%		0.00	0	0		51 15.09		0.00		, ,		0.00	0 0		0.00 0	0	
Flat 6+	3	80	17.5%		0.00	0	0	7	4 15.09		0.00		0		0.00			0.00 0	0	
				100%	62.10	62	4,766			100	19.00	19	1,307	100%	0.00	0 0	100%	9.00 9	623	
_	1 1		BCIS	I I						0	1	1	Inl-at			ha/1000	1			
-	+		Lower Q	Median Use	. d	m2				Occupant	Beds	Count	Population per unit	l .		1.20 Playing Pite				
Terrace	2		Lower Q	1,603	1,603	0	0			Terrace	2	Count	2.5	0		1.60 Outdoor Sp	_			
Terrace	3			1,603	1,603	0	0			Terrace	3					0.25 Equipped S				
Terrace	4			1,603	1,603	0	0			Terrace	4		2.5			0.30 Other (MU				
Semi	2			1,652	1,652	0	0			Semi	2					0.80 Parks & Ga	_ ′			
Semi	3			1,652	1,652	0	0			Semi	3		2.5			0.60 Amenity G	_	Open Space Required	1.474 ha	а
Semi	4			1,652	1,652	0	0			Semi	4					1.80 Natural / S		open space nequired	2,	
Det	3			1,862	1.862	0	0			Det	3					0.00 Allotments	-	Gross - Net	0.000 ha	а
Det	4			1,862	1,862	0	0			Det	4	(				6.55 ha	-	Shortfall / Surplus	-1.474 h	
Det	5			1,862	1,862	0	0			Det	5	(	_				1	, , , ,		
Flat to5	1			1,834	1,834	483	886,338			Flat to5	1	11								
Flat to5	2			1,834	1,834	2,995	5,492,437			Flat to5	2	42	2 2.5	105		Summary		Construction	Saleable	
Flat to5	3			1,834	1,834	3,217	5,899,386			Flat to5	3	37	7 2.5	93			Units	m2 Average	m2	Average
Flat 6+	1			2,165	2,165	0	0			Flat 6+	1	(				Market Housing	62	4,766 76.86	4,255	68.63
Flat 6+	2			2,165	2,165	0	0			Flat 6+	2	(	2.5	0		Aff - rented	19	1,307 68.78	1,188	62.53
Flat 6+	3			2,165	2,165	0	0			Flat 6+	3	(	2.5	0		Shared Ownership	0	0 69.18	0	62.89
						6,695	12,278,161						Residents	225		First Homes	9	623 69.18	566	62.89
_						•	1,834	£/m2		-							90	6,695	6,009	

9	UNITS Affordab	ble	<b>35</b> 31%	10.85	Aff - rented Shared Owne First Homes	67% % o 0% 33% % o		7.2695 0.00 3.5805 10.85	0 4 11		Modelling Density Net:Gross	100 100%	units/ha	Area ha Total Gross Net	0.350 0.350 0.350	ha	Characteristics Sub Area Older Core Green Brow Use PDL	, Centres & I	Estates		
					M	larket						Affordab	e for Rent			Shared C	Ownership		First Homes		
	Beds	m2	Circulation	24.15		Rounded	m2		m2 Ci	rculation	7		Rounded	m2	0		Rounded m2	4	Rounde	d	m2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	(	0		0.00	0 (		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	C	0		0.00	0 0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	C	0		0.00	0 (		0.00	0	0
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	(	0		0.00	0 (		0.00	0	0
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	(	0		0.00	0 (		0.00	0	0
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	(	0		0.00	0 (		0.00	0	0
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	(	0		0.00	0 (		0.00	0	0
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	C	0		0.00	0 0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	•		0.0%		0.00	C	0		0.00				0	0
Flat to5	1	40	12.0%	10%	2.42	2	90		39	10.0%	20%	1.40	1	. 43	10%	0.00	0 (	10%	0.40	0	0
Flat to5	2	65	12.0%	50%	12.08	12	874		61	10.0%	30%	2.10	2	134	50%	0.00	0 (	50%	2.00	2	134
Flat to5	3	80	12.0%	40%	9.66	10	896		74	10.0%	50%	3.50	4	326	40%	0.00	0 (	40%	1.60	2	163
Flat 6+	1	40	17.5%		0.00	0	0		39	15.0%		0.00	(	0		0.00	0 0		0.00	0	0
Flat 6+	2	65	17.5%		0.00	0	0		61	15.0%		0.00	(	0		0.00	0 (		0.00	0	0
Flat 6+	3	80	17.5%		0.00	0	0		74	15.0%		0.00	(	0		0.00	0 0		0.00	0	0
				100%	24.15	24	1,859				100%	7.00	7	503	100%	0.00	0 0	100%	4.00	4	297
			!!			•		•												•	
			BCIS								Occupants			Population			ha/1000				
			Lower Q	Median	Used	m2						Beds	Count	per unit			1.20 Playing Pit	ches			
Terrace	2			1,603	1,603	0	0				Terrace	2	(	2.5	0		1.60 Outdoor S	ports			
Terrace	3			1,603	1,603	0	0				Terrace	3	C	2.5	0		0.25 Equipped	Space			
Terrace	4			1,603	1,603	0	0				Terrace	4	(	2.5	0		0.30 Other (MU	IGAs)			
Semi	2			1,652	1,652	0	0				Semi	2	(	2.5	0		0.80 Parks & G	rdens			
Semi	3			1,652	1,652	0	0				Semi	3	(	2.5	0		0.60 Amenity G	reen	Open Space Required	I	0.573 ha
Semi	4			1,652	1,652	0	0				Semi	4	(	2.5	0		1.80 Natural / S	emi Natural			
Det	3			1,862	1,862	0	0				Det	3	(	2.5	0		0.00 Allotment	5	Gross - Net		0.000 ha
Det	4			1,862	1,862	0	0				Det	4	C	2.5	0		6.55 ha	-1	Shortfall / Surplus		-0.573 ha
Det	5			1,862	1,862	0	0				Det	5	C	2.5	0		•	_ '			
Flat to5	1			1,834	1,834	133	242,996				Flat to5	1	3	2.5	8						
Flat to5	2			1,834	1,834	1,142	2,094,348				Flat to5	2	16				Summary		Construction		Saleable
Flat to5	3			1,834	1,834	1,384	2,538,893				Flat to5	3	16	2.5	40			Units	m2 Averag	e	m2 Avera
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1	C	2.5	0		Market Housing	24	1,859 77.4	7	1,660 69.
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	C	2.5	0		Aff - rented	7	503 71.8	1	457 65.
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	C	2.5	0		Shared Ownership	0	0 74.2	5	0 67.
						2,659	4,876,236							Residents	88		First Homes	4	297 74.2	5	270 67.
•							1 92/	£/m2			,			•		•		35	2,659		2,387

ats 18								Round	led	Modelling			Area ha		C	haracteri	stics					
20	UNITS		18		Aff - rented	67%	% of Aff	3.7386	4	Density	100	units/ha	Total	0.180	Si	ub Area	Older Core	, Centres & E	states			
	Affordat	ole	31%	5.58	Shared Owne	0%		0.00	0	Net:Gross	100%		Gross	0.180 h	a G	reen Bro	Brown					
					First Homes	33%	% of Aff	1.8414	2				Net	0.180 h	a U	se	PDL					
								5.58	6													-
					Ma	rket					Affordab	le for Rent			Shared Ow	nership			Firs	Homes		
	Beds	m2	Circulation	12.42		Rounded	m2	m2	Circulation	4		Rounded	m2	0		Rounded	m2	2		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0	. 70	0.0%		0.00				0.00	0			0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0	. 84	0.0%		0.00		0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0	. 97	0.0%		0.00				0.00	0			0.00	0	0	
Semi	2	81	0.0%		0.00	0	0	. 79	0.0%		0.00				0.00	0	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00				0.00	0			0.00	0	0	
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00				0.00	0			0.00	0	0	
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00				0.00	0			0.00	0	0	1
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00				0.00	0			0.00	0	0	1
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00				0.00	0	-		0.00	0	0	
Flat to5	1	40	12.0%	10%	1.24	1	45	. 39	10.0%	100%			172	100%	0.00	0		100%	2.00	2	86	
Flat to5	2	65	12.0%	50%	6.21	6	437	61	10.0%		0.00				0.00	0			0.00	0	0	
Flat to5	3	80	12.0%	40%	4.97	5	448	74	10.0%		0.00				0.00	0	-		0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0	39	15.0%		0.00				0.00	0			0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0	61	15.0%		0.00				0.00	0	-		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0	74	15.0%		0.00				0.00	0			0.00	0	0	
				100%	12.42	12	930			100%	4.00	4	172	100%	0.00	0	0	100%	2.00	2	86	1
			BCIS							Occupants	I		Population		h	a/1000		1				
	1		Lower Q	Median	Used m	12				Occupants	Beds	Count	per unit			•	Playing Pite	hac				
Terrace	2		LOWEI Q	1,603	1,603	0	0			Terrace	2	Count	2.5	0			Outdoor Sp					
Terrace	3			1,603	1,603	0	0			Terrace	3	0		0			Equipped S					
Terrace	4			1,603	1,603	0	0			Terrace	4	0		0	-		Other (MU					
Semi	2			1,652	1,652	0	0			Semi	2	0		0	-		Parks & Ga					
Semi	3			1,652	1,652	0	0			Semi	3	0		0			Amenity G		Open Space	Required	0.295	ha
Semi	4			1,652	1,652	0	0			Semi	4	0		0			Natural / S					
Det	3			1,862	1,862	0	0			Det	3	0	2.5	0		0.00	Allotments	1	Gross - Net		0.000	ha
Det	4			1,862	1,862	0	0			Det	4	0	2.5	0		6.55	ha	1	Shortfall / S	urplus	-0.295	ha
Det	5			1,862	1,862	0	0			Det	5	0	2.5	0	_							
Flat to5	1			1,834	1,834	302	554,214			Flat to5	1	7	2.5	18								
Flat to5	2			1,834	1,834	437	801,061			Flat to5	2	6		15	Si	ummary		Ī	Constr	uction	Saleal	ole
Flat to5	3			1,834	1,834	448	821,601			Flat to5	3	5	2.5	13				Units	m2	Average	m2	Average
Flat 6+	1			2,165	2,165	0	0			Flat 6+	1	0	2.5	0	N	1arket Ho	using	12	930	77.47	830	69.17
Flat 6+	2			2,165	2,165	0	0			Flat 6+	2	0	2.5	0	A	ff - rente	d	4	172	42.90	156	39.00
Flat 6+	3			2,165	2,165	0	0			Flat 6+	3	0	2.5	0	SI	hared Ow	nership	0	0	42.90	0	39.00
						1,187	2,176,875						Residents	45	Fi	irst Home	es .	2	86	42.90	78	39.00
							1,834	£/m2				·						18	1,187		1,064	

								Roun	ded	Modelling		,	Area ha			Character	istics				
1	UNITS		9		Aff - rented	67% % of Aff	1	8693	2	Density	65	units/ha	Total	0.138		Sub Area	Older Core,	Centres & E	states		
	Affordab	le	31%	2.79	Shared Owne	0%		0.00	0	Net:Gross	100%	(	Gross	0.138	ha	Green Bro	v Brown				
					First Homes	33% % of Aff	0	9207	1				Net	0.138	ha	Use	PDL				
								2.79	3												
					N	/larket					Affordab	le for Rent			Shared O	wnership			First	Homes	
	Beds	m2	Circulation	6.21		Rounded	m2	m2	Circulation	2		Rounded	m2	0		Rounded	d m2	1		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00		0		0.00	(	0		0.00	0	0
Terrace	3	86	0.0%		0.00		0	84	0.0%		0.00		0		0.00	(			0.00	0	0
Terrace	4	97	0.0%		0.00	-	0	97	0.0%		0.00		0		0.00	(	1		0.00	0	0
Semi	2	81	0.0%		0.00		0	79	0.0%		0.00		0		0.00	(			0.00	0	0
Semi	3	98	0.0%		0.00		0	93	0.0%		0.00		0		0.00	(	0		0.00	0	0
Semi	4	106	0.0%		0.00		0	106			0.00		0		0.00	(	-		0.00	0	0
Det	3	120	0.0%		0.00		0	102	0.0%		0.00		0		0.00	(			0.00	0	0
Det	4	130	0.0%		0.00		0	115			0.00		0		0.00				0.00	0	0
Det	5	140	0.0%		0.00		0	119			0.00		0		0.00	(			0.00	0	0
Flat to5	1	40	12.0%		0.00		0	39	10.0%	100%			86	100%	0.00	(		100%	1.00	1	43
Flat to5	2	65	12.0%	50%	3.11		218	61	10.0%		0.00		0		0.00	(	-		0.00	0	0
Flat to5	3	80	12.0%	50%	3.11		269	74	10.0%		0.00		0		0.00				0.00	0	0
Flat 6+	1	40	17.5%		0.00		0	39			0.00		0		0.00	(	, ,		0.00	0	0
Flat 6+	2	65	17.5%		0.00		0	61	15.0%		0.00		0		0.00	(			0.00	0	0
Flat 6+	3	80	17.5%		0.00		0	74	15.0%		0.00	0	0		0.00	(	,		0.00	0	0
				100%	6.21	6	487			100%	2.00	2	86	100%	0.00	(	0	100%	1.00	1	43
	1 1		BCIS			1				Occupants		1 1,	Population		ĺ	ha/1000	1				
	+ +			Median	Used	m2				Occupants	Beds		per unit				Playing Pito	haa			
Terrace	2		Lower Q	1,603	1,603		0			Terrace	2	Count	2.5	0			Outdoor Sp				
Terrace	3			1,603	1,603		0			Terrace	3	0	2.5	0			Equipped S				
Terrace	4			1,603	1,603		0			Terrace	4	0	2.5				Other (MU				
Semi	2			1,652	1,652		0			Semi	2	0	2.5				Parks & Ga				
Semi	3			1,652	1,652		0			Semi	3	0	2.5				Amenity Gr		Open Space	Required	0.147 ha
Semi	4			1,652	1,652		0			Semi	4	0	2.5				Natural / Se		Орен эрисс	ricquireu	0.147 110
Det	3			1,862	1,862		0			Det	3	0	2.5				Allotments		Gross - Net		0.000 ha
Det	4			1,862	1,862		0			Det	4	0	2.5				ha		Shortfall / Si	ırplus	-0.147 ha
Det	5			1,862	1,862		0			Det	5	0	2.5		l,				,		
Flat to5	1			1,834	1,834		236,027			Flat to5	1	3	2.5								
Flat to5	2			1,834	1,834		400,530			Flat to5	2	3	2.5			Summary			Constru	uction	Saleable
Flat to5	3			1,834	1,834		492,960			Flat to5	3	3	2.5					Units	m2	Average	m2 Ave
Flat 6+	1			2,165	2,165		0			Flat 6+	1	0	2.5			Market Ho	ousing	6	487	81.20	435 7
Flat 6+	2			2,165	2,165		0			Flat 6+	2	0	2.5	0		Aff - rente	Ū	2	86	42.90	78 3
Flat 6+	1			2,165	2,165		0			Flat 6+	3	0	2.5	0		Shared Ov		0	0	42.90	0 3
i iat oi	3																				
i iat oi	3			2,103	2,103		,129,517					_	Residents	23		First Home	es	1	43	42.90	39 3

ats 6									Rounded	t	Modelling			Area ha			Character	istics					
22	UNITS		6		Aff - rented	67%	% of Aff	1.2462	1	l	Density	100	units/ha	Total	0.060		Sub Area	Older Core	Centres & E	states			
	Affordab	le	31%	1.86	Shared Owne	0%		0.00	C	)	Net:Gross	100%		Gross	0.060	ha	Green Bro	v Brown					
					First Homes	33%	% of Aff	0.6138	1	l				Net	0.060	ha	Use	PDL					
								1.86	2	2													
					Ma	arket		1				Affordab	le for Rent			Shared O	wnership			First	t Homes		
	Beds	m2	Circulation	4.14		Rounded	m2	1	m2	Circulation	1		Rounded	m2	0		Rounded	l m2	1		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0	<u> </u>	70	0.0%		0.00	0	0		0.00	(	0		0.00	0	0	
Terrace	3	86	0.0%		0.00	0	0	<u> </u>	84	0.0%		0.00				0.00	(	0		0.00	0	0	
Terrace	4	97	0.0%		0.00	0	0	<u> </u>	97	0.0%		0.00	0	0		0.00	(	0		0.00	0	0	
Semi	2	81	0.0%		0.00	0	0	1	79	0.0%		0.00	0	0		0.00	(	0		0.00	0	0	
Semi	3	98	0.0%		0.00	0	0	ļ	93	0.0%		0.00	0	0		0.00	(	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	(	0		0.00	0	0	
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	(	0		0.00	0	0	
Det	4	130	0.0%		0.00	0	0	1	115	0.0%		0.00	0	0		0.00	(	0		0.00	0	0	
Det	5	140	0.0%		0.00	0	0	1	119	0.0%		0.00	0	0		0.00	(	0		0.00	0	0	
Flat to5	1	40	12.0%		0.00	0	0	1	39	10.0%	100%	1.00	1	43	100%	0.00	(	0	100%	1.00	1	43	
Flat to5	2	65	12.0%	50%	2.07	2	146	4	61	10.0%		0.00				0.00	(	0		0.00	0	0	
Flat to5	3	80	12.0%	50%	2.07	2	179	1	74	10.0%		0.00	0	0		0.00	(	0		0.00	0	0	
Flat 6+	1	40	17.5%		0.00	0	0	1	39	15.0%		0.00	0	0		0.00	(	0		0.00	0	0	
Flat 6+	2	65	17.5%		0.00	0	0	ļ	61	15.0%		0.00	0	0		0.00	(	0		0.00	0	0	
Flat 6+	3	80	17.5%		0.00	0	0	1	74	15.0%		0.00	0	0		0.00	(	0		0.00	0	0	
				100%	4.14	4	325	1			100%	1.00	1	43	100%	0.00	(	0	100%	1.00	1	43	
								7		1			1	1		ı			1				
			BCIS								Occupants			Population			ha/1000						
			Lower Q			m2						Beds	Count	per unit				Playing Pite					
Terrace	2			1,603	1,603	0	0				Terrace	2	0	2.5	0			Outdoor Sp					
Terrace	3			1,603	1,603	0					Terrace	3	0					Equipped S					
Terrace	4			1,603	1,603	0	0				Terrace	4	0	2.5	0			Other (MU					
Semi	2			1,652	1,652	0					Semi	2	0		0			Parks & Ga					
Semi	3			1,652	1,652	0	0				Semi	3	0		0			Amenity G		Open Space	Required	0.098	ha
Semi	4			1,652	1,652	0	0				Semi	4	0	2.5				Natural / S	ı F				
Det	3			1,862	1,862	0	0				Det	3	0					Allotments	-	Gross - Net		0.000	
Det	4			1,862	1,862	0	0				Det	4	0				6.55	ha	l L	Shortfall / S	urplus	-0.098	ha
Det	5			1,862	1,862	0	0				Det	5	0										
Flat to5	1			1,834	1,834	86	157,351				Flat to5	1	2	2.5	5		_		г				
Flat to5	2			1,834	1,834	146	267,020				Flat to5	2	2	2.5	5	i	Summary			Constr		Saleab	
Flat to5	3			1,834	1,834	179	328,640				Flat to5	3	2	2.5	5			<u> </u>	Units	m2	Average	m2	
Flat 6+	1			2,165	2,165	0	0				Flat 6+	1	0	2.5			Market Ho		4	325	81.20	290	72.50
Flat 6+	2			2,165	2,165	0	0				Flat 6+	2	0		0		Aff - rente		1	43	42.90	39	39.00
Flat 6+	3			2,165	2,165	0	0				Flat 6+	3	0	2.5	0		Shared Ov		0	0	42.90	0	39.00
						411	753,012	]				<u> </u>	<u> </u>	Residents	15		First Hom	es	1	43	42.90	39	39.00
							1,834	£/m2											6	411		368	

SITE		S	Site 2 Strategic Green 1,000	Site 3 Large Green 300	Site 4 Green 100	Site 5 Green 100 HD Flats	Site 6 Green 60	Site 7 Green 60 HD Flats	Site 8 Green 33	Site 9 Green 21	Site 10 Green 15	Site 11 Brown 120 Brown 12	Site 12 rown Housing Br 75	Site 13 rown Housing B 30	Site 14 rown Housing B 18	Site 15 rown Housing Bro 9	Site 16 own Housing 6	Site 17 Flats 225	Site 18 Flats 90	Site 19 Flats 35	Site 20 Flats 18	Site 21 Flats 9	Site 22 Flats 6
4054	Sub Area Green Brown Use		Older Core, Green Agricultural	Older Core, Green Agricultural	Older Core, Green Agricultural	Older Core, Green Agricultural	Older Core, Green Agricultural	Older Core, Green Agricultural	Older Core, Green Agricultural	Older Core, Green Agricultural	Older Core, Green Paddock	Older Core, Brown PDL	Older Core, Brown PDL	Older Core, Brown PDL	Older Core, Brown PDL	Older Core, Brown PDL	Older Core, Brown PDL	Older Core, Brown PDL	Older Core, Brown PDL	Older Core, Brown PDL	Older Core, Brown PDL	Older Core, Brown PDL	Older Core, Brown PDL
AREA	Total Gross Net	ha ha ha	57.143 57.143 28.571	17.143 17.143 8.571	4.495 3.810 2.857	1.000 1.000 1.000	2.697 1.714 1.714	0.600 0.600 0.600	0.943 0.943 0.943	0.600 0.600 0.600	0.429 0.429 0.429	4.632 3.556 2.667	2.895 1.667 1.667	0.667 0.667 0.667	0.400 0.400 0.400	0.200 0.200 0.200	0.133 0.133 0.133	3.000 3.000 2.250	0.900 0.900 0.900	0.350 0.350 0.350	0.180 0.180 0.180	0.138 0.138 0.138	0.060 0.060 0.060
UNITS UNIT SI	Units		1000	300	100	100	60	60	33	21	15	120	75	30	18	9	6	225	90	35	18	9	6
	Market Housing Aff to rent Shared Ownership First Homes	m2 m2 m2 m2	98.52 83.02 77.73 77.73	98.71 83.19 79.15 79.15	98.86 82.39 80.50 80.50	76.53 69.98 70.40 70.40	98.14 82.76 81.71 81.71	77.72 70.22 67.73 67.73	97.34 85.71 73.00 73.00	93.63 81.50 73.00 73.00	105.30 82.33 74.50 74.50	93.90 76.15 74.66 74.66	93.81 76.11 70.13 70.13	94.38 81.50 74.67 74.67	93.83 70.23 77.00 77.00	95.00 77.00 70.00 70.00	95.75 70.00 70.00 70.00	76.81 69.77 70.59 70.59	76.86 68.78 69.18 69.18	77.47 71.81 74.25 74.25	77.47 42.90 42.90 42.90	81.20 42.90 42.90 42.90	81.20 42.90 42.90 42.90
BASE CO	DNSTRUCTION BCIS Site Costs	£/m2 %	1,464 15%	1,464 15%	1,683 15%	1,834 10%	1,681 15%	1,834 10%	1,673 15%	1,668 15%	1,696 10%	1,628 15%	1,629 15%	1,625 15%	1,631 15%	1,638 10%	1,639 10%	1,616 15%	1,834 15%	1,834 15%	1,834 15%	1,834 10%	1,834 10%
	Abnormals  Contingency Small Sites	% £ %	0.0% 2,614,093 2.5%	0.0% 793,302 2.5%	0.0% 274,747 2.5%	0.0% 68,354 2.5%	0.0% 158,972 2.5%	0.0% 41,292 2.5%	0.0% 81,583 2.5%	0.0% 43,479 2.5%	0.0% 54,291 2.5%	3.0% 86,230 5.0%	3.0% 53,646 5.0%	3.0% 21,895 5.0%	3.0% 12,728 5.0%	3.0% 6,503 5.0%	3.0% 4,285 5.0%	3.0% 135,778 5.0%	3.0% 61,391 5.0%	3.0% 24,381 5.0%	3.0% 10,884 5.0%	3.0% 5,648 5.0%	3.0% 3,765 5.0%
FEES																							
	Professional Planning <50 Planning >50	£/unit £/unit	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138	8% 462 138
SALES	Agents Legal	% % £/unit	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5%	3.0% 0.5% 0	3.0% 0.5%	3.0% 0.5%	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5%	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5% 0	3.0% 0.5%
ACQUIS	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
DEVELO	Agents Legal PER'S RETURN	% %	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%
527220	Market Housing Affordable Housing First Homes	% Value % Value % Value	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%	17.5% 17.5% 17.5%
FINANC	Finance Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0 7.5%	0	0	0	0	0	0	0 7.5%	0 7.5%
	Interest Legal and Valuation		7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	7.5% 0.0%	0.0%	0.0%
LAND	Legal and Valuation		0.0% 25,000	25,000	0.0% 25,000	0.0% 25,000	0.0% 25,000	0.0%	0.0% 25,000	0.0% 25,000	50,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	EUV Premium Premium Easements etc	% EUV £/ha £	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND	EUV Premium Premium Easements etc Market Housing Aff Rent	% EUV £/ha £ £/m2 £/m2	0.0% 25,000 0% 225,000 4,300 2,980	25,000 0% 600,000 4,300 2,980	0.0% 25,000 0% 600,000 4,300 2,980	25,000 0% 600,000 4,500 2,980	0.0% 25,000 0% 600,000 4,300 2,980	25,000 0% 600,000 4,500 2,980	0.0% 25,000 0% 600,000 4,300 2,980	0.0% 25,000 0% 600,000 4,300 2,980	0.0% 50,000 0% 600,000 4,300 2,980	1,000,000 20% 0 4,300 2,980	0.0% 1,000,000 20% 0 4,300 2,980	0.0% 1,000,000 20% 0 4,300 2,980	0.0% 1,000,000 20% 0 4,300 2,980	0.0%  1,000,000 20% 0  4,300 2,980	0.0% 1,000,000 20% 0 4,300 2,980	0.0% 1,000,000 20% 0 4,500 2,980	0.0% 1,000,000 20% 0 4,500 2,980	0.0% 1,000,000 20% 0 4,500 2,980	0.0%  1,000,000  20%  0  4,500 2,980	0.0%  1,000,000  20%  0  4,500 2,980	0.0% 1,000,000 20% 0 4,500 2,980
	EUV Premium Premium Easements etc Market Housing	% EUV £/ha £	25,000 0% 225,000 4,300	25,000 0% 600,000	25,000 0% 600,000	25,000 0% 600,000	25,000 0% 600,000	0.0% 25,000 0% 600,000	25,000 0% 600,000	25,000 0% 600,000	50,000 0% 600,000	1,000,000 20% 0	1,000,000 20% 0	1,000,000 20% 0	1,000,000 20% 0	0.0% 1,000,000 20% 0	0.0% 1,000,000 20% 0	1,000,000 20% 0	0.0% 1,000,000 20% 0	0.0% 1,000,000 20% 0	0.0% 1,000,000 20% 0	0.0% 1,000,000 20% 0	0.0% 1,000,000 20% 0
	EUV Premium Premium Easements etc  Market Housing Aff Rent Social Rent Shared Ownership	% EUV £/ha £ £ £/m2 £/m2 £/m2 £/m2	0.0% 25,000 0% 225,000 4,300 2,980 1,520 3,010	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0	25,000 0% 600,000 4,300 2,980 1,520 3,010 2,150	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0	25,000 0% 600,000 4,300 2,980 1,520 3,010	0.0% 25,000 0% 600,000 4,500 2,980 1,520 3,150	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0	0.0% 25,000 0% 600,000 4,300 2,980 1,520 3,010	0.0% 50,000 0% 600,000 4,300 2,980 1,520 3,010	0.0% 1,000,000 20% 0 4,300 2,980 1,520 3,010	0.0% 1,000,000 20% 0 4,300 2,980 1,520 3,010	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0	0.0% 1,000,000 20% 0 4,300 2,980 1,520 3,010	0.0% 1,000,000 20% 0 4,500 2,980 1,520 3,150	0.0% 1,000,000 20% 0 4,500 2,980 1,520 3,150	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150	1,000,000 20% 0 4,500 2,980 1,520 3,150
VALUES GRANT	EUV Premium Premium Easements etc  Market Housing Aff Rent Social Rent Shared Ownership First Homes  Intermediate to Buy Affordable Rent Social Rent	% EUV £/ha £ £ £/m2 £/m2 £/m2 £/m2 £/m2	0.0%  25,000 0% 225,000  4,300 2,980 1,520 3,010 2,150 0	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250 0	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150	0.0%  50,000 0% 600,000  4,300 2,980 1,520 3,010 2,150	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250	1,000,000 20% 0 4,500 2,980 1,520 3,150 2,250
VALUES GRANT	EUV Premium Premium Easements etc  Market Housing Aff Rent Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent	% EUV £/ha £ £/m2 £/m2 £/m2 £/m2 £/m2	0.0%  25,000  0%  225,000  4,300  2,980  1,520  3,010  2,150  0  0	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0	25,000 0% 600,000 4,300 2,980 1,520 3,010 2,150	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0	25,000 0% 600,000 4,300 2,980 1,520 3,010 2,150	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0	0.0%  50,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0	1,000,000 20% 0 4,500 2,980 1,520 3,150 2,250
VALUES GRANT	EUV Premium Premium Easements etc  Market Housing Aff Rent Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent	% EUV £/ha £ £/m2 £/m2 £/m2 £/m2 £/mit £/unit £/unit	0.0%  25,000 0% 225,000  4,300 2,980 1,520 3,010 2,150 0 0 0 0.10%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0 0	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0	0.0%  50,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 0 3.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 0 3.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 0 3.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 0 3.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 3.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250 0 0 0 3.00%	0.0%  1,000,000  20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 3.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250 0 0 0 3.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 3.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 3.00%	1,000,000 20% 0 4,500 2,980 1,520 3,150 2,250 0 0
VALUES GRANT	EUV Premium Premium Easements etc  Market Housing Aff Rent Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus  Acc & Adpt	% EUV £/ha £ £/m2 £/m2 £/m2 £/m2 £/unit £/unit £/unit % £/ha % £/m2 %	0.0%  25,000 0% 225,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 0.00% 18.00	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 0.00% 18.00	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 0.00% 18.00	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 0.00% 18.00	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 0.00% 18.00	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 0.00% 18.00	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 0.00% 18.00	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 0.00% 18.00	0.0%  50,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0 0.10% 0.00% 0.00% 18.00	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0.00% 18.00	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 0 3.00% 0 0.00% 18.00	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0  3.00% 0 0.00% 0.00% 18.00	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0.00% 0.00% 18.00	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0.00% 0.00% 18.00	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0.00% 0.000 18.00	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 3.00% 0 0.00% 18.00	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 0.00% 18.00	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 3.00% 0 0.00% 18.00	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 3.00% 0 0.00% 18.00	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 3.00% 0 0.00% 18.00	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250 0 0 0 3.00% 0.00% 0.00% 18.00
VALUES GRANT	EUV Premium Premium Easements etc  Market Housing Aff Rent Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG  CO2 Plus	% EUV £/ha £ £/m2 £/m2 £/m2 £/m2 £/unit £/unit £/unit % £/ha % £/m2 %	0.0%  25,000 0% 225,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0.10% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0.10% 0 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10 0.00%	0.0%  50,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0 0.10% 0 0.00% 0.00 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00% 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 0 0.00% 18.00 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 0 0.00% 0.00% 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0  3.00% 0 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0.00% 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0.00% 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0  3.00% 0 0 0.00% 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 0.00% 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 18.00% 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0  3.00% 0 0.00% 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250 0 0 0 0.00% 0.00% 18.00 0.10 0.00%
VALUES GRANT	Legal and Valuation  EUV Premium Premium Easements etc  Market Housing Aff Rent Social Rent Shared Ownership First Homes  Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG  CO2 Plus  Acc & Adpt  Water	% EUV	0.0%  25,000 0% 225,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 0.00% 18.00 0.10	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 0.00% 18.00 0.10	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0.10% 0.00% 18.00 0.10	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 0.00% 18.00 0.10	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0 0.00% 0.00 18.00 0.10	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0 0.10% 0.00% 0.00% 18.00 0.10	0.0%  50,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0 0.10% 0.00% 18.00 0.10	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 0 3.00% 0 0.00% 0.00% 18.00 0.10	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 0 3.00% 0 0.00% 0.00% 18.00 0.10	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 0 3.00% 0 0.00% 18.00 0.10	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0.00% 0.00 0.00% 18.00 0.10	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0  3.00% 0 0 0.00% 0.00 18.00 0.10	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0  3.00% 0 0 0.00% 0.000 18.00 0.10	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0  3.00% 0 0.00% 0.00% 18.00 0.10	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 0.00% 18.00 0.10	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0  3.00% 0 0.00% 18.00 0.10	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0 3.00% 0 0.00% 18.00 0.10	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0  3.00% 0 0.00% 18.00 0.10	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 0.00% 18.00 0.10
VALUES GRANT	Legal and Valuation  EUV Premium Premium Easements etc  Market Housing Aff Rent Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus  Acc & Adpt Water Over Extra 1 Over Extra 2  CIL Pre CIL s106	% EUV	0.0%  25,000 0% 225,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0 0.00% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 0.000 18.00 0.10 0.00% 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250 0 0 0 0 0.10% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0 0.00% 18.00 0.10 0.00% 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	0.0%  50,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0 0 0.10% 0 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00% 18.00 0.10 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0 0 3.00% 0 0.00% 18.00 0.10 0.00% 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00% 18.00 0.10 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% 0.00% 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0 3.00% 0 0.00% 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0 3.00% 0 0.00% 0.00  18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0.00% 0.000 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0 3.00% 0 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0 3.00% 0 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0 3.00% 0 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0 0 3.00% 0 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250 0 0 0 0.00% 0.00% 18.00 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%
VALUES GRANT	Legal and Valuation  EUV Premium Premium Easements etc  Market Housing Aff Rent Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG  CO2 Plus  Acc & Adpt  Water Over Extra 1  Over Extra 2	% EUV £/ha £ £/m2 £/m2 £/m2 £/m1 £/unit £/unit £/m2 £/m2 %	0.0%  25,000 0% 225,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 0.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00%	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 0.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0 0.00% 0 0.00%	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10 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% 0.00% 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0.00% 0.00% 0.00  18.00 0.10% 0 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	0.0%  50,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0 0.00% 0.00% 0.00 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0.00% 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150 0 0 0 0.00% 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0.00% 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0.00% 0.00% 0.00 0.00% 0.00% 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0  3.00% 0 0.00% 0.00% 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 0.00% 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 0.00% 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0 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%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0 3.00% 0 0.00% 0.00 0.00% 0.00% 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0  3.00% 0.00% 0.00% 0.00% 0 0.00% 0 0.00% 0 0.00%
VALUES GRANT	Legal and Valuation  EUV Premium Premium Easements etc  Market Housing Aff Rent Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus  Acc & Adpt Water Over Extra 1 Over Extra 2  CIL Pre CIL s106 Post CIL s106 Inf Tariff  Affordable Housing	% EUV	0.0%  25,000 0% 225,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 0.00  18.00 0.10 0.00% 0.00% 0 0 0 0	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 0.00  18.00 0.10 0.00% 0.00% 0 0 0.00% 0 0 0 0	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 0.00 18.00 0.10 0.00% 0 0 0.00% 0 0.00% 0 0 0.00% 0 0 0 0	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00% 18.00 0.10 0.00%	0.0%  50,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0 0.00% 0.00% 18.00 0.10 0.00% 0.	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0 3.00% 0 0.00% 0.00 18.00 0.10 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00  18.00 0.10 0.00% 0 0 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0 3.00% 0 0.00% 18.00 0.10 0.00% 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0 0 0.00% 0 0.00% 0 0 0 0	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0  3.00% 0 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0 0.00% 0 0 0.00% 0 0 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0 0 0.00% 0 0 0 0	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0 0 3.00% 0 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0 0 0.00% 0 0 0 0	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250 0 0 0 0.00% 0.00% 18.00 0.00%
VALUES GRANT	EUV Premium Premium Easements etc  Market Housing Aff Rent Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus  Acc & Adpt Water Over Extra 1 Over Extra 2  CIL Pre CIL s106 Post CIL s106 Inf Tariff  Affordable Housing Overal	% EUV	0.0%  25,000 0% 225,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 0.00 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 25,000	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 25,000 25,000	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 25,000 25,000	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 18.00 0.10 0.00% 18.00 0.10 0.00% 0.00% 0.00% 25,000 25,000	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 25,000 25,000	0.0%  25,000 0% 600,000  4,500 2,980 1,520 3,150 2,250  0 0 0 0.10% 0.00% 18.00 0.10 0.00% 18.00 0.10 0.00% 0.00% 0.00% 25,000 25,000	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.10% 0.00% 0.00 18.00 0.10 0.00%	0.0%  25,000 0% 600,000  4,300 2,980 1,520 3,010 2,150  0 0 0 0.00% 0.00% 0.00 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 25,000 25,000	0.0%  50,000 0% 600,000  4,300 2,980 1,520 3,010 2,150 0 0 0.00% 0.00% 0.00 18.00 0.10 0.00% 0.00% 0.00% 0.00% 25,000 25,000	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 25,000 25,000	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 25,000	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0  3.00% 0 0 0.00% 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0 0 0 0 0 0 0	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 25,000 25,000	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 0 3.00% 0.00% 0.00 18.00 0.10 0.00% 0.00% 0.00% 0 0.00% 0 0.00% 25,000	0.0%  1,000,000 20% 0  4,300 2,980 1,520 3,010 2,150  0 0 0 3.00% 0 0 0.00% 0.000 18.00 0.10 0.00% 0 0.00% 0 0.00% 0 0.00% 25,000	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 3.00% 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 25,000 25,000	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 25,000 25,000	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0 3.00% 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 25,000	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0 3.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 25,000	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250  0 0 0 0 3.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 25,000	0.0%  1,000,000 20% 0  4,500 2,980 1,520 3,150 2,250 0 0 0  3.00% 0.00% 0.00% 18.00 0.10 0.00% 0.00% 0.00% 0.00% 25,000

			Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22
			Strategic	Large Green		Green 100 HD	Green 60		Green 33	Green 21	Green 15	Brown 120	Brown	Brown	Brown	Brown	Brown	Flats 225	Flats 90	Flats 35	Flats 18	Flats 9	
			Green 1.000	300	Green 100	Flats	Green oo	Flats	Green 33	Green 21	Green 13	Housing	Housing 75	Housing 30	Housing 18	Housing 9	Housing 6	11013 223	11013 30	11013 33	11013 10	riats 5	110030
		Older Core. Ce	entres & Estates	tres & Estates	tres & Estates		tres & Estates		Centres & Estates	tres & Estates	tres & Estates					0 -		es & Estates	tres & Estates	ntres & Estates it	res & Estates it	res & Estates	tres & Estates
	Green/brown field		Green	Green	Green		Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
	ose		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paudock	PDL	PDL	FUL	PDL	FUL	FUL	PUL	PDL	FUL	FUL	FDL	PDL
Site Area	Gross	ha	57.143	17.143	3.810	1.000	1.714	0.600	0.943	0.600	0.429	3.556	1.667	0.667	0.400	0.200	0.133	3.000	0.900	0.350	0.180	0.138	0.060
	Net	ha	28.571	8.571	2.857	1.000	1.714	0.600	0.943	0.600	0.429	2.667	1.667	0.667	0.400	0.200	0.133	2.250	0.900	0.350	0.180	0.138	0.060
Units			1,000	300	100	100	60	60	33	21	15	120	75	30	18	9	6	225	90	35	18	9	6
Mix	Market Housing		69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%
	Affordable Overall		31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%
	Affordable Rent		4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%
	Social Rent		16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%	16.7%
	Shared Ownership		0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0% 9.9%
	First Homes		9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%	9.9%
E totte i		C/L	35.000	25.000	25.000	25.000	25.000	35.000	25.000	25.000	50.000	4 000 000	4 000 000	4 000 000	4 000 000	4 000 000	4 000 000	4 000 000	4 000 000	4 000 000	4 000 000	4 000 000	1 000 000
Existing L	ise value	£/ha	25,000	25,000 428.571	25,000 112.366	,	25,000	25,000 15.000	25,000	25,000	50,000	1,000,000	1,000,000	1,000,000 666.667	1,000,000 400.000	1,000,000 200.000	1,000,000	1,000,000	1,000,000 900.000	1,000,000 350.000	1,000,000 180.000	1,000,000	1,000,000
		£ site	1,428,571	428,5/1	112,300	25,000	67,420	15,000	23,571	15,000	21,429	4,631,667	2,894,792	666,667	400,000	200,000	133,333	3,000,000	900,000	350,000	180,000	138,462	60,000
Uplift		£/ha	225.000	600.000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
- p		£ site	12.857.143	10.285.714	2.696.786	600.000	1.618.071	360.000	565.714	360.000	257.143	926.333	578.958	133.333	80.000	40.000	26,667	600.000	180.000	70.000	36,000	27,692	12,000
				, ,		,	, , ,	,	-	,	•	, , , , , ,	, ,	,	,	,		,	,			•	,
Benchma	rk Land Value	£/ha	250,000	625,000	625,000	625,000	625,000	625,000	625,000	625,000	650,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
		£ site	14,285,714	10,714,286	2,809,152	625,000	1,685,491	375,000	589,286	375,000	278,571	5,558,000	3,473,750	800,000	480,000	240,000	160,000	3,600,000	1,080,000	420,000	216,000	166,154	72,000
Residual	Gross	£/ha	749,890	696,368	435,286	-660,816	426,445	-684,033	696,096	659,984	345,264	333,351	319,682	566,353	588,853	899,483	971,693	-364,552	-2,604,248	-2,936,082	-1,828,258	-697,891	-1,073,679
	Net	£/ha	1,499,781	1,392,736	684,759	-660,816	670,851	-684,033	696,096	659,984	345,264	578,989	555,247	566,353	588,853	899,483	971,693	-486,070	-2,604,248	-2,936,082	-1,828,258	-697,891	-1,073,679
		£ site	42,850,883	11,937,735	1,956,454	-660,816	1,150,031	-410,420	656,319	395,990	147,970	1,543,969	925,412	377,568	235,541	179,897	129,559	-1,093,657	-2,343,823	-1,027,629	-329,087	-96,631	-64,421



INCOME	Av Size m2		%	Number	Price	GDV	GIA
				1,000	£/m2	£	m2
	Gross	Net					
Market Housing	98.5	98.29	69.00%	690	4,300	291,617,400	67,976
Affordable Overall			31%	310			
Affordable Rent	83.0	82.41	4.34%	43	2,980	10,658,076	3,603
Social Rent	83.0	82.41	16.74%	167	1,520	20,968,717	13,898
Shared Ownership	77.7	77.34	0.00%	0	3,010	0	(
First Homes	77.7	77.34	9.92%	99	2,150	16,495,744	7,710
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	28.571 ha		35	/ha		339,739,937	93,188
SITE AREA - Gross	57.143 ha		18	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarte	rs					

0 0 0			CONST
339,739,937	93,188		
	,	•	FINAN
JN Residual MACRO	ctrl+r losing balance =	0	
JN CIL MACRO ctrl+l	losing balance =	30,782,907	SALES
neck on phasing dwgs correct			

LAND			/unit or m2	Total		
	Land		•		42,850,883	
	Stamp Duty			2,132,044		
	Easements etc			0		
	Legals /Acquis	ition	1.50%	642,763	2,774,807	
Fees						
	Planning			154,200		
	Professional		8.00%	15,245,841	15,400,041	
CONSTRUCTIO						
	Build Cost		1,706	158,984,317		
	s106 / CIL / IT			25,000,000		
	Contingency		2.50%	3,974,608		
	Abnormals	%	0.00%	0		
		£		2,614,093	190,573,018	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valu	ation		0	0	
SALES						
571225	Agents	%	3.0%	10,192,198		
	Legals	%	0.5%	1,698,700		
	0	£/unit	0	0		
	Misc.	%	0.0%	0	11,890,898	263,489,64
Developers Pro	· fr					
vevelopers Pro	Market Housir	ng % Value	17.50%			51,033,04
	Affordable Ho	using % Value	17.50%			5,534,68

e calc				Build Cost		
p fee	dwgs	rate				
	1,000			CO2 Plus	%	
der 50	50	462	23,100		£/m2	
er 50	950	138	131,100	Acc & Adpt	%	
		Total	154,200		£/m2	
				Water	£/m2	
calc - Residual				Over Extra 1	%	
nt			42,850,883		£/m2	
		Total	2,132,044	Over Extra 2	%	
					£/m2	
calc - Residual				Small Site	%	
nt			14,285,714			
		Total	703,786	Site Costs	Base	
					BNG	
	25,000 £/	Unit (all)				
	To:		25,000,000			
	10	ldi	25,000,000			
6	25,000	£/ Unit (all)	25,000,000			
	0	£/m2	0			

									First Homes	% Value	17.50%			2,886,755	1									
RESIDUAL CASH FLOW FOR INTEREST															•									
	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
INCOME																								
UNITS Started	50	100	135	135	135	135	135	135	40															
Market Housing		14,580,870	29,161,740	39,368,349	39,368,349	39,368,349	39,368,349	39,368,349	39,368,349	11,664,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		532,904	1,065,808	1,438,840	1,438,840	1,438,840	1,438,840	1,438,840	1,438,840	426,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		1,048,436	2,096,872	2,830,777	2,830,777	2,830,777	2,830,777	2,830,777	2,830,777	838,749	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy		824,787	1,649,574	2,226,925	2,226,925	2,226,925	2,226,925	2,226,925	2,226,925	659,830	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	16,986,997	33,973,994	45,864,892	45,864,892	45,864,892	45.864.892	45,864,892	45,864,892	13.589.597	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	U	10,960,997	33,973,994	45,604,632	45,804,892	43,004,032	43,004,032	43,004,032	45,604,632	13,363,337	U	U		U					U	U	U		U	
EXPENDITURE																								
Stamp Duty	2,132,044																							
Easements etc.	0																							
Legals Acquisition	642,763																							
	0-12,7-05																							
Planning Fee	154,200																							
Professional	15,245,841																							
	15,245,641																							
Build Cost - BCIS Base		7,949,216	15,898,432	21,462,883	21,462,883	21,462,883	21,462,883	21,462,883	21,462,883	6,359,373	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		1,250,000	2,500,000	3,375,000	3,375,000	3,375,000	3,375,000	3,375,000	3,375,000	1.000.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		198,730	397,461	536,572	536,572	536,572	536,572	536,572	536,572	158,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		130,705	261,409	352,903	352,903	352,903	352,903	352,903	352,903	104,564	0	0	0	0	0	0	0	0	0	0	0	0	0	0
																					-			
Finance Fees	0																							
Legal and Valuation	0																							
_																								
Agents	0	509,610	1,019,220	1,375,947	1,375,947	1,375,947	1,375,947	1,375,947	1,375,947	407,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	84,935	169,870	229,324	229,324	229,324	229,324	229,324	229,324	67,948	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	18,174,849	10,123,196	20,246,392	27,332,629	27,332,629	27,332,629	27,332,629	27,332,629	27,332,629	8,098,557	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Land	42,850,883									_						_		_						
Interest		4,576,930	4,405,415	3,706,250	2,594,300	1,398,952	113,954	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								51,033,045
Affordable for Rent																								5,534,689
First Homes																								2,886,755
Cash Flow	. , ,	2,286,871	9,322,188	14,826,012	15,937,963	17,133,311	18,418,309	18,532,263	18,532,263	5,491,041	0	0	0	0	0	0	0	0	0	0	0	0	0	-59,454,489
Opening Balance	0	50 720 060	40.446.673	24 500 660	40.653.607	4 540 306	46 000 022	25 424 405	52.062.440	50 454 400	50 454 400	50 454 400	50 454 400	50 454 400	50 454 400	50 454 400	50 45 4 400	50 454 400	50 454 400	50 454 400	50 454 400	50 454 400	50 454 400	
Closing Balance	-61,025,732	-58,738,860	-49,416,673	-34,590,660	-18,652,697	-1,519,386	16,898,922	35,431,185	53,963,448	59,454,489	59,454,489	59,454,489	59,454,489	59,454,489	59,454,489	59,454,489	59,454,489	59,454,489	59,454,489	59,454,489	59,454,489	59,454,489	59,454,489	0



Site 3 Large Green 300 Price £/m2 Gross 98.7 Net 98.47 4,300 87,651,200 20,432 69.00% Market Housing Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,010 2,150 5,048,544 2,356 Grant and Subsidy Affordable Rent Social Rent Shared Ownership SITE AREA - Net SITE AREA - Gross 102,209,441 Sales per Quarter Unit Build Time

RUN CIL MACRO ctrl+I

Closing balance = 1,845,523

Whole Site

11,937,735

428,571
0 Residual Land Value
Existing Use Value
Uplift

LAND			/unit or m2	Total		
	Land		•		11,937,735	
	Stamp Duty			586,387		
	Easements etc.			0		
	Legals /Acquisitio	nc	1.50%	179,066	765,453	
Fees						
	Planning			57,600		
	Professional		8.00%	4,587,436	4,645,036	
CONSTRUCTION						
	Build Cost		1,706	47,853,315		
	s106 / CIL / IT			7,500,000		
	Contingency		2.50%	1,196,333		
	Abnormals	%	0.00%	0		
l		£		793,302	57,342,950	
FINANCE						
	Fees		0%	0		
ı	Interest		7.50%			
	Legal and Valuati	ion		0	0	
SALES						
JALLS	Agents	%	3.0%	3,066,283		
ı	Legals	%	0.5%	511,047		
ı	0	£/unit	0	0		
	Misc.	%	0.0%	0	3,577,330	78,268,504
Developers Profit	<del></del>					
Developers	Market Housing	% Value	17.50%			15,338,960
	ACC - ad - bd - dd - acc	* 0/ \/	47.500/			4

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	300		
No dwgs under 50	50	462	23,10
No dwgs over 50	250	138	34,50
		Total	57,60
Stamp duty calc - Residual			
Land payment			11,937,73
* *		Total	586,38
Stamp duty calc - Residual			
Land payment			10,714,28
		Total	525,2
Pre CIL s106	25,000 £/	Unit (all)	
FIE CIL SIOU			7 500 0
	To	tai	7,500,00
Post CIL s106	25,000	£/ Unit (all)	7,500,00
CIL	0	£/m2	
		Tatal	7 500 0

-	BNG	0.10%	1.48
Site Costs	Base	15.00%	222.34
			1,482.27
Small Site	%	0.00%	0.00
	£/m2	0.00	0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Water	£/m2		0.10
	£/m2		18.00
Acc & Adpt	%	0.00%	0.00
	£/m2		0.00
CO2 Plus	%	0.00%	0.00
			1,464.17
Build Cost			/m2

										Affordable Housing First Homes	% Value % Value	17.50% 17.50%			1,664,197 883.495										
SIDUAL CASH FLOW FO	OR INTEREST									ruscrionics	70 Value	17.5070			000,433										
-		Year 1				Year 2				Year 3				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	Q4
ITS Started				17	18	17	18	17	18	17	18	17	18	17	18	17	18	17	18	20					
rket Housing					0	0	0	4,966,901	5,259,072	4,966,901	5,259,072	4,966,901	5,259,072	4,966,901	5,259,072	4,966,901	5,259,072	4,966,901	5,259,072	4,966,901	5,259,072	4,966,901	5,259,072	5,843,413	0
ordable Rent					0	0	0	181,601	192,283	181,601	192,283	181,601	192,283	181,601	192,283	181,601	192,283	181,601	192,283	181,601	192,283	181,601	192,283	213,648	0
ial Rent					0	0	0	357,282	378,299	357,282	378,299	357,282	378,299	357,282	378,299	357,282	378,299	357,282	378,299	357,282	378,299	357,282	378,299	420,332	0
red Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
st Homes					0	0	0	286,084	302,913	286,084	302,913	286,084	302,913	286,084	302,913	286,084	302,913	286,084	302,913	286,084	302,913	286,084	302,913	336,570	0
ant and Subsidy INCOME			•		0	0	0	5.791.868	0	5 704 000	0	0 5.791.868	6.132.566	5 704 000	0	0	6.132.566	0	0	5.791.868	0	5 704 000	0	6.813.963	0
INCOIVIE			U					5,/91,868	6,132,566	5,791,868	6,132,566	5,/91,868	6,132,566	5,791,868	6,132,566	5,791,868	6,132,566	5,791,868	6,132,566	5,/91,868	6,132,566	5,791,868	6,132,566	6,813,963	
PENDITURE																									
mp Duty		586,387																							
sements etc.		0																							
als Acquisition		179,066																							
ining Fee		57,600																							
essional		2,293,718		2,293,718																					
Cost - BCIS Base			0	903.896	1.860.962	2.764.858	2.818.029	2.764.858	2.818.029	2.764.858	2.818.029	2.764.858	2.818.029	2.764.858	2.818.029	2.764.858	2.818.029	2.764.858	2.818.029	2.924.369	2.020.473	1.063.407	0	0	0
/CIL/Tariff			0	141,667	291,667	433,333	441,667	433,333	441,667	433,333	441,667	433,333	441,667	433,333	441,667	433,333	441,667	433,333	441,667	458,333	316,667	166,667	0	0	0
tingency			0	22,597	46,524	69,121	70,451	69,121	70,451	69,121	70,451	69,121	70,451	69,121	70,451	69,121	70,451	69,121	70,451	73,109	50,512	26,585	0	0	0
ormals			0	14,985	30,851	45,835	46,717	45,835	46,717	45,835	46,717	45,835	46,717	45,835	46,717	45,835	46,717	45,835	46,717	48,480	33,495	17,629	0	0	0
ince Fees		0																							
al and Valuation		0																							
		-																							
nts		0	0	0	0	0	0	173,756	183,977	173,756	183,977	173,756	183,977	173,756	183,977	173,756	183,977	173,756	183,977	173,756	183,977	173,756	183,977	204,419	0
als		0	0	0	0	0	0	28,959	30,663	28,959	30,663	28,959	30,663	28,959	30,663	28,959	30,663	28,959	30,663	28,959	30,663	28,959	30,663	34,070	0
c.				0																					
TS BEFORE LAND INT	AND PROFIT	3,116,771	0	3,376,863	2,230,004	3,313,148	3,376,863	3,515,864	3,591,502	3,515,864	3,591,502	3,515,864	3,591,502	3,515,864	3,591,502	3,515,864	3,591,502	3,515,864	3,591,502	3,707,007	2,635,787	1,477,003	214,640	238,489	0
Residual Valuation	Land	11,937,735	282,272	287,565	356,273	404.765	474.476	546.689	514,264	476,262	442.516	403,169	368,053	327,309	290,771	248.578	210,564	166.867	127,320	82,063	44,510	0	2	2	0
elopers Return	Interest		202,212	207,303	330,273	404,703	4/4,4/0	340,089	314,204	470,202	442,310	403,109	300,033	327,309	250,771	240,378	210,304	100,807	127,320	02,003	44,310	U	U	U	
Market Housing		1				1								l											15,33
Affordable for Rent		1				1								l											1,664
First Homes		1												I								1			883
Je rionies	Cash Flow	-15.054.506	-282,272	-3.664.427	-2.586.276	-3.717.913	-3.851.339	1,729,316	2.026.800	1.799.743	2,098,548	1.872.836	2.173.011	1,948,696	2.250.293	2.027.427	2.330.500	2.109.138	2.413.744	2.002.799	3,452,270	4.314.865	5.917.927	6,575,474	-17.88
	Opening Balance	0	,-/-	2,201,127	_,_50,270	5,. 17,515	2,232,333	-,: -3,510	_,0,000	2,:23,:43	2,220,340	2,2.2,030	_, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2,2 .0,030	_,0,_55	-,,,,	_,,	_,,_,_	2,:23,744	-,:32,:33	2,.32,270	-,524,003	2,227,327	2,2.3,174	17,00
	Closing Balance	-15.054.506	-15.336.777	-19.001.205	-21.587.481	-25.305.394	-29.156.733	-27.427.417	-25,400,617	-23.600.874	-21.502.326	-19.629.490	-17.456.479	-15.507.784	-13.257.490	-11.230.064	-8.899.563	-6.790.425	-4.376.682	-2.373.883	1.078.386	5.393.252	11.311.178	17.886.652	



Site 4 Green 100 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 98.9 Net 98.65 4,300 69.00% 29,270,100 6,821 Market Housing Land Stamp Duty 23,100 6,900 £/m2 % Acc & Adpt 0.00% 87,323 No dwgs over 50 Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,010 2,150 Legals /Acquisition 1.50% 29,347 116,669 Water Over Extra 1 2,081,627 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 1,716,904 Over Extra 2 Planning Professional % £/m2 1,754,444 8.00% 1,724,444 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 15.00% Site Costs Build Cost 1,958 18.322.739 s106 / CIL / IT Contingency Abnormals 2,500,000 458,068 SITE AREA - Net SITE AREA - Gross 34,126,690 274,747 21,555,554 2,500,000 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 2,500,000 Inf Tariff Residual Land Value 112.366 RUN CIL MACRO ctrl+l 0.00% Closing balance = -1,652,381 1,023,801 170,633 £/unit 1.194.434 26,577,556 17.50% 17.50% 17.50% 5,122,268 Market Housing % Value Affordable Housing % Value First Homes % Value 549,445 300,458 RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Frant and Substitute Year 1 Q1 Year 4 Q1 Q2 Q2 Q4 Q4 10 2,927,010 105,806 208,163 10 2,927,010 105,806 208,163 2,927,010 105,806 208,163 2,927,010 105,806 208,163 2,927,010 105,806 208,163 2,927,010 105,806 208,163 2,927,010 105,806 208,163 2,927,010 105,806 208,163 2,927,010 105,806 208,163 2,927,010 105,806 208,163 0 171,690 0 171,690 0 171,690 0 171,690 0 171,690 0 171,690 0 171,690 0 171,690 0 171,690 171,690 Grant and Subsidy 3.412.669 3.412.669 3.412.669 3.412.669 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 87,323 0 29,347 30,000 862,222 Planning Fee 862.222 ofessional 0 610,758 1,221,516 1.832,274 1.832,274 1.832,274 1.832,274 1.221,516 610,758 0 0 uild Cost - BCIS Base 1,832,274 1,832,274 1,832,274 1,832,274 
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First Homes

-2.965.345

-1,637,383 -1,524,381

-2,271,481 -2,314,071

935.765 953.311

-4.658.329 -6.182.710 -8.454.191 -10.768.262 -9.832.497 -8.879.186 -7.908.001 -6.918.606

971.185

989.395

1,007,946 1,026,845

-5.910.659 -4.883.814

1,764,617 2,516,222 3,281,920 3,293,226

549,445 300,458 -5,972,171



Site 5 Green 100 HD Flats Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 76.5 Net 68.33 4,500 69.00% 21,217,500 Market Housing 5,281 Land Stamp Duty 23,100 6,900 £/m2 % Acc & Adpt 0.00% No dwgs over 50 Affordable Overal Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,150 2,250 Legals /Acquisition 822,798 1,618,774 1.50% -9,912 -9,912 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 1,428,480 Over Extra 2 Planning Professional % £/m2 1,481,875 8.00% 1,451,875 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 2,039 15.200.087 s106 / CIL / IT Contingency Abnormals 2,500,000 380,002 SITE AREA - Net SITE AREA - Gross 25,087,552 68,354 18,148,444 2,500,000 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 2,500,000 Inf Tariff Residual Land Value RUN CIL MACRO ctrl+l 0.00% Closing balance = -2,607,855 Agents Legals 3.0% 0.5% 752,627 125,438 £/unit 878.064 19,837,655 17.50% 17.50% 17.50% 3,713,063 Market Housing % Value Affordable Housing % Value First Homes % Value 427,275 249,984 RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Frant and Substantian Year 1 Q1 Year 4 Q1 Q2 Q2 Q4 Q4 10 2,121,750 82,280 161,877 2,121,750 82,280 161,877 2,121,750 82,280 161,877 2,121,750 82,280 161,877 2,121,750 82,280 161,877 2,121,750 82,280 161,877 2,121,750 82,280 161,877 2,121,750 82,280 161,877 2,121,750 82,280 161,877 2,121,750 82,280 161,877 0 142,848 0 142,848 0 142,848 0 142,848 0 142,848 0 142,848 0 142,848 0 142,848 0 142,848 0 142,848 Grant and Subsidy 2.508.755 2.508.755 2.508.755 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 0 0 -9,912 30,000 725,938 Planning Fee 725.938 ofessional 0 506,670 1,013,339 1,520,009 1,520,009 1,520,009 1,520,009 1,013,339 506,670 0 0 uild Cost - BCIS Base 1,520,009 1,520,009 1,520,009 1,520,009 
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 0 83,333 166,667 0 12,667 25,333 0 2,278 4,557 
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 250,000 38,000 6,835 166,667 25,333 4,557 ontingency onormals nance Fees 0 egal and Valuation Agents Legals 75,263 12,544 COSTS BEFORE LAND INT AND PROFIT 746.026 1.209.896 1,814,844 1.814.844 1.902.651 1.902.651 1.902.651 1.902.651 1.902.651 1.902.651 1.297.703 1.330.886 692.755 87.806 87.806 For Residual Valuatio 1,598 1,628 26,612 49,797 84,759 120,376 111,269 101,991 92,539 82,909 73,099 63,106 41,582 8,311 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent

First Homes

-1.332.513 -1.236.508

-1,864,641 -1,899,603

-1.419.321 -2.655.829 -4.520.470 -6.420.074

485,728 494,835

504,114

-5.934.345 -5.439.510 -4.935.396 -4.421.831

513,566

523,195

533,005

-3.898.636 -3.365.631

1,147,947 1,774,419 2,412,638 2,420,949

3,713,063 427,275 249,984 -4,390,322



e 6	0	Green 60																							
OME	Av Size n	n2	%	Number 60	Price £/m2				DEVELOPMENT C	OSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			
t Housing	Gross 98.1	Net 97.90	69.00%	41	4,300	17,428,592	4,063	:	LAND	Land Stamp Duty		/unit or m2	Total 47,002	1,150,031			No dwgs No dwgs under 50 No dwgs over 50	dwgs 60 50 10				CO2 Plus Acc & Adpt	% £/m2 %	0.00	
able Overall able Rent	82.8	82.25	31% 4.34%	3	2,980			;		Easements etc. Legals /Acquisition		1.50%	0 17,250	64,252					Total	24,480		Water	£/m2 £/m2		
lent Ownership omes	82.8 81.7 81.7	82.25 81.71 81.71	16.74% 0.00% 9.92%			0	0		Fees	Planning			24,480				Stamp duty calc - R Land payment	Residual	Total	1,150,031 47,002		Over Extra 1 Over Extra 2	% £/m2 %	0.00	
nd Subsidy	Affordable Rent				-,	0	)			Professional		8.00%	1,030,086	1,054,566			Stamp duty calc - R	Residual				Small Site	£/m2 %		.00
	Social Rent Shared Ownership				(	0 0	•		CONSTRUCTION	Build Cost s106 / CIL / IT		1,956	10,943,520 1,500,000				Land payment		Total	1,685,491 73,775		Site Costs	Base BNG	15.00 0.10	
A - Net A - Gross	1.714 h 2.697 h		35 22			20,368,228	5,596			Contingency Abnormals	% £	2.50% 0.00%	273,588 0	42.076.000			Pre CIL s106		£/ Unit (all)	4 500 000					
Quarter d Time	0	Quarters							FINANCE		£		158,972	12,876,080			Post CIL s106	25,000	f/ Unit (all)	1,500,000 1,500,000					
		Whole Site	Per ha NFT	Per ha GROSS		RUN Residual MAC	CRO ctrl+r Closing balance =	0		Fees Interest Legal and Valuation		0% 7.50%	0	0			CIL	0	£/m2 Total	0 <b>1,500,000</b>					
Land Value Use Value		1,150,031 67,420	670,851	426,445 25,000	l	RUN CIL MACRO cti	trl+l										Inf Tariff	% GDV 0.00%		0					
Plus /I	na 600,000 Henchmark Land Value	0 1,618,071 <b>1.685.491</b>		0 600,000 <b>625,000</b>		Check on phasing d	Closing balance =	-998,207	SALES	0	%	3.0% 0.5%	611,047 101,841												
			£/m2				rrect	J			£/unit %	0	0	712,888	15,857,818										
al Profit		266,957	66						Developers Profit	t Market Housing	% Value	17.50%			3,050,004										
AL CASU FLOW	/ FOR INTEREST									Affordable Housing	% Value % Value	17.50% 17.50%			331,442 182,994										
AL CASH FLOW															102/334										
	TOWNWELLEST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	
arted Housing		Year 1 Q1	Q2	<b>Q3</b> 10	Q4 10 0		Q2 10 0	10 2,904,765	10 2,904,765	Q1 2,904,765	2,904,765	2,904,765	2,904,765		•	Q3	Q4		Q2	<b>Q3</b>	<b>Q4</b>		<b>Q2</b>	Q3	
arted Housing ole Rent ent		Year 1 Q1	Q2	<b>Q3</b> 10	Q4 10 0 0		Q2 10 0 0	10 2,904,765 106,376 209,283	10 2,904,765 106,376 209,283	2,904,765 106,376 209,283	2,904,765 106,376 209,283	2,904,765 106,376 209,283	2,904,765 106,376 209,283	Q1	Q2	Q3			Q2 0 0 0	Q3 0 0 0			Q2 0 0 0	Q3 0 0	
arted Housing ble Rent ent Ownership mes		Year 1 Q1	Q2	Q3 10	Q4 10 0 0 0 0		Q2 10 0 0 0 0	10 2,904,765 106,376	10 2,904,765 106,376	Q1 2,904,765 106,376	2,904,765 106,376	2,904,765 106,376	2,904,765 106,376	Q1	Q2	Q3 0 0 0 0			Q2 0 0 0 0 0	Q3 0 0 0 0 0			Q2 0 0 0 0 0	Q3 0 0 0 0	
arted Housing ble Rent ent Ownership		Year 1 Q1	Q2 0	Q3 10	Q4 10 0 0 0 0 0 0		Q2 10 0 0 0 0 0 0	10 2,904,765 106,376 209,283 0	10 2,904,765 106,376 209,283 0	2,904,765 106,376 209,283 0	2,904,765 106,376 209,283 0	2,904,765 106,376 209,283 0	2,904,765 106,376 209,283 0	Q1	Q2	Q3 0 0 0 0 0 0			Q2 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0			Q2 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0	
ousing e Rent t t wnership es   Subsidy   INCON		Q1	Q2 0	Q3 10	10 0 0 0 0 0		Q2 10 0 0 0 0 0 0	10 2.904.765 106.376 209.283 0 174.280	10 2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280	Q1	Q2	Q3 0 0 0 0 0 0 0 0	0 0 0 0 0		Q2 0 0 0 0 0 0 0 0	Q3 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	
exising Exert  E		0 47,002 0 17,250	Q2 0	Q3 10	10 0 0 0 0 0		Q2 10 0 0 0 0 0 0 0	10 2.904.765 106.376 209.283 0 174.280	10 2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280	Q1	Q2	Q3 0 0 0 0 0 0 0	0 0 0 0 0		Q2 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0			Q2 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0	
ousing a Rent t t vonership es Subsidy INCOM URE ty s etc. juisition		0 47,002 0 17,250 24,480 515,043	0	Q3 10 0	10 0 0 0 0 0 0		Q2 10 0 0 0 0 0 0	10 2.904.765 106.376 209.283 0 174.280	10 2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280	Q1	Q2	Q3 0 0 0 0 0 0 0	0 0 0 0 0		Q2 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0			Q2 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	
ousing Rent t t vnership es ISubsidy INCON IVRE ty s etc. quisition fee hal - BCIS Base Tariff	1E	0 47,002 0 17,250 24,480 515,043	0 0	0 0 515,043 607,973 83,333	10 0 0 0 0 0 0 0 0	01 10 0 0 0 0 0 0 0 0 0	10 0 0 0 0 0 0 0 0	10 2,904,765 106,376 209,283 0 174,280 0 3,394,705	10 2,904.765 106.376 209.283 0 174.280 0 3,394,705	Q1  2.904.765 106.376 209.283 0 174.280 0 3.394,705	2,904,765 106,376 209,283 0 174,280 0 3,394,705	2,904,765 106,376 209,283 0 174,280	2,904,765 106,376 209,283 0 174,280 0 3,394,705	Q1 0 0 0 0 0 0 0	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 0	Q1 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0	Q2 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	
rted pousing e Rent it where Sisubsidy INCON INC	1E	Q1 0 47,002 0 17,250 24,480 515,043	0	0 515,043 607,973	10 0 0 0 0 0 0 0	Q1 10 0 0 0 0 0 0 0	10 0 0 0 0 0 0 0	10 2.904.765 106.376 209.283 0 174.280 0 3.394,705	10 2.904.765 106.376 209.283 0 174.280 0 3.394.705	Q1  2.904.765 106.376 209.283 0 174.280 0 3.394,705	2,904,765 106,376 209,283 0 174,280 0 3,394,705	2.904.765 106.376 209.283 0 174.280 0 3.394.705	2,904,765 106,376 209,283 0 174,280 3,394,705	Q1 0 0 0 0 0 0 0	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 0	Q1 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	Q1 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	
pusing e Rent t t vonership es Subsidy INCON URE ty es etc. usistion eee laal - BCIS Base Fariff ccy s	1E	0 47,002 0 17,250 24,480 515,043	0 0 0	0 515,043 607,973 83,333 15,199	10 0 0 0 0 0 0 0 0 0	Q1 10 0 0 0 0 0 0 0 0 0 0 0	10 0 0 0 0 0 0 0 0 0	10 2,904,765 106,376 209,283 0 174,280 0 3,394,705	10 2.904.765 106.376 209.283 0 174.280 0 3,394.705	Q1  2.904.765 106.376 209.283 0 174.280 0 3.394,705	2,904,765 106,376 209,283 0 174,280 0 3,394,705	2.904.765 106.376 209.283 0 174.280 0 3.394.705	2,904,765 106,376 209,283 0 174,280 0 3,394,705	Q1 0 0 0 0 0 0 0	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 0	Q1 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	
urted ouosing e Rent tt winership es si Subsidy INCON TURE tty as etc. quisition Fee nal t - BCIS Base Tariff tcy ls ees	1E	Q1 0 47,002 0 17,250 24,480 515,043	0 0 0	0 515,043 607,973 83,333 15,199 8,832	10 0 0 0 0 0 0 0 0 0	Q1 10 0 0 0 0 0 0 0 0 0 0 0	10 0 0 0 0 0 0 0 0 0	10 2,904,765 106,376 209,283 0 174,280 0 3,394,705	10 2.904.765 106.376 209.283 0 174.280 0 3,394.705	Q1  2.904.765 106.376 209.283 0 174.280 0 3.394,705	2,904,765 106,376 209,283 0 174,280 0 3,394,705	2.904.765 106.376 209.283 0 174.280 0 3.394.705	2,904,765 106,376 209,283 0 174,280 0 3,394,705	Q1 0 0 0 0 0 0 0	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 0	Q1 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	
urted louising le Rent nt wwership les d Subsidy INCON  TURE uty ts etc. quisition  Fee nal t - BCIS Base T'ariff ncy ls ls lees IValuation	1E	0 47,002 0 17,250 24,480 515,043	0 0 0	0 515,043 607,973 83,333 15,199 8,832	10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	01 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 0 0 0 0 0 0 0 0 0 0	10 2,904,765 106,376 209,283 0 174,280 0 3,394,705	10 2,904,765 106,376 209,283 0 174,280 3,394,705	Q1  2.904.765 106.376 209.283 0 174.280 0 3.394,705  1.215.947 166.667 30.399 17.664	2,904,765 106,376 209,283 0 174,280 0 3,394,705 607,973 83,333 15,199 8,832	2,904,765 106,376 209,283 0 174,280 0 3,394,705	2.904.765 106.376 209.283 0 174.280 0 3,394,705	Q1 0 0 0 0 0 0 0 0	Q2 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	Q1 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	
urted lousing le Rent nt wwership les d Subsidy INCON TURE uty ts etc. quisition Fee nal t - BCIS Base Tariff ncy ls eees Valuation	IE INT AND PROFIT	0 47,002 0 17,250 24,480 515,043 0 0 0 603,775	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 515,043 607,973 83,333 15,199 8,832 0 0 0 1,230,381	1,215,947 1,215,947 166,667 30,399 17,664	01 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,823,920 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 2,904,765 106,376 209,283 0 174,280 0 3,394,705 1,823,920 250,000 45,598 26,495	10.2904.765 106.376 209.283 0 174.280 0 3,394.705	2,904.765 106.376 209,283 0 174,280 0 3,394,705 1,215,947 166,667 30,399 17,664	2,904,765 106,376 209,283 0 174,280 0 3,394,705 607,973 83,333 15,199 8,832 101,841 16,974 834,152	2,904,765 106,376 209,283 0 174,280 0 3,394,705	2,904,765 106,376 209,283 0 174,280 0 3,394,705	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q2 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	Q1	0 0 0 0 0 0 0	0 0 0 0 0 0 0	
pusing a Rent t vinership es Subsidy INCON URE ty s etc. juistion lee lail - BCIS Base Fariff cy s etc. Valuation ers Return arket Housin ris Return arket Housin ris Return arket Housin ris Return arket Housin ris Return arket Housin ris Return arket Housin ris Return arket Housin ris Return arket Housin ris Return arket Housin ris Return arket Housin ris Retur	INT AND PROFIT  1 Land Interest	0 47,002 0 17,250 24,480 515,043 0 0 0 603,775	0 0 0	0 515,043 607,973 83,333 15,199 8,832	10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	01 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 2.904.765 106.376 209.283 0 174.280 0 3.394,705	10 2.904.765 106.376 209.283 0 174.280 0 3.394.705	2,904.765 106.376 209.283 0 174.280 0 3,394,705	2,904,765 106,376 209,283 0 174,280 0 3,394,705 607,973 83,333 15,199 8,832	2,904,765 106,376 209,283 0 174,280 0 3,394,705	2,904,765 106,376 209,283 0 174,280 0 3,394,705	Q1 0 0 0 0 0 0 0 0	Q2 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	Q1 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	
arted foosing le Rent int bownership nes d Subsidy INCON  ITURE uty its etc. quisition Fee onal st - BCIS Base //Tariff rincy pals fees d Valuation	INT AND PROFIT  I Land Interest  18	0 47,002 0 17,250 24,480 515,043 0 0 0 603,775	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 515,043 607,973 83,333 15,199 8,832 0 0 0 1,230,381	1,215,947 1,215,947 166,667 30,399 17,664	01 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,823,920 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 2,904,765 106,376 209,283 0 174,280 0 3,394,705 1,823,920 250,000 45,598 26,495	10.2904.765 106.376 209.283 0 174.280 0 3,394.705	2,904.765 106.376 209,283 0 174,280 0 3,394,705 1,215,947 166,667 30,399 17,664	2,904,765 106,376 209,283 0 174,280 0 3,394,705 607,973 83,333 15,199 8,832 101,841 16,974	2,904,765 106,376 209,283 0 174,280 0 3,394,705	2,904,765 106,376 209,283 0 174,280 0 3,394,705	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q2 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	Q1	0 0 0 0 0 0 0	0 0 0 0 0 0 0	3



Site 7 Green 60 HD Flats Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 77.7 Net 69.39 4,500 12,927,402 69.00% 3,217 Market Housing Land Stamp Duty 23,100 1,380 £/m2 % Acc & Adpt 0.00% No dwgs over 50 Affordable Overall Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,150 2,250 Legals /Acquisition 1.50% -6,156 -6,156 Water Over Extra 1 974,536 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 824,565 Over Extra 2 % £/m2 Planning Professional 901,662 8.00% 877,182 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 2,039 9.193.638 s106 / CIL / IT Contingency Abnormals 1,500,000 229,841 SITE AREA - Net SITE AREA - Gross 15,221,844 10,964,771 1,500,000 41,292 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 1,500,000 Inf Tariff Residual Land Value RUN CIL MACRO ctrl+l 0.00% Closing balance = 3,661,638 456,655 76,109 Agents Legals 3.0% 0.5% £/unit 11,982,621 17.50% 17.50% 17.50% 2,262,295 Market Housing % Value 257,229 144,299 Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Srant and Substate. Year 1 Q1 Year 3 Q1 Q2 Q3 Q2 Q4 Q4 Q4 Q4 2,154,567 82,557 162,423 10 2,154,567 82,557 162,423 2,154,567 82,557 162,423 2,154,567 82,557 162,423 2,154,567 82,557 162,423 2,154,567 82,557 162,423 0 137,427 0 137,427 0 137,427 0 137,427 0 137,427 137,427 Grant and Subsidy 2.536.974 2.536.974 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 0 0 -6,156 24,480 438,591 Planning Fee 438.591 rofessional uild Cost - BCIS Base 106/CIL/Tariff 0 510,758 1,021,515 0 0 0 
 83,333
 0
 0

 12,769
 0
 0

 2,294
 0
 0
 0 83,333 166,667 0 12,769 25,538 0 2,294 4,588 
 250,000
 250,000
 250,000
 250,000

 38,307
 38,307
 38,307
 38,307

 6,882
 6,882
 6,882
 6,882
 166,667 25,538 4,588 ontingency onormals nance Fees 0 egal and Valuation Agents Legals 1,047,745 1,827,462 COSTS BEFORE LAND INT AND PROFIT 456.915 1.218.308 1.827.462 1.916.256 1,916,256 1,307,102 697.948 88.794 88,794 For Residual Valuatio 872 888 20,550 43,779 78,864 114,608 105,118 95,451 74,180 41,090 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent

2,407,090 2,448,180

First Homes

-1,048,633 -1,238,858

-1,871,240 -1,906,326

506,110 515,600

-1.096.000 -2.334.858 -4.206.098 -6.112.424 -5.606.314 -5.090.714 -3.956.293 -2.191.448

1,134,421 1,764,846

2,262,295 257,229 144,299 -2,663,823

2.663.823 2.663.823

/unit or m2 Total

22,316 0 9,845

15,246 559,682

5,940,925 825,000 148,523

81,583

333,284 55,547 0 32,161

574,928

6,996,031

388,832



Site 8 Green 33 Price £/m2 Gross 97.3 Net 97.13 69.00% 4,300 23 9,510,138 2,216 Market Housing Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 10.23 1 6 0 3 2,980 1,520 3,010 2,150 365,825 719,724 0 513,792 Grant and Subsidy Affordable Rent Social Rent Shared Ownership SITE AREA - Net SITE AREA - Gross 11,109,479 Sales per Quarter Unit Build Time Residual Land Value
Existing Use Value
Uplift RUN CIL MACRO ctrl+I

Closing balance = 21,527,112

	Legals /Acquisition	n	1.50%
Fees			
	Planning		
	Professional		8.00%
CONSTRUCTION			
	Build Cost		1,947
	s106 / CIL / IT		
	Contingency		2.50%
	Abnormals	%	0.00%
		£	
FINANCE			
	Fees		0%
	Interest		7.50%
	Legal and Valuation	on	
SALES			
	Agents	%	3.0%
	Legals	%	0.5%
		£/unit	0
	Misc.	%	0.0%
D			
Developers Profit	Market Housing	% Value	17 50%

Land Stamp Duty Easements etc.

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	33		
No dwgs under 50	33	462	15,24
No dwgs over 50	0	138	
		Total	15,24
Stamp duty calc - Residual			
Land payment			656,31
		Total	22,31
Comment to the color of the col			
Stamp duty calc - Residual Land payment			589,28
Lanu payment		Total	18,96
		Total	10,50
Pre CIL s106	25,000 £/	Unit (all)	
	To	tal	825,00
Post CIL s106	25,000	£/ Unit (all)	825,00
CIL	0	£/m2	
		Total	825,00
Inf Tariff % GDV	,		

			1.946.79
	BNG	0.10%	1.69
Site Costs	Base	15.00%	253.71
			1,691.39
Small Site	%	0.00%	0.00
	£/m2	0.00	0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Water	£/m2		0.10
	£/m2		18.00
Acc & Adpt	%	0.00%	0.00
	£/m2		0.00
CO2 Plus	%	0.00%	0.00
			1,673.29
Build Cost			/m2

								Developers Profit																
									Market Housing	% Value	17.50%			1,664,274	ŀ									
									Affordable Housing	g % Value	17.50%			189,971	·I									
									First Homes	% Value	17.50%			89,914	Ŀ									
RESIDUAL CASH FLOW FOR INTEREST															_									
	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			3	4	3	4	3	4	3	4	3	2												
Market Housing				0	0	0	864,558	1,152,744	864,558	1,152,744	864,558	1,152,744	864,558	1,152,744	864,558	576,372	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	33,257	44,342	33,257	44,342	33,257	44,342	33,257	44,342	33,257	22,171	0	0	0	0	0	0	0	0
Social Rent				0	0	0	65,429	87,239	65,429	87,239	65,429	87,239	65,429	87,239	65,429	43,620	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	46,708	62,278	46,708	62,278	46,708	62,278	46,708	62,278	46,708	31,139	0	0	0	0	0	0	0	0
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	1,009,953	1,346,603	1,009,953	1,346,603	1,009,953	1,346,603	1,009,953	1,346,603	1,009,953	673,302	0	0	0	0	0	0	0	0
EXPENDITURE					1				1															
Stamp Duty	22,316																							
Easements etc.	0																							
Legals Acquisition	9,845																							
Planning Fee	15,246																							
Professional	279,841		279,841																					
	275,041		273,041																					
Build Cost - BCIS Base		0	180.028	420,065	600,093	660,103	600,093	660,103	600,093	660,103	600,093	540,084	300,047	120.019	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	25.000	58,333	83,333	91.667	83,333	91,667	83,333	91.667	83,333	75,000	41.667	16.667	Ů	n	0	0	0	0	n n	n	0	n
Contingency		0	4,501	10,502	15,002	16,503	15,002	16,503	15,002	16,503	15,002	13,502	7,501	3,000	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2.472	5,768	8,241	9,065	8,241	9,065	8.241	9,065	8,241	7.417	4,120	1.648	n	n	l ŏ	n	n	n	ň	n	n	ñ
, and made		U	2,712	0,100	0,241	5,000	0,241	3,000	0,241	5,005	0,241	7,417	4,120	1,040	0	0		U	U	U		0	U	0
Finance Fees	0																							
Legal and Valuation	0																							
Legal and Valuation	U																							
Agents	0	0	0	0		0	30,299	40,398	30,299	40,398	30,299	40.200	30,299	40,398	30,299	20,199		0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,050	6,733	5,050	6,733	5,050	40,398 6,733	5,050	6,733	5,050	3,367	0	0	0	0	0	0	0	0
Misc.	U	U	0	U	U	U	3,030	0,/33	5,050	0,/33	3,030	0,/33	5,050	0,/33	3,030	3,30/	U	U	U	U	U	U	U	U
COSTS BEFORE LAND INT AND PROFIT	327.248	•	491.842	494.669	706.670	777.337	742.018	824.468	742.018	824.468	742.018	683.134	388.683	188.465	35.348	23.566		•	•	•		•	•	•
COSTS DET CITE DATE INT AND PROFIT	327,248	U	431,042	454,003	700,070	111,331	/42,010	044,400	/42,018	044,408	/42,010	003,134	300,003	100,403	33,348	23,300	<b>-</b>	U	U	U	<b>-</b>	U U	U	U
Î													1				1							
For Residual Valuation Land	656,319												1				İ							
Interest		18,442	18,788	28,362	38,169	52,135	67.687	63,932	55,341	51,355	42,528	38,302	26,580	15,429	0	0	0	0	0	0	0	0	0	0
Developers Return		-,	-,	.,,	,	,	. ,	,	,	. ,,	,	,	.,,,,,	.,	-	_				-		-	-	
Market Housing					1				1															1,664,274
Affordable for Rent																	1							189,971
First Homes																	1							89.914
Cash Flow	-983.567	-18.442	-510.630	-523.031	-744.839	-829.471	200.247	458.203	212,593	470.781	225.407	625,168	594.690	1,142,709	974.604	649.736	n	n	n	n	0	n	0	-1.944.159
Opening Balance	-383,307	-10,442	-510,030	-323,031	-744,037	-023,771	200,247	430,203	212,333	470,701	223,407	023,100	334,030	1,142,703	374,004	043,730	T V	l v	T T			_	, ,	-1,544,155
Closing Balance	-	-1,002,009	-1,512,639	-2,035,670	-2,780,508	-3,609,980	-3,409,732	-2,951,529	-2,738,936	-2,268,155	-2,042,749	-1,417,581	-822,891	319,818	1,294,423	1,944,159	1,944,159	1,944,159	1,944,159	1,944,159	1,944,159	1,944,159	1,944,159	n
Ciosilig balance	-303,307	-1,002,003	-1,312,033	-2,033,070	-2,700,300	-3,003,300	-3,403,732	-2,331,323	-2,730,330	-2,200,133	-2,042,743	-1,717,301	-022,031	313,010	1,234,423	1,,,,,,,,,	1,544,155	1,277,123	1,544,155	1,277,133	1,544,155	1,544,155	1,,,,,,,,,	U



												9	Site 9												H
Site 9	G	Green 21																							"
INCOME  Market Housing	Av Size in Gross 93.6	Net	t	% Number 21 % 14	£/m2	2 £	GIA m2 1,357		DEVELOPMENT C	Costs  Land Stamp Duty		/unit or m2	<b>Total</b> 9,300	395,990			Planning fee calc Planning app fee No dwgs No dwgs under 50 No dwgs over 50	dwgs 21 21		9,702		Build Cost CO2 Plus Acc & Adpt	% £/m2 %	0.00%	/i 1,668. 0. 0.
Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes	81.5 81.5 73.0 73.0		0 16.749	6 1 6 4	2,980 1,520 3,010	0 435,488 0 0	74 287 0 152		Fees	Easements etc. Legals /Acquisition	n	1.50%	0	15,239			Stamp duty calc - Re Land payment		Total	9,702		Water Over Extra 1	£/m2 £/m2 % £/m2 %	0.00%	18 0 0
Grant and Subsidy	Affordable Rent Social Rent Shared Ownership				(	0 0			CONSTRUCTION	Professional  Build Cost s106 / CIL / IT		1,941		352,719			Stamp duty calc - Re Land payment	esidual	Total	<b>375,000</b> 8,250		Small Site Site Costs	£/m2 % Base BNG	0.00 0.00% 15.00% 0.10%	<b>1,686</b> . 252 1
SITE AREA - Net SITE AREA - Gross  Sales per Quarter Unit Build Time	0.600 h 0.600 h	ha ha Quarters	3 3		l 	6,796,151	1,870		FINANCE	Contingency Abnormals	% £	2.50% 0.00%	90,713	4,287,710			Pre CIL s106		£/ Unit (all) Total £/ Unit (all)	<b>525,000</b>					1,940.
Residual Land Value	3.	Whole Site 395,990				RUN Residual MACF	Closing balance = 0			Fees Interest Legal and Valuation	on	0% 7.50%		0			CIL	% GDV 0.00%		0					
Existing Use Value Uplift Plus /h Be	0% ha 600,000 Benchmark Land Value	15,000 360,000 <b>375,00</b> 0	) )	25,000 0 600,000 <b>625,000</b>	) <u>)</u>	Check on phasing dw	Closing balance = 3,	,303,469	SALES	Agents Legals	% % £/unit	3.0% 0.5% 0	33,981 0					0.00%		U,	I				
Additional Profit		-3,014,746	£/m2 5 -2,22	2					Developers Profi	Market Housing Affordable Housin		0.0% 17.50% 17.50%		237,865	5,289,524 1,017,162 114,947										
RESIDUAL CASH FLOW	V FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	First Homes  Year 3 Q1	% Value	17.50% Q3	Q4	Year 4 Q1	57,218 Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing Affordable Rent Social Rent Shared Ownership First Homes				3	4 0 0 0 0 0	3 0 0 0 0	4 0 0 0 0 0	3 830,336 31,622 62,213 0 46,708	4 1,107,115 42,162 82,950 0 62,278	830,336 31,622 62,213 0 46,708	1,107,115 42,162 82,950 0 62,278	830,336 31,622 62,213 0 46,708	1,107,115 42,162 82,950 0 62,278	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0
Grant and Subsidy INCOM	ЛЕ	0	0	0	0	0	0	0 970,879	0 1,294,505	970,879	0 1,294,505	970,879	0 1,294,505	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		9,300 0 5,940																							
Planning Fee Professional		9,702 171,508		171,508																					
Build Cost - BCIS Base s106/CIL/Tariff Contingency Abnormals	· ·		0 0 0 0	172,787 25,000 4,320 2,070	403,169 58,333 10,079 4,831	575,955 83,333 14,399 6,901	633,551 91,667 15,839 7,592	575,955 83,333 14,399 6,901	633,551 91,667 15,839 7,592	403,169 58,333 10,079 4,831	230,382 33,333 5,760 2,761	0 0 0 0	0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	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		0																							
Agents Legals Misc		0 0	0 0	0	0 0	0	0	29,126 4,854	38,835 6,473	29,126 4,854	38,835 6,473	29,126 4,854	38,835 6,473	0	0 0	0 0	0	0	0	0 0	0 0	0	0	0	0
Misc. COSTS BEFORE LAND II	INT AND PROFIT	196,450	0	0 <b>375,685</b>	476,412	680,589	748,648	714,570	793,955	510,393	317,543	33,981	45,308	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land	395,990								1												+			

evelopers Return

Market Housing

Affordable for Rent

First Homes

1,017,162 114,947 57,218 -1,189,326



												Site	e 10												愲
Site 10	G	Green 15																							"
ICOME	Av Size n	n2	%	Number	Price £/m2		GIA m2		DEVELOPMENT (	COSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			1,696
Market Housing	Gross 105.3	Net 105.30					1,090		LAND	Land		/unit or m2	Total	147,970			No dwgs No dwgs under 50	15 15	462	6,930		CO2 Plus	% £/m2	0.00%	0
fordable Overall fordable Rent	82.3	0.00	31% 4.34%	1	2,980	0	54			Stamp Duty Easements etc. Legals /Acquisition	n	1.50%	0 0 2,220	2,220			No dwgs over 50	0	138 Total			Acc & Adpt Water	% £/m2 £/m2	0.00%	( 18 (
cial Rent ared Ownership est Homes	82.3 74.5 74.5	0.00 74.50 74.50	0.00%	0		0	207 0 111		Fees	Planning			6,930				Stamp duty calc - I Land payment	Residual	Total	147,970		Over Extra 1 Over Extra 2	% £/m2 %	0.00%	
rant and Subsidy	Affordable Rent	74.50	3.32,0			0				Professional		8.00%	260,509				Stamp duty calc - I	Residual	7000	278.571		Small Site	£/m2 %	0.00 0.00%	
	Social Rent Shared Ownership				(	0			CONSTRUCTION	Build Cost s106 / CIL / IT		1,888	2,758,114 375,000				Land payment		Total			Site Costs	Base BNG	10.00% 0.10%	<b>1,71</b> 17
TE AREA - Net TE AREA - Gross	0.429 h 0.429 h		35 35			4,924,717	1,461			Contingency Abnormals	% f	2.50% 0.00%	68,953 0 54,291				Pre CIL s106		£/ Unit (all) Total	375,000					1,88
ales per Quarter Init Build Time	0 3 C	Quarters	]						FINANCE		-			3,230,330			Post CIL s106	25,000	£/ Unit (all)						
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACR	RO ctrl+r Closing balance = 0	0		Fees Interest Legal and Valuatio	on	0% 7.50%	0	0			CIL	0	£/m2 Total	375,000					
esidual Land Value xisting Use Value Iplift	0%	147,970 21,429 0		345,264 50,000		RUN CIL MACRO ctrl	I+I Closing balance = 5	521 777	SALES								Inf Tariff	% GDV 0.00%		0					
Plus /		257,143 <b>278,571</b>		600,000 <b>650,000</b>		Check on phasing dw	vgs nos	321,777	JALES	Agents Legals	% %	3.0% 0.5%	147,742 24,624												
Additional Profit		-614,724	£/m2	1		corr	rect			Misc.	£/unit %	0 0.0%	0		3,846,351										
Additional Front		-014,724	-304						Developers Prof	Market Housing		17.50%			820,116										
RESIDUAL CASH FLOW	V FOR INTEREST									Affordable Housin First Homes	ng % Value % Value	17.50% 17.50%			0 41,710										
INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing Affordable Rent				3	0	0	0	937,275 0	937,275 0	937,275	937,275 0	937,275	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	47,668 0	47,668 0	47,668 0	47,668 0	47,668 0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCON	ME	0	0	0	0	0	0	984,943	984,943	984,943	984,943	984,943	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		0																							
Easements etc. Legals Acquisition		0 2,220																							
Planning Fee Professional		6,930 130,254		130,254																					
Build Cost - BCIS Base s106/CIL/Tariff			0	183,874 25,000	367,749 50,000	551,623 75,000	551,623 75,000	551,623 75,000	367,749 50,000	183,874 25,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	4,597 3,619	9,194 7,239	13,791 10,858	13,791 10,858	13,791 10,858	9,194 7,239	4,597 3,619	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	29,548 4,925	29,548 4,925	29,548 4,925	29,548 4,925	29,548 4,925	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	INT AND PROFIT	139,404	0	0 <b>347,345</b>	434,181	651,272	651,272	685,745	468,654	251,564	34,473	34,473	0	0	0	0	0	0	0	0	0	0	0	0	0
San Barddon I Val 2		447.070																							
For Residual Valuation  Developers Return	Interest	147,970	5,388	5,489	12,105	20,473	33,068	45,899	41,150	32,241	19,095	1,632	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housi	ng																								820,116



Site 11 Brown 120 Housing Price £/m2 Gross 93.9 Net 93.90 4,300 33,433,443 7,775 69.00% Market Housing Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,010 2,150 1,902,458 Affordable Rent Social Rent Shared Ownership Grant and Subsidy SITE AREA - Net SITE AREA - Gross 38,821,237 10,590 Sales per Quarter Unit Build Time Residual Land Value
Existing Use Value
Uplift 1,543,969 4,631,667 926,333 RUN CIL MACRO ctrl+I

Closing balance = -6,416,598

LAND			/unit or m2	Total		
	Land				1,543,969	
	Stamp Duty			66,698		
	Easements etc.			0		
	Legals /Acquisition		1.50%	23,160	89,858	
Fees						
	Planning			32,760		
	Professional		8.00%	2,024,145	2,056,905	
CONSTRUCTION						
	Build Cost		1,942	20,569,985		
	s106 / CIL / IT			3,000,000		
	Contingency		5.00%	1,028,499		
	Abnormals	%	3.00%	617,100		
		£		86,230	25,301,814	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,164,637		
	Legals	%	0.5%	194,106		
	-	£/unit	0	0		
	Misc.	%	0.0%	0	1,358,743	30,351,
Developers Profit	Market Housing	% Value	17.50%			5,850,
	Affordable Housing		17.50%			5,850,i 609,!
	ATTOTUABLE HOUSING	76 Value	17.50%			609,

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	120		
No dwgs under 50	50	462	23,100
No dwgs over 50	70	138	9,660
		Total	32,760
Stamp duty calc - Residual			
Land payment			1,543,969
		Total	66,698
Stamp duty caic - Kesiduai			
		Total	<b>5,558,000</b> 267,400
Stamp duty calc - Residual Land payment  Pre CIL s106	25,000 £/		
Land payment	25,000 £/ To	Unit (all)	
Land payment		Unit (all)	267,400
Pre CIL s106	To	Unit (all) tal	267,400 3,000,000

	BNG	3.00%	49.38
Site Costs	Base	15.00%	246.91
			1,646.07
Small Site	%	0.00%	0.00
	£/m2	0.00	0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Water	£/m2		0.10
	£/m2		18.00
Acc & Adpt	%	0.00%	0.00
	£/m2		0.00
CO2 Plus	%	0.00%	0.00
			1,627.97
Build Cost			/m2

RESIDUAL CASH FLOW FO	R INTEREST	525,430	00	2					Developers Profit	Market Housing Affordable Housing First Homes		17.50% 17.50% 17.50%			5,850,853 609,934 332,930										
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
JNITS Started				10	10	10	10	10	10	10	10	10	10	10	10										
Market Housing					0	0	0	2,786,120	2,786,120	2,786,120	2,786,120	2,786,120	2,786,120	2,786,120	2,786,120	2,786,120	2,786,120	2,786,120	2,786,120	0	0	0	0	0	0
ffordable Rent					0	0	0	97,878	97,878	97,878 192,566	97,878 192,566	97,878 192,566	97,878	97,878	97,878 192,566	97,878 192,566	97,878 192,566	97,878	97,878 192,566	0	0	0	0	0	0
ocial Rent hared Ownership					0	0	0	192,566	192,566	192,566	192,566	192,566	192,566	192,566	192,566	192,566	192,566	192,566	192,566	0	0	0	0	0	0
					0	0	0	158,538	158,538	158,538	158,538	158,538	158.538	158,538	158,538	158,538	158,538	158,538	158,538	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	100,030	100,000	100,000	100,000	100,000	100,000	100,030	100,030	100,000	100,000	156,536	100,000	0	0	0	0	0	0
INCOME		•	•	•	0	0	0	3.235.103	3.235.103	3.235.103	3.235.103	3.235.103	3.235.103	3.235.103	3.235.103	3.235.103	3.235.103	3.235.103	3.235.103	0	0	0	0		- 0
INCOME		U	U	U	U		U	3,433,103	3,435,103	3,235,103	3,435,103	3,235,103	3,235,103	3,435,103	3,435,103	3,235,103	3,235,103	3,235,103	3,435,103	U	U	U	U		
XPENDITURE																									
tamp Duty		66,698																							
asements etc.		0																							
egals Acquisition		23,160																							
Planning Fee		32,760																							
Professional		1,012,073		1,012,073																					
Build Cost - BCIS Base			0	571,388	1,142,777	1,714,165	1,714,165	1,714,165	1,714,165	1,714,165	1,714,165	1,714,165	1,714,165	1,714,165	1,714,165	1,142,777	571,388	0	0	0	0	0	0	0	0
106/CIL/Tariff			0	83,333	166,667	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	166,667	83,333	0	0	0	0	0	0	0	0
Contingency			0	28,569	57,139	85,708	85,708	85,708	85,708	85,708	85,708	85,708	85,708	85,708	85,708	57,139	28,569	0	0	0	0	0	0	0	0
Abnormals			0	19,537	39,074	58,611	58,611	58,611	58,611	58,611	58,611	58,611	58,611	58,611	58,611	39,074	19,537	0	0	0	0	0	0	0	0
inance Fees		0																							
egal and Valuation		0																							
agents		0	0	0	0	0	0	97,053	97,053	97,053	97,053	97,053	97,053	97,053	97,053	97,053	97,053	97,053	97,053	0	0	0	0	0	0
.egals Misc.		0	0	0	0	0	0	16,176	16,176	16,176	16,176	16,176	16,176	16,176	16,176	16,176	16,176	16,176	16,176	0	0	0	0	0	0
COSTS BEFORE LAND INT	AND PROFIT	1,134,691	0	1,714,901	1,405,656	2,108,484	2,108,484	2,221,713	2,221,713	2,221,713	2,221,713	2,221,713	2,221,713	2,221,713	2,221,713	1,518,885	816,057	113,229	113,229	0	0	0	0	0	0
or Residual Valuation	Land	1,543,969	50,225	51,167	04.200	442.247	453.055	196,274	400.053	465.345	440.444	133,245	116,742	00.030	82.802	CF 354	24.400		•	•	•	•	•		
andanas Datum	Interest		50,225	51,167	84,280	112,217	153,855	196,274	180,953	165,345	149,444	133,245	116,742	99,930	82,802	65,354	34,400	U	U	U	U	U	U	U	U
Developers Return  Market Housing	1					1																			5,850,853
Affordable for Rent										l								I							609,934
First Homes										l								I							332,930
riist nomes	Cash Flow	-2.678.660	-50.225	-1.766.067	-1.489.937	-2.220.701	-2.262.339	817.116	832.437	848.045	863.946	880.145	896.648	913.460	930.588	1.650.864	2.384.646	3.121.874	3.121.874	0	0	0	n	0	-6.793.716
	Opening Balance	0	-30,223	-1,700,007	-1,405,537	-2,220,701	-2,202,333	017,110	032,437	040,043	003,540	000,143	050,048	313,400	230,388	1,030,004	2,304,040	3,121,074	3,121,074	0	3	3	0	<del>                                     </del>	-0,733,710
	Closing Balance		-2.728.885	-4.494.952	-5.984.889	-8.205.590	-10.467.929	-9.650.813	-8.818.376	-7.970.330	-7.106.384	-6.226.239	-5.329.591	-4.416.130	-3.485.543	-1.834.679	549.968	3.671.842	6.793.716	6.793.716	6.793.716	6.793.716	6.793.716	6.793.716	n



Site 12 Brown Housing 75 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 93.8 Net 93.81 4,300 69.00% 52 20,874,557 4,855 Market Housing Land Stamp Duty £/m2 % Acc & Adpt 0.00% 35,771 No dwgs over 50 Affordable Overall 23.25 Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,010 2,150 Legals /Acquisition 1.50% 13,881 49,652 Water Over Extra 1 1,443,197 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 1,112,865 Over Extra 2 Planning Professional % £/m2 8.00% 1,259,131 1,285,681 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 15.00% Site Costs Build Cost 1,943 12.787.497 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 24,164,173 15,739,143 1,875,000 53,646 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 1,875,000 Inf Tariff Residual Land Value 2,894,792 578,958 RUN CIL MACRO ctrl+l 0.00% Closing balance = -3,773,139 724,925 120,821 Agents Legals 3.0% 0.5% £/unit 18,845,633 17.50% 17.50% 17.50% 3,653,047 Market Housing % Value Affordable Housing % Value First Homes % Value 380,932 194,751 RESIDUAL CASH FLOW FOR INTEREST Year 1 Q1 INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Grant and Subside Year 4 Q1 Q2 Q3 Q2 Q4 Q4 Q4 Q4 1,391,637 48,904 96,213 2,783,274 97,807 192,426 2,783,274 97,807 192,426 2,783,274 97,807 192,426 2,783,274 97,807 192,426 2,783,274 97,807 192,426 2,783,274 97,807 192,426 2,783,274 97,807 192,426 0 74,191 0 148,382 0 148,382 0 148,382 0 148,382 0 148,382 0 148,382 0 148,382 Grant and Subsidy 3.221.890 3.221.890 3.221.890 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 35,771 0 13,881 26,550 629,566 Planning Fee 629.566 ofessional 0 284,167 852,500 1,705,000 1,705,000 1,136,666 568,333 uild Cost - BCIS Base 1,420,833 1,705,000 1,705,000 1,705,000 0 0 0 0 0 41,667 125,000 0 14,208 42,625 0 9,717 29,151 
 208,333
 250,000
 250,000
 250,000

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 85,250
 85,250

 48,586
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 58,303
 58,303
 250,000 85,250 58,303 
 250,000
 166,667
 83,333

 85,250
 56,833
 28,417

 58,303
 38,869
 19,434
 ontingency onormals nance Fees 0 egal and Valuation Agents Legals 96,657 16,109 979,324 2,154,935 COSTS BEFORE LAND INT AND PROFIT 705.767 1.049.276 1,748,794 2.098.552 2.211.318 2,211,318 2.211.318 112.766 1.511.801 812,284 112.766 For Residual Valuatio 30,585 31,158 50,105 70,718 104,834 146,147 159,087 143,122 126,857 110,288 80,292 36,617 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 3,653,047

867,449

883,714

1,599,801 2,329,315

3.072.507 3.109.124

-690,138 851,484

-2.672.246 -3.771.627 -5.591.139 -7.794.525 -8.484.663 -7.633.179 -6.765.730 -5.882.016

First Homes

-1,010,483 -1,099,381

-1,819,512 -2,203,386

380,932

194,751 -4,228,730



Site 13 Brown Housing 30 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 0.00% Gross 94.4 Net 94.38 4,300 69.00% 8,400,849 Market Housing 21 1,954 Land Stamp Duty 13,860 £/m2 % Acc & Adpt 0.00% 8,378 No dwgs over 50 Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,010 2,150 Legals /Acquisition 1.50% 5,664 14,042 Water Over Extra 1 622,125 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 477,747 Over Extra 2 Planning Professional % £/m2 526,412 8.00% 512,552 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 1,939 5,217,601 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 9,816,938 6,406,905 750,000 21,895 Sales per Quarter Unit Build Time Post CIL s106 25,000 0 750,000 Inf Tariff Residual Land Value 666,667 133,333 RUN CIL MACRO ctrl+l 0.00% Closing balance = -772,467 294,508 49,085 Agents Legals 3.0% 0.5% £/unit 343.593 7,668,520 17.50% 17.50% 17.50% 1,470,149 Market Housing % Value 164,210 83,606 Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Srant and Substate. Year 1 Q1 Year 4 Q1 Q2 Q2 Q4 Q4 3 840,085 31,622 62,213 4 1,120,113 42,162 82,950 560,057 21,081 41,475 840,085 31,622 62,213 1,120,113 42,162 82,950 1,120,113 42,162 82,950 1,120,113 42,162 82,950 840.085 31,622 62,213 0 47,775 0 63,700 0 63,700 0 63,700 0 47,775 0 47,775 0 63,700 0 47,775 0 31,850 Grant and Subsidy 654,463 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 8,378 0 5,664 13,860 256,276 Planning Fee 256.276 ofessional 0 173,920 405,813 579,733 637,707 521,760 347,840 uild Cost - BCIS Base 579,733 637,707 579,733 637,707 115,947 0 0 0 
 83,333
 91,667
 83,333
 91,667

 28,987
 31,885
 28,987
 31,885

 19,825
 21,807
 19,825
 21,807
 0 25,000 58,333 0 8,696 20,291 0 5,947 13,877 
 83,333
 91,667
 75,000

 28,987
 31,885
 26,088

 19,825
 21,807
 17,842
 50,000 17,392 11,895 
 16,667
 0
 0
 0

 5,797
 0
 0
 0

 3,965
 0
 0
 0
 ontingency onormals nance Fees 0 egal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 284.178 711,878 675.050 176,735 45.812 469.840 498.315 783.066 746.238 828,878 746,238 828.878 472,939 For Residual Valuatio 12,408 12,640 21,687 31,437 45,374 60,907 57,635 49,714 46,232 38,098 33,062 18,008 3,252 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent

First Homes

-661,746

-12,408

-482,480

-743.315

-1.156.634 -1.676.636 -2.419.951 -3.248.391

-828.440

174,549 422,412

185.742

-2.465.689 -2.031.874

433,815

268,546 802,923

786,951 1,259,860

1,470,149 164,210 83,606 -1,717,964



Site 14 Brown Housing 18 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 93.8 Net 93.83 4,300 69.00% 12 5,011,263 8,316 Market Housing 1,165 Land Stamp Duty £/m2 % Acc & Adpt 0.00% 1,711 No dwgs over 50 Affordable Overall 5.58 Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 2,980 1,520 3,010 2,150 Legals /Acquisition 1.50% 3,533 5,244 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 295,606 Over Extra 2 % £/m2 Planning Professional 8.00% 300,858 309,174 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 15.00% Site Costs Build Cost 1,946 3.053.705 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 5,785,251 3,760,729 450,000 12,728 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 450.000 Inf Tariff Residual Land Value 400,000 80,000 RUN CIL MACRO ctrl+l 0.00% Closing balance = -508,633 173,558 28,926 Agents Legals 3.0% 0.5% £/unit 4,513,173 202.484 876,971 83,717 51,731 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Stant and Substate. Year 1 Q1 Year 3 Q1 Q2 Q3 Q2 Q4 Q4 Q4 Q4 3 835,211 26,869 52,862 0 49,268 1,113,614 35,825 70,482 835,211 26,869 52,862 1,113,614 35,825 70,482 835,211 26,869 52,862 278,404 8,956 17,621 0 65,690 0 49,268 0 65,690 0 49,268 16,423 Grant and Subsidy 321.403 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 1,711 0 3,533 8,316 150,429 Planning Fee 150.429 rofessional 0 169,650 395,851 uild Cost - BCIS Base 106/CIL/Tariff 226,200 56,550 0 0 565,501 622,051 565,501 452,401 0 0 0 
 83,333
 91,667
 83,333
 66,667

 28,275
 31,103
 28,275
 22,620

 19,322
 21,254
 19,322
 15,458

 33,333
 8,333
 0
 0

 11,310
 2,828
 0
 0

 7,729
 1,932
 0
 0
 0 25,000 58,333 0 8,483 19,793 0 5,797 13,525 ontingency onormals nance Fees 0 egal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 163.989 696,431 766.075 730.179 602,142 312,320 33.747 359.359 487.502 114,640 11,249 For Residual Valuatio 7,491 7,632 14,513 23,925 37,432 52,498 49,094 37,200 25,674 4,200 0 0 0 0 0 0 0 0 0 0 0 0 0

926,261

evelopers Return Market Housing Affordable for Rent

First Homes

-366,990

-774.012 -1.276.026

-803.507

-1.996.383 -2.799.890

181,532 634,376

-2.618.358 -1.983.983

614,689 1,145,298

876,971 83,717

51,731

-1,012,419



Site 15 Brown Housing 9 Planning fee calc Planning app fee No dwgs No dwgs under 50 No dwgs over 50 Price £/m2 CO2 Plus Gross 95.0 /unit or m2 Total 0.00% Net 95.00 4,300 69.00% 2,536,785 4,158 Market Housing Land Stamp Duty £/m2 % Acc & Adpt 0.00% Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 4.34% 16.74% 0.00% 9.92% 2,980 1,520 3,010 2,150 1.50% 2,698 3,296 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 134,366 Over Extra 2 Planning Professional % £/m2 8.00% 151,794 147,636 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 1,871 1,494,395 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 2,937,111 1,845,450 225,000 6,503 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 225,000 Inf Tariff Residual Land Value 0.00% 200,000 40,000 RUN CIL MACRO ctrl+l Closing balance = -238,183 88,113 14,686 Agents Legals 3.0% 0.5% £/unit 2,283,236 17.50% 17.50% 17.50% 443,937 Market Housing % Value Affordable Housing % Value First Homes % Value 46,543 23,514 RESIDUAL CASH FLOW FOR INTEREST Year 1 Q1 INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Grant and Subcidus Year 3 Q1 Q2 Q3 Q4 Q4 Q2 Q4 Q4 Q4 845,595 29,876 58,777 845,595 29,876 58,777 845,595 29,876 58,777 0 44,789 0 44,789 0 44,789 Grant and Subsidy 979.037 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 4,158 73,818 Planning Fee 73.818 rofessional uild Cost - BCIS Base 106/CIL/Tariff ontingency bnormals 0 166,044 332,088 498.132 332,088 166,044 0 0 0 0 0 0 0 0 0 0 0 0 
 75,000
 50,000
 25,000
 0

 24,907
 16,604
 8,302
 0

 17,112
 11,408
 5,704
 0
 0 25,000 50,000 0 8,302 16,604 0 5,704 11,408 nance Fees 0 Legal and Valuation Agents Legals 278,868 COSTS BEFORE LAND INT AND PROFIT 81.272 410.100 615,150 410.100 239,316 34,266 34.266 For Residual Valuation 4,897 4,989 10,311 18,194 30,069 38,322 25,171 7,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 443,937 46,543

First Homes

-4,897

-283,857

-420,411

-633,344

-549.923 -970.334 -1.603.677 -2.043.846

-440,169

701,399 919,600

936,842

23,514 -513,994



46									7																
16		Brown Housing 6																							
OME	Av Size r		94	Number 6		ce GDV n2 £	GIA m2		DEVELOPMENT (	COSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			
t Housing	Gross 95.8			6 4	4,30	00 1,704,542	396		LAND	Land		/unit or m2	Total	129,559			No dwgs No dwgs under 50	6 6	462			CO2 Plus	% £/m2	0.00%	
le Overall			31%	6 1.86						Stamp Duty Easements etc.			0				No dwgs over 50	0	138 Total			Acc & Adpt	% £/m2	0.00%	
ble Rent ent	70.0 70.0		4.34%	6 0	2,98		18 70			Legals /Acquisition		1.50%	1,943	1,943			Stamp duty calc - F	leuhisa				Water Over Extra 1	£/m2 %	0.00%	
Dwnership mes	70.0 70.0	70.00	0.00%	6 0	3,01	10 0	0		Fees	Dianaina			2,772				Land payment	icsiduai	Total	129,559			£/m2	0.00%	
		70.00	9.92%	0 1			42			Planning Professional		8.00%	97,526	100,298			L		TOTAL	0		Over Extra 2	% £/m2	0.00	
d Subsidy	Affordable Rent Social Rent					0 0			CONSTRUCTION								Stamp duty calc - F Land payment	lesidual		160,000		Small Site	%	0.00%	
	Shared Ownership					0 0				Build Cost s106 / CIL / IT		1,872	985,920 150,000						Total	200		Site Costs	Base BNG	10.00% 3.00%	
- Net - Gross	0.133 H 0.133 H		45	5 /ha 5 /ha		1,955,307	527			Contingency Abnormals	%	5.00% 3.00%	49,296 29,578				Pre CIL s106	25.000	£/ Unit (all)						
	0		1								£		4,285	1,219,079					Total	150,000					
Quarter Time		Quarters							FINANCE	_							Post CIL s106	25,000		150,000					
						RUN Residual MACR				Fees Interest		0% 7.50%	0				CIL	0	£/m2 Total	150,000					
and Value		Whole Site 129,559	Per ha NET 971,693	Per ha GROSS 971,693	1		Closing balance = 0			Legal and Valuation	n		0	0			Inf Tariff	% GDV							
Value	20%	133,333 26,667		1,000,000 200,000	<u>,</u>	RUN CIL MACRO ctrl-	l Closing balance = -125,	5 709	SALES									0.00%		0					
Plus /ha		0		1,200,000	)			3,703	SALES	Agents Legals	% %	3.0% 0.5%	58,659 9,777												
Бе	nchmark Land Value			1,200,000	1	Check on phasing dw				-	£/unit	0	0												
Profit		81,679	£/m2	5						Misc.	%	0.0%	0	68,436	1,519,315										
									Developers Profi	it Market Housing	% Value	17.50%			298,295										
										Affordable Housing		17.50% 17.50%			28,208 15,676										
CASH FLOW F	FOR INTEREST					1			<u> </u>	_	70 Valide	17.5070			15,070										
		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	_
ted ousing				2	0	0	0	568,181	568,181	568,181	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
e Rent t					0	0	0 0	18,106 35,623	18,106 35,623	18,106 35,623	0	0	0	0 0	0	0	0	0	0	0 0	0	0	0	0	
vnership es					0	0	0	0 29,859	0 29,859	0 29,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subsidy INCOME		0	•		0	0	0	0 651,769	0 651,769	0 651,769	<u> </u>	0	ő	0	0	0	0	0	0	0	0	0	0	0	_
		U	U	U	U	T		051,709	051,709	651,769	U		, I		U			Ī	U			1		U	_
URE ty		0																							
etc. uisition		0 1,943																							
ee e		2,772																							
al		48,763		48,763																					
- BCIS Base			0		219,093	328,640		109,547	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ariff 'Y			0	16,667 5,477	33,333 10,955	50,000 16,432	10,955	16,667 5,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
			0	3,763	7,525	11,288	7,525	3,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
es /aluation		0																							
		0	0	0	0	0	0	19,553	19,553	19,553	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		0	0	0	0	0	0	3,259	3,259	3,259	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ORE LAND IN	IT AND PROFIT	53,479	0	0 <b>184,216</b>	270,906	406,360	270,906	158,265	22,812	22,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
																									_
ual Valuation	Land Interest	129,559	3,432	3,496	7,016	12,227	20,075	25,531	16,757	5,278	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ers Return Market Housing																									
ordable for Rent																									

113,224 18,871

2,849,298

113,224 18,871

2,849,298

2,849,298

114,599 99,407 83,930 68,164

2,849,298

2,849,298

840,892 856,658

2,849,298

1,943,563

1,037,829

52,101 35,738 2,085 0

132,094

132,094

0 0 0 0

8,384,627 958,445 563,992 -9,907,064



0.00%

0.00% 0.00 0.00% 15.00% 3.00%

Site 17	Fla	ts 225																					
INCOME  Market Housing	Av Size m2 Gross 76.8	Net 68.58	<b>%</b> 69.00%	Number 225 155	Price £/m2 4,500	GDV £ 47,912,153	GIA m2 11,925		DEVELOPMENT (	Land		/unit or m2	Total	-1,093,657			Planning fee calc Planning app fee No dwgs No dwgs under 50	dwgs 225 50	462	2 23,100		Build Cost CO2 Plus	% £/m2
Affordable Overall Affordable Rent Social Rent	69.8 69.8	63.43 63.43	31% 4.34% 16.74%	69.75 10 38		3,631,162	681 2,628			Stamp Duty Easements etc. Legals /Acquisition		1.50%	0 0 -16,405	-16,405			No dwgs over 50  Stamp duty calc - R	175 Pesidual	138 Tota	d 47,250		Acc & Adpt Water Over Extra 1	% £/m2 £/m2 %
Shared Ownership First Homes Grant and Subsidy	70.6 70.6 Affordable Rent	64.17 64.17	0.00% 9.92%	0 22	3,150 2,250	0 3,222,814 0	1,576		Fees	Planning Professional		8.00%	47,250 3,260,644	3,307,894			Stamp duty calc - R	esidual	Tota		]	Over Extra 2 Small Site	£/m2 % £/m2 %
SITE AREA - Net SITE AREA - Gross	Social Rent Shared Ownership 2.250 ha 3.000 ha		100 75	/ha /ha	0	0 0 56,611,794	16,810		CONSTRUCTION	Build Cost s106 / CIL / IT Contingency Abnormals	%	1,928 5.00% 3.00%	32,404,883 5,625,000 1,620,244 972,146				Pre CIL s106	25 000	f Unit (all)	3,600,000 il 169,500	1	Site Costs	Base BNG
Sales per Quarter Unit Build Time	0	arters	/5	/na				l	FINANCE	Fees	£	0%	135,778	40,758,052			Post CIL s106		Total £/ Unit (all)	<b>5,625,000</b> ) 5,625,000	-		
Residual Land Value	_	Whole Site -1,093,657	Per ha NET -486,070	Per ha GROSS -364,552			Closing balance =	0		Interest Legal and Valuation	n	7.50%	0	0			Inf Tariff	% GDV	Tota	il 5,625,000	] ]		
Existing Use Value Uplift Plus /hi	20% a 0 enchmark Land Value	3,000,000 600,000 0 <b>3,600,000</b>		1,000,000 200,000 0 1,200,000		Check on phasing dw	Closing balance =	-7,377,697	SALES	Agents Legals	% %	3.0% 0.5%	1,698,354 283,059					0.00%		0	J		
Additional Profit		315,837	£/m2			corre	ect	I	Developers Prof	Misc.	£/unit %	0.0%	0	1,981,413	44,937,297								
RESIDUAL CASH FLOW	EOD INTEDEST								Developers 1101	Market Housing Affordable Housin		17.50% 17.50% 17.50%			8,384,627 958,445 563,992								
INCOME	FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q
UNITS Started Market Housing Affordable Rent Social Rent Shared Ownership First Homes Grant and Subsidy				15	15 0 0 0 0	15 0 0 0 0 0	0 0 0 0 0	15 3,194,144 123,044 242,077 0 214,854	15 3,194,144 123,044 242,077 0 214,854	15 3.194.144 123.044 242.077 0 214.854	15 3.194,144 123,044 242,077 0 214,854	15 3.194,144 123,044 242,077 0 214,854	15 3,194,144 123,044 242,077 0 214,854	15 3,194,144 123,044 242,077 0 214,854	15 3,194,144 123,044 242,077 0 214,854	15 3,194,144 123,044 242,077 0 214,854	15 3,194,144 123,044 242,077 0 214,854	15 3,194,144 123,044 242,077 0 214,854	3,194,144 123,044 242,077 0 214,854	3.194.144 123.044 242.077 0 214.854	3,194,144 123,044 242,077 0 214,854	3,194,144 123,044 242,077 0 214,854	0 0 0 0
INCOM	E	0	0	0	0	0	0	3,774,120	3,774,120	3,774,120	3,774,120	3,774,120	3,774,120	3,774,120	3,774,120	3,774,120	3,774,120	3,774,120	3,774,120	3,774,120	3,774,120	3,774,120	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		0 0 -16,405																					
Planning Fee Professional		47,250 1,630,322		1,630,322																			
Build Cost - BCIS Base s106/CIL/Tariff			0	720,109 125,000	1,440,217 250,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	2,160,326 375,000	1,440,217 250,000	720,109 125,000	0	0	0
Contingency			0	36,005 24,621	72,011 49,241	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	108,016 73,862	72,011 49,241	36,005 24,621	0	0	0
Abnormals	· · · · · · · · · · · · · · · · · · ·				75,271	10,002	13,002	13,002	13,002	10,002									75,271	24,021	0		

Agents Legals Misc. COSTS BEFORE LAND INT AND PROFIT

evelopers Return Market Housing Affordable for Rent First Homes 1,811,469

2,536,057

10,641 10,840 58,595

2,717,203

2,717,203

2,849,298

93,658 146,362 200,054 186,464

2,849,298

2,849,298

2,849,298

766,305

2,849,298

780,674

172,620 158,516 144,148 129,511

-35,157

1,477,816

18,114,951



												App K - Older Ce Site	ntres and Es e 18	ate
Site 18	Fla	ats 90												
INCOME	Av Size m2	2	%	Number	Price	GDV	GIA		DEVELOPMENT C	OSTS				_
	Gross	Net		90	£/m2	£	m2		LAND			/unit or m2	Total	
Market Housing	76.9	68.63	69.00%	62	4,500	19,178,383	4,773		LAND	Land		/unit or m2	TOTAL	
market riousing	70.5	00.03	03.0070	02	4,500	13,170,303	4,773			Stamp Duty			0	_
Affordable Overall			31%	27.9						Easements etc.			C	
Affordable Rent	68.8	62.53	4.34%	4	2,980	727,799	269			Legals /Acquisitio	on	1.50%	-35,157	
Social Rent	68.8	62.53	16.74%	15	1,520	1,431,873	1,036							
Shared Ownership	69.2	62.89	0.00%	0	3,150	0	0		Fees					
First Homes	69.2	62.89	9.92%	9	2,250	1,263,312	618			Planning			28,620	
										Professional		8.00%	1,449,196	
Grant and Subsidy	Affordable Rent				0	0								
	Social Rent				0	0			CONSTRUCTION					
	Shared Ownership				0	0				Build Cost		2,185	14,632,926	
										s106 / CIL / IT			2,250,000	
SITE AREA - Net	0.900 ha		100	/ha		22,601,367	6,696			Contingency		5.00%	731,646	
SITE AREA - Gross	0.900 ha	1	100	/ha						Abnormals	%	3.00%	438,988	
Calas and Overton	0										£		61,391	
Sales per Quarter Unit Build Time		uarters							FINANCE					
Offic Bulla Time	3 00	uarters							THANCE	Fees		0%	0	
					R	UN Residual MACR	O ctrl+r			Interest		7.50%		
		Whole Site	Per ha NET	Per ha GROSS		OTT THE STANDER THE PARTY	Closing balance =	0		Legal and Valuati	ion	7.50%	0	
Residual Land Value		-2,343,823	-2,604,248	-2,604,248										
Existing Use Value		900,000		1,000,000	RI	UN CIL MACRO ctrl-	+l							
Uplift	20%	180,000		200,000			Closing balance =	-4,762,127	SALES					
Plus /h		0		0				, - ,		Agents	%	3.0%	678,041	
В	enchmark Land Value	1,080,000		1,200,000	CI	heck on phasing dw	gs nos			Legals	%	0.5%	113,007	
						corre					£/unit	0	. 0	
		£/	'm2		_					Misc.	%	0.0%	0	
Additional Profit		157,918	33											_
			-						<b>Developers Profit</b>	t				_
										Market Housing	% Value	17.50%		
										Affordable Housi	ing % Value	17.50%		
										First Homes	% Value	17.50%		
RESIDUAL CASH FLOW	FOR INTEREST													
		Year 1				Year 2				Year 3				Г
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	_
UNITS Started				10	10	10	10	10	10	10	10	10		
Market Housing					0	0	0	2.130,931	2,130,931	2,130,931	2,130,931	2,130,931	2,130,931	
Affordable Rent					0	0	0	80,867	80,867	80,867	80,867	80,867	80,867	
Social Rent					0	0	0	159,097	159,097	159,097	159,097	159,097	159,097	
Shared Ownership					0	0	0	0	0	0	0	0	0	
First Homes					0	0	0	140,368	140,368	140,368	140,368	140,368	140,368	
Grant and Subsidy					0	0	0	0	0	0	0	0	0	
INCOM	F			0	0			2 511 262	2 511 262	2 511 262	2 511 262	2 511 262	2 511 262	

Planning fee calc			-
Planning app fee	dwgs	rate	
No dwgs	90		
No dwgs under 50	50	462	23,1
No dwgs over 50	40	138	5,5
		Total	28,6
Stamp duty calc - Residual			
Land payment			-2,343,8
		Total	
Stamp duty calc - Residual			
Land payment			1,080,0
		Total	43,5
Pre CIL s106	25,000 £/	Unit (all)	
	To	tal	2,250,0
Post CIL s106	25,000	£/ Unit (all)	2,250,0
CIL	0	£/m2	
		Total	2,250,0
Inf Tariff % GDV			
/0 GDV	0.000/		

			2,185.40
	BNG	3.00%	55.56
Site Costs	Base	15.00%	277.80
			1,852.03
Small Site	%	0.00%	0.00
	£/m2	0.00	0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Vater Over Extra 1	%	0.00%	0.00
Vater	£/m2		0.10
•	£/m2		18.00
Acc & Adpt	%	0.00%	0.00
	£/m2		0.00
CO2 Plus	%	0.00%	0.00
			1,833.93
Build Cost			/m2

									<b>Developers Profit</b>							1									
										Market Housing	% Value	17.50%			3,356,217	1									
										Affordable Housing		17.50%			377,943	1									
										First Homes	% Value	17.50%			221,080	1									
SIDUAL CASH FLOW FOR	INTEREST																								
		Year 1 Q1	Q2	Q3	04	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
NCOME INITS Started	l.	Q1	Q2	10	10	40	10	- Q3 - 10	10	10	10	10	Q4	Q1	Q2	- Q3	Q4	Q1	Q2	Q3	Q4	Qi	Q2		Q4
Market Housing				10	10	10	10	2,130,931	2,130,931	2,130,931	2,130,931	2,130,931	2,130,931	2,130,931	2,130,931	2,130,931	0	0	0	0	0	0	0	0	-
affordable Rent					0	0	0	80,867	80,867	80,867	80,867	80,867	80,867	80,867	80,867	80,867	0	0	0	0	0	0	0	0	0
ocial Rent					0	l 0	0	159,097	159,097	159,097	159,097	159,097	159,097	159,097	159,097	159,097	0	0	0	0	0	0	0	0	0
hared Ownership					0	l ő	0	0	0	0	0	0	0	0	0	0	0	l o	0	0	0	n n	0	Ů	0
irst Homes					0	0	0	140,368	140,368	140,368	140,368	140,368	140,368	140,368	140,368	140,368	0	0	0	0	0	0	0	ů .	0
Grant and Subsidy					0	l ő	0	0	0	0	0	0	0	0	0	0	0	l ő	n	0	0	o o	n	ů .	Ô
INCOME		0	0	0	0	0	0	2.511.263	2.511.263	2.511.263	2.511.263	2.511.263	2.511.263	2.511.263	2.511.263	2.511.263	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
egals Acquisition		-35,157																							
lanning Fee		28,620																							
rofessional		724,598		724,598																					
uild Cost - BCIS Base			0	541.960	1,083,920	1,625,881	1,625,881	1,625,881	1,625,881	1,625,881	1,625,881	1,625,881	1,083,920	541,960	0	0	0	0	0	0	0	0	0	0	0
106/CIL/Tariff			0	83,333	166,667	250,000	250,000	250,000	250,000	250,000	250,000	250,000	166,667	83,333	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	27,098	54,196	81,294	81,294	81,294	81,294	81,294	81,294	81,294	54,196	27,098	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	18,533	37,065	55,598	55,598	55,598	55,598	55,598	55,598	55,598	37,065	18,533	0	0	0	0	0	0	0	0	0	0	0
inance Fees		0																							
egal and Valuation		0																							
gents		0	0	0	0	0	0	75,338	75,338	75,338	75,338	75,338	75,338	75,338	75,338	75,338	0	0	0	0	0	0	0	0	0
egals		0	0	0	0	0	0	12,556	12,556	12,556	12,556	12,556	12,556	12,556	12,556	12,556	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT A	ND PROFIT	718,061	0	1,395,522	1,341,848	2,012,772	2,012,772	2,100,667	2,100,667	2,100,667	2,100,667	2,100,667	1,429,742	758,818	87,894	87,894	0	0	0	0	0	0	0	0	0
or Residual Valuation	Land	-2,343,823																							
	Interest		0	0	0	20,843	58,973	97,818	91,954	85,979	79,892	73,692	67,375	48,360	16,408	0	0	0	0	0	0	0	0	0	0
evelopers Return										l				1											
Market Housing										l				1											3,356,217
Affordable for Rent														1											377,943
First Homes				1																					221,080
	Cash Flow	1,625,763	0	-1,395,522	-1,341,848	-2,033,615	-2,071,745	312,778	318,643	324,617	330,704	336,905	1,014,146	1,704,085	2,406,961	2,423,369	0	0	0	0	0	0	0	0	-3,955,239
	Opening Balance	1,625,763	1,625,763	230,240	-1,111,608	-3,145,223	-5,216,968	-4.904.190	-4.585.547	-4,260,930	-3,930,226	-3,593,321	-2,579,175	-875,090	1,531,870	3,955,239	3,955,239	3,955,239	2 055 220	3,955,239	3,955,239	3,955,239	3,955,239	3,955,239	-
	Closing Balance	1,020,763	1,025,763	250,240	-1,111,608	-3,145,223	-5,216,968	-4,904,190	-4,365,547	-4,200,930	-3,930,226	-3,393,321	-2,5/9,1/5	-6/5,090	1,551,870	3,935,239	3,935,239	3,935,239	3,955,239	3,935,239	3,955,239	3,905,239	3,935,239	3,935,239	1 0



Site 19	Flats :	35							7																li
NCOME	Av Size m2		%	Number 35	Price £/m2		GIA	1	DEVELOPMENT (	COSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			1,8
arket Housing	Gross 77.5	Net 69.17	69.00%	24			1,871		LAND	Land		/unit or m2	Total	-1,027,629			No dwgs No dwgs under 50	35 35	462	16,170		CO2 Plus	% £/m2	0.00%	
ordable Overall ordable Rent	71.8	65.29	31% 4.34%	10.85 2		295,524	109			Stamp Duty Easements etc. Legals /Acquisition		1.50%	0 0 -15,414	-15,414			No dwgs over 50	0	138 Total			Acc & Adpt Water	% £/m2 £/m2	0.00%	
il Rent ed Ownership	71.8 74.3	65.29 67.50	16.74% 0.00%	6 0	1,520 3,150	581,414 0	421 0		Fees			130%		15,114			Stamp duty calc - R Land payment	esidual		-1,027,629		Over Extra 1	% £/m2	0.00%	
t Homes nt and Subsidy	74.3 Affordable Rent	67.50	9.92%	3	2,250		258			Planning Professional		8.00%	16,170 573,916	590,086			Stamp duty calc - R	esidual	Total	0		Over Extra 2 Small Site	% £/m2 %	0.00% 0.00 0.00%	
	Social Rent Shared Ownership				0	0			CONSTRUCTION	Build Cost s106 / CIL / IT		2,185	5,809,790 875,000				Land payment		Total	420,000 10,500		Site Costs	Base BNG	15.00% 3.00%	1,8
AREA - Net AREA - Gross	0.350 ha 0.350 ha		100 100	/ha /ha		8,920,935	2,658			Contingency	%	5.00% 3.00%	290,490 174,294				Pre CIL s106		£/ Unit (all)				DNG	3.00%	2,1
es per Quarter it Build Time	0 3 Quart	ters							FINANCE		£		24,381	7,173,955			Post CIL s106	25,000	Total £/ Unit (all)	<b>875,000</b> 875,000					
	v	Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACI	RO ctrl+r Closing balance =	0		Fees Interest Legal and Valuation	in	0% 7.50%	0	0			CIL	0	£/m2 Total	0 <b>875,000</b>					
idual Land Value ting Use Value		<b>-1,027,629</b> 350,000	-2,936,082	-2,936,082 1,000,000		RUN CIL MACRO ctr	1+1										Inf Tariff	% GDV 0.00%		0					
lift Plus /ha Ben	20% 0 nchmark Land Value	70,000 0 <b>420,000</b>		200,000 0 <b>1,200,000</b>	_	Check on phasing dy	Closing balance =	-1,951,433	SALES	Agents Legals	% %	3.0% 0.5%	267,628 44,605												
			E/m2		_		rect	J		Misc.	£/unit %	0 0.0%	0	312,233	7,033,230										
ditional Profit		131,631	70						Developers Prof	it Market Housing	% Value	17.50%			1,315,420										
SIDUAL CASH FLOW F	OR INTEREST									Affordable Housin First Homes	g % Value % Value	17.50% 17.50%			153,464 92,279										
COME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
IITS Started arket Housing				5	10 0	10 0	10 0	1,073,813	2,147,625	2,147,625	2,147,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0
fordable Rent cial Rent					0	0	0	42,218 83,059	84,435 166,118	84,435 166,118	84,435 166,118	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
st Homes ant and Subsidy					0	0	0	75,330	150,660	150,660	150,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	1,274,419	2,548,839	2,548,839	2,548,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(PENDITURE																									
amp Duty		0																							
sements etc. gals Acquisition		0 -15,414																							
nning Fee Ifessional		16,170 286,958		286,958																					
						4 000 000	4 050 040	4 400 007	550.040		•	•		•	•	•	•	•	•	•	•	•	•	•	•
ld Cost - BCIS Base I6/CIL/Tariff			0	276,657 41,667	829,970 125,000	1,383,283 208,333	1,659,940 250,000	1,106,627 166,667	553,313 83,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ntingency			0	13,833	41,499	69,164	82,997	55,331	27,666	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
normals ance Fees		0	0	9,461	28,382	47,304	56,764	37,843	18,921	0	0	U	0	U	U	0	U	U	U	U	0	U	U	U	U
al and Valuation		0	0	0	0		0	38,233	76,465	76,465	76,465	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gals sc.		0	0	0	0	0	0	6,372	12,744	12,744	12,744	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STS BEFORE LAND INT	T AND PROFIT	287,714	0	628,575	1,024,851	1,708,084	2,049,701	1,411,072	772,443	89,209	89,209	0	0	0	0	0	0	0	0	0	0	0	0	0	0
r Residual Valuation	Land -1	1,027,629	0	0	0	17,128	49,476	88,836	93,064	61,501	16,536	0	0	0	0	0	0	0	0	0	0	0	0	0	0
evelopers Return  Market Housing  Affordable for Rent																									1,315,420 153.464



Site 20   Flats 18		ŀ
18 <b>£/m2 £ m2</b> Gross Net  Aarket Housing 77.5 69.17 69.00% 12 4,500 3,865,725 962  Land  Stamp Duty  0		
arket Housing 77.5 69.17 69.00% 12 4,500 3,865,725 962 Land -329,087 Stamp Duty 0	Planning fee calc Planning app fee dwgs rate	Build Cost 1,83
Total History II	No dwgs 18 No dwgs under 50 18 462 8,316 No dwgs over 50 0 138 0	CO2 Plus % 0.00% £/m2 Acc & Adpt % 0.00%
ordable Rent 42.9 39.00 4.34% 1 2,980 90,791 34 Legals /Acquisition 1.50% -4,936 -4,936	<b>Total</b> 8,316	f/m2 1 Water f/m2
cial Rent 42.9 39.00 16.74% 3 1,520 178,622 129 ared Ownership 42.9 39.00 0.00% 0 3,150 0 0 Fees thomes 42.9 39.00 9.92% 2 2,250 156,686 77 Planning 8,316	Stamp duty calc - Residual Land payment -329,087 Total 0	Over Extra 1 % 0.00% £/m2 Over Extra 2 % 0.00%
ant and Subsidy Affordable Rent 0 0 CONSTRUCTION 8.00% 263,739 272,055	Stamp duty calc - Residual Land payment 216,000	£/m2 0.00 Small Site % 0.00%
Shared Ownership         0         0         Build Cost s106 / CIL / IT         2,185 2,625,792 s106 / CIL / IT         450,000	Total 1,320	Site Costs         Base         15.00%         27           BNG         3.00%         5
E AREA - Net 0.180 ha 100 /ha <b>4,291,825 1,202</b> Contingency 5.00% 131,290 E AREA - Gross 0.180 ha 100 /ha Abnormals % 3.00% 78,774 £ 10,884 3,296,740	Pre CIL s106 25,000 £/ Unit (all)  Total 450,000	2,18
lles per Quarter 0 nit Build Time 3 Quarters FINANCE	Post CIL s106 25,000 £/ Unit (all) 450,000	
Fees 0% 0	CiL 0 £/m2 0 Total 450,000	
esidual Land Value -329,087 -1,828,258 -1,82	Inf Tariff % GDV 0.00% 0	
plift 20% 36,000 200,000 Closing balance = -674,278 SALES  Plus/ha 0 0 0 0 Agents % 3.0% 128,755  Benchmark Land Value 216,000 1,200,000 Check on phasing dwgs nos Legals % 0.5% 21,459		
correct         £/unit         0         0           £/m2         Misc.         %         0.0%         0         150,214         3,384,986		
dditional Profit 13,290 14  Developers Profit  Market Housing % Value 17.50% 676,502		
Affordable Housing % Value 17.50% 47,147 First Homes % Value 17.50% 27,420		
	Q3 Q4 Q1 Q2 Q3	Year 6 Q4 Q1 Q2 Q3 Q4
NITS Started 3 4 3 4 4	d0 d7 d1 d2 d0	Q7 Q1 Q2 Q0 Q7
Market Housing 0 0 0 644,288 859,050 644,288 859,050 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
ocial Rent 0 0 0 29,770 39,694 29,770 39,694 39,694 0 0 0		0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 0
17st Homes 0 0 0 26,114 34,819 34,819 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0
Frant and Subsidy 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	
EXPENDITURE		
tamp Duty 0		
asements etc. 0		
asements etc. 0 -4,936		
asements etc. 0 -4,936  Planning Fee 8,316 rofessional 131,870 131,870		
asements etc. 0 - 4,936	0 0 0 0	0 0 0 0
sements etc. 0 -4,936 sanning Fee 8,316 official 131,870 sanning Fee offessional 131,870 sold 13	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0
asements etc. 0 -4,936  Planning Fee 8,316 I31,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  131,870  0 145,877 340,380 486,258 534,884 534,884 389,006 194,503 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 0 0 0 0 0 0
asements etc. 0 -4,936  danning Fee rofessional 131,870  1486,258 534,884 534,884 389,006 194,503 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 0 0 0 0 0 0
asements etc. egals Acquisition 4,936   Idanning Fee   8,316   Idanning Fee   131,870   Iuild Cost - BCIS Base   0 145,877 340,380 486,258 534,884 534,884 389,006 194,503 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
asements etc. 0 -4,936  lanning Fee 8,316  lanning 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 0 0 0
asements etc. 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Agents C. e. e. asserting to the control of the con	0 0 0 0 0 0 0 0 0 0 0 0 0 0 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 21 Flats 9 Planning fee calc Planning app fee No dwgs No dwgs under 50 No dwgs over 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 81.2 Net 72.50 4,500 69.00% 2,026,013 4,158 Market Housing Land Stamp Duty £/m2 % Acc & Adpt 0.00% Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 4.34% 16.74% 0.00% 9.92% 2,980 1,520 3,150 2,250 42.9 42.9 42.9 42.9 1.50% -1,449 -1,449 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 78,343 Over Extra 2 Total Planning Professional % £/m2 135,430 8.00% 131,272 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 2,093 1,305,784 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 2,239,062 1,640,894 225,000 5,648 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 225,000 Inf Tariff Residual Land Value 138,462 27,692 1,000,000 200,000 0.00% RUN CIL MACRO ctrl+l Closing balance = -314,170 67,172 11,195 Agents Legals 3.0% 0.5% £/unit 78.367 1,756,611 354,552 23,574 13,710 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST Year 1 Q1 INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Grant and Subcidus Q2 Q3 Q4 Q2 Q4 Q4 Q4 675,338 15,132 29,770 675,338 15,132 29,770 675,338 15,132 29,770 0 26,114 0 26,114 0 26,114 Grant and Subsidy 746.354 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 4,158 65,636 Planning Fee 65.636 rofessional uild Cost - BCIS Base 106/CIL/Tariff ontingency bnormals 0 145,087 290,174 435,261 290,174 145,087 0 0 0 0 0 0 0 0 0 0 0 0 
 75,000
 50,000
 25,000
 0

 21,763
 14,509
 7,254
 0

 14,940
 9,960
 4,980
 0
 0 25,000 50,000 0 7,254 14,509 0 4,980 9,960 nance Fees 0 Legal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 68.344 247,957 546,965 208.444 26,122 364.643 364.643 26.122 For Residual Valuatio 0 0 4,119 11,033 21,496 28,736 19,189 6,044 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 354,552 23,574

First Homes

-557,998

-1.146.431 -1.532.569

-386.139

509,174 701,043

-368,762

-219.671 -588.433

13,710 -391,836



Site 22 Flats 6 Planning fee calc Planning app fee No dwgs No dwgs under 50 No dwgs over 50 Price £/m2 CO2 Plus /unit or m2 Total 0.00% Gross 81.2 Net 72.50 4,500 -64,421 2,772 £/m2 % 69.00% 1,350,675 Market Housing Land Stamp Duty Acc & Adpt 0.00% Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 4.34% 16.74% 0.00% 9.92% 2,980 1,520 3,150 2,250 42.9 42.9 42.9 42.9 1.50% -966 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 52,229 2,772 87,514 Over Extra 2 Total Planning Professional % £/m2 8.00% 90,286 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 2,093 870.523 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 1,492,708 1,093,930 150,000 3,765 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 25,000 0 150,000 Inf Tariff Residual Land Value 1,000,000 200,000 0.00% 60,000 12,000 RUN CIL MACRO ctrl+l Closing balance = -257,240 44,781 7,464 Agents Legals 3.0% 0.5% £/unit 52.245 1,171,074 236,368 15,716 9,140 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST Year 1 Q1 INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Grant and Subcide Q2 Q3 Q4 Q4 Q2 Q4 Q4 Q4 450,225 10,088 19,847 450,225 10,088 19,847 450,225 10,088 19,847 0 17,410 0 17,410 0 17,410 Grant and Subsidy EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 2,772 43,757 Planning Fee 43.757 rofessional uild Cost - BCIS Base 106/CIL/Tariff ontingency bnormals 0 96,725 193,449 290,174 193,449 96,725 0 0 0 0 0 0 0 0 0 0 0 0 
 50,000
 33,333
 16,667
 0

 14,509
 9,672
 4,836
 0

 9,960
 6,640
 3,320
 0
 0 16,667 33,333 0 4,836 9,672 0 3,320 6,640 nance Fees 0 Legal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 45.563 364,643 243.095 138.963 17,415 17.415 165,305 243.095 For Residual Valuation 0 0 2,746 7,355 14,330 19,157 12,792 4,029 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 236,368 15,716 9,140 -261,224

First Homes

18,858

-245,841

-146.447 -392.288

-371,999

-764.287 -1.021.713

-257.426

339,450 467,362

# App K - Base Specialist Cover



MKCC - Specialist Housing - February 2024

nt - Flats									Rounde	_	Modelling			Area ha			Characteristic						
	UNITS		120		Aff - rented	100%	% of Aff	37.2	3	7	Density	100	units/ha	Total	1.500		Sub Area Ri	ural and F	lanks				
	Affordat	ole	31%	37.2	Shared Owne	0%		0.00		0	Net:Gross	80%		Gross	1.500	ha	Green Brov G	reen					
					First Homes	0%	% of Aff	0		0				Net	1.200	ha	Use A	gricultural	l				
			ř					37.2	3	7													
					М	arket							le for Rent	_		Shared O				First I	lomes		l
_	Beds	m2	Circulation	82.8		Rounded	m2		m2	Circulation	37		Rounded		0		Rounded	m2	0		Rounded	m2	l
Terrace	2	73	0.0%		0.00	0	0		73	0.0%		0.00				0.00	0	0		0.00	0	0	l
Terrace	3	86	0.0%		0.00	0	0		86	0.0%		0.00				0.00	0	0		0.00	0	- 0	l
Semi	2	81	0.0%		0.00	0	0		81	0.0%		0.00		Ŭ		0.00	0	0		0.00	0	0	l
Semi	3	96	0.0%		0.00	0	0		96	0.0%		0.00				0.00	0	0		0.00	0	0	l
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00		-		0.00	0	0		0.00	0	- 0	l
Flat to5	1	40	10.0%		0.00	0	0		40	0.0%		0.00				0.00	0	0		0.00	0	- 0	l
Flat to5	2	65	10.0%	60%	49.68	50	3,575		65	0.0%	60%	22.20			60%	0.00	0	0	60%	0.00	0	0	i
Flat to5	3	80	10.0%	40%	33.12	33	2,904		80	0.0%	40%	14.80		-	40%	0.00	0	0	40%	0.00	0	0	l
IRC Flat	1	70	25.0%		0.00	0	0		70	0.0%		0.00				0.00	0	0		0.00	0	0	l
IRC Flat	2	90	25.0%		0.00	0	0		90	10.0%		0.00				0.00	0	0		0.00	0	0	l
IRC Bungalov		120	25.0%		0.00	U	0		120	10.0%		0.00				0.00	0	0		0.00	0	0	l
Sheltered	1	50	20.0%		0.00	0	0		50	10.0%		0.00		Ŭ		0.00	0	0		0.00	0	0	l
Sheltered	2	75	20.0%		0.00	0	0		75	15.0%		0.00				0.00	0	0		0.00	0	0	l
Extracare	1	65	30.0%		0.00	0	0		65	15.0%		0.00		-		0.00	0	٥		0.00	0	0	l
Extracare	2	80	30.0%	100%	0.00 <b>82.80</b>	83	6,479		80	15.0%	100%	0.00 <b>37.00</b>			100%	0.00	0	0	100%	0.00	0	0	l
			L	100%	82.80	83	6,479				100%	37.00	3/	2,630	100%	0.00	U	U	100%	0.00	U	U	I
			BCIS								Occupants	l		Population			ha per dwellii	ng					
				Median	Used	m2					Occupants	Beds	Count	per unit				ocal Open	Snaco				
Terrace	2		Lower Q	1.495	1.495	n .	0				Terrace	2	Count	per unit	0			trategic Open	-				
Terrace	3			1,495	1,495	0	0				Terrace	3	0		0			atural Ope					
Semi	2			1,540	1,540	0	0				Semi	2	0		0		14	atarar opt	эн эрисс				
Semi	3			1,540	1,540	0	0				Semi	3	0	0	0								
Semi	4			1,540	1,540	0	0				Semi	4	0	·	n								
Flat to5	1			1,722	1,722	0	0				Flat to5	1	0		0				Г	Open Space	e Required	0.000	1
Flat to5	2			1,722	1,722	5,005	8,618,610				Flat to5	2	72	0	0				-	Gross - Net		0.300	l
Flat to5	3			1,722	1,722	4,104	7,067,088				Flat to5	3	48		0		0.0000 ha	а	-	Shortfall / :		0.300	l
IRC Flat	1			1,722	1,722	.,101	0				IRC Flat	1			0		0.0000		L	511011111117	ou. p.us	0.500	1
IRC Flat	2			1,722	1,722	0	0				IRC Flat	2	0		0								
RC Bungalov	-			1,696	1,696	0	0				IRC Bungal	3	0	0	0		Summary		ſ	Consti	uction	Sale	able
Sheltered	1			1,722	1,722	0	0				Sheltered	1	0	0	0			I	Units	m2	Average	m2	
Sheltered	2			1,722	1,722	0	0				Sheltered	2	0	0	0		Market Housi	ing	83	6,479	78.06	5,890	
Extracare	1			1,850	1,850	0	0				Extracare	1	0	0	0		Aff - rented	J	37	2,630	71.08	2,630	
Extracare	2			1,850	1,850	0	0				Extracare	2	0	0	0		Shared Owne	ership	0	0	71.08	0	
						9,109	15,685,698							Residents	0		First Homes		0	0	71.08	0	
												•	•							0.400		0.500	-

1,722 £/m2

120

9,109

ent - Flats							Г	Roun	ded	Modelling			Area ha			Characteristi	ics					
2	UNITS		120		Aff - rented	100% 9	6 of Aff	37.2	37	Density	100	units/ha	Total	1.500		Sub Area	CMK					
	Affordab	le	31%	37.2	Shared Owne	0%	Ī	0.00	0	Net:Gross	80%		Gross	1.500	ha	Green Brov B	Brown					
					First Homes	0% 9	6 of Aff	0	0				Net	1.200	ha	Use P	PDL					
					'			37.2	37													
					M	larket					Affordabl	e for Rent			Shared O	wnership			First I	lomes		
	Beds	m2	Circulation	82.8		Rounded	m2	m2	Circulation	n 37		Rounded	m2	0		Rounded	m2	0		Rounded	m:	ا2
Terrace	2	73	0.0%		0.00	0	0	73	0.0%		0.00	0	0		0.00	0	0		0.00	0		0
Terrace	3	86	0.0%		0.00	0	0	86	0.0%		0.00	0	0		0.00	0	0		0.00	0		0
Semi	2	81	0.0%		0.00	0	0	81	0.0%		0.00	0	0		0.00	0	0		0.00	0		0
Semi	3	96	0.0%		0.00	0	0	96	0.0%		0.00	0	0		0.00	0	0		0.00	0		0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0		0
Flat to5	1	40	10.0%		0.00	0	0	40	0.0%		0.00	0	0		0.00	0	0		0.00	0		0
Flat to5	2	65	10.0%	60%	49.68	50	3,575	65	0.0%	60%	22.20	22	1,430	60%	0.00	0	0	60%	0.00	0		0
Flat to5	3	80	10.0%	40%	33.12	33	2,904	80	0.0%	40%		15	1,200	40%	0.00	0	0	40%	0.00	0		0
IRC Flat	1	70	25.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0		0
IRC Flat	2	90	25.0%		0.00	0	0	90	10.0%		0.00	0	0		0.00	0	0		0.00	0		0
IRC Bungalov	3	120	25.0%		0.00	0	0	120	10.0%		0.00	0	0		0.00	0	0		0.00	0		0
Sheltered	1	50	20.0%		0.00	0	0	50	10.0%		0.00	0	0		0.00	0	0		0.00	0		0
Sheltered	2	75	20.0%		0.00	0	0	75	15.0%		0.00	0	0		0.00	0	0		0.00	0		0
Extracare	1	65	30.0%		0.00	0	0	65	15.0%		0.00	0	0		0.00	0	0		0.00	0		0
Extracare	2	80	30.0%		0.00	0	0	80	15.0%		0.00	0	0		0.00	0	0		0.00	0		0
				100%	82.80	83	6,479			100%	37.00	37	2,630	100%	0.00	0	0	100%	0.00	0		0
											-		-									
			BCIS							Occupants			Population			ha per dwelli	ing					
			Lower Q	Median	Used	m2					Beds	Count	per unit			0.0000 L	ocal Open	Space				
Terrace	2			1,495	1,495	0	0			Terrace	2	0	0	0		0.0000 S	Strategic O	oen Space				
Terrace	3			1,495	1,495	0	0			Terrace	3	0	0	0		0.0000 N	Natural Ope	en Space				
Semi	2			1,540	1,540	0	0			Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,540	1,540	0	0			Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,540	1,540	0	0			Semi	4	0	0	0		0.0000	0.0000					
Flat to5	1			1,722	1,722	0	0			Flat to5	1	0	0	0		0.0000	0.0000		Open Spac	e Required	0.00	0
Flat to5	2			1,722	1,722	5,005	8,618,610			Flat to5	2	72	0	0		0.0000	0.0000		Gross - Net		0.30	JO
Flat to5	3			1,722	1,722	4,104	7,067,088			Flat to5	3	48	0	0		0.0000 h	na		Shortfall /	Surplus	0.30	0
IRC Flat	1			1,722	1,722	0	0			IRC Flat	1	0	0	0								_
IRC Flat	2			1,722	1,722	0	0			IRC Flat	2	0	0	0								
IRC Bungalov	3			1,696	1,696	0	0			IRC Bungal	3	0	0	0		Summary			Const	ruction	Sa	ıle
Sheltered	1			1,722	1,722	0	0			Sheltered	1	0	0	0				Units	m2	Average	m	2
Sheltered	2			1,722	1,722	0	0			Sheltered	2	0	0	0		Market Hous	sing	83	6,479	78.06	5,89	0
Extracare	1			1,850	1,850	0	0			Extracare	1	0	0	0		Aff - rented		37	2,630	71.08	2,63	0
Extracare	2			1,850	1,850	0	0			Extracare	2	0	0	0		Shared Owne	ership	0	0	71.08		0

1,722 £/m2

120

9,109

ent - Flats								Round	ed	Modelling			Area ha			Characteris	tics				
3	UNITS		120		Aff - rented	100%	% of Aff	37.2	37	Density	100	units/ha	Total	1.500		Sub Area	Core Estate	S			
	Affordab	le	31%	37.2	Shared Owne	0%		0.00	0	Net:Gross	80%		Gross	1.500 h	na	Green Brov	Brown				
					First Homes	0% 9	% of Aff	0	0				Net	1.200 h	na	Use	PDL				
			-					37.2	37												
					Ma	rket						e for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	82.8		Rounded	m2	m2	Circulation	37		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	73	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	86	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	81	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	96	0.0%		0.00	0	0	96	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	40	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	60%	49.68	50	3,575	65	0.0%	60%	22.20	22	,	60%	0.00	0	0	60%	0.00	0	0
Flat to5	3	80	10.0%	40%	33.12	33	2,904	80	0.0%	40%	14.80	15		40%	0.00	0	0	40%	0.00	0	0
IRC Flat	1	70	25.0%		0.00	0	0	70	0.0%		0.00	0			0.00	0	0		0.00	0	0
IRC Flat	2	90	25.0%		0.00	0	0	90	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
IRC Bungalo	١ 3	120	25.0%		0.00	0	0	120	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	50	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	75	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	65	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	80	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
			L	100%	82.80	83	6,479			100%	37.00	37	2,630	100%	0.00	0	0	100%	0.00	0	0
															i						
			BCIS							Occupants			Population			ha per dwe					
			Lower Q			n2					Beds	Count	per unit				Local Open				
Terrace	2			1,495	1,495	0	0			Terrace	2	0	0	0			Strategic O				
Terrace	3			1,495	1,495	0	0			Terrace	3	0		0			Natural Op	en Space			
Semi	2			1,540	1,540	0	0			Semi	2	0	0	0		0.0000	0.0000				
Semi	3			1,540	1,540	0	0			Semi	3	0	0	0		0.0000	0.0000				
Semi	4			1,540	1,540	0	0			Semi	4	0	0	0		0.0000	0.0000		O C	Danisha d	0.000
Flat to5	1			1,722	1,722	0	0 610 610			Flat to5	1	72		0		0.0000	0.0000		Open Space	kequired	0.000
Flat to5	2			1,722	1,722	5,005	8,618,610			Flat to5	2			0		0.0000	0.0000		Gross - Net	lere	0.300
Flat to5	3			1,722	1,722	4,104	7,067,088			Flat to5	3	48		0	ļ	0.0000	na		Shortfall / S	urpius	0.300
IRC Flat	1			1,722	1,722	0	0			IRC Flat	1	0	0	0							
IRC Flat	2			1,722	1,722	0	0			IRC Flat	2	0	0	0		C			C		C-1-
IRC Bungalo				1,696	1,696	· ·	0			IRC Bungal	3		Ŭ	0	ı	Summary		11-2	Constru		Sale
Sheltered	1			1,722	1,722	0	0			Sheltered	1	0	0	0		NAII II		Units	m2	Average	m2
Sheltered	1			1,722	1,722	0	0			Sheltered	2	0	Ŭ	0		Market Hou	ŭ	83	6,479	78.06	5,890 2,630
	1 1			1,850	1,850	0	0			Extracare	1	0	0	0		Aff - rented	1	37	2,630	71.08	2,630
Extracare Extracare	2			1,850	1,850	0				Extracare	2	0	0	^		Shared Owi	norchin	0	0	71.08	2

Residents

0

120

0

9,109

First Homes

9,109

15,685,698

1,722 £/m2

71.08

0

										_													
ent Housing								Ro	unde	d	Modelling			Area ha			Characteris	tics					
ļ	UNITS		60		Aff - rented	100%	% of Aff	18.6	19	9	Density	35	units/ha	Total	2.286		Sub Area	Rural and Fl	lanks				
	Afforda	ble	31%	18.6	Shared Owne	0%		0.00	(	0	Net:Gross	75%		Gross	2.286	ha	Green Brov	Green					
					First Homes	0%	% of Aff	0	(	0				Net	1.714	ha	Use	Agricultural					
								18.6	19	9					1								,
					M	arket						Affordabl	e for Rent			Shared C	wnership			First I	lomes		
	Beds	m2	Circulation	41.4		Rounded	m2		m2	Circulation	19		Rounded	m2	0		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%	25%	10.35	10	730		73	0.0%	50%	9.50	10	730		0.00	0	0	50%	0.00	0	0	4
Terrace	3	86	0.0%	25%	10.35	10	860		86	0.0%	50%	9.50	10	860	50%	0.00		0	50%	0.00	0	0	
Semi	2	81	0.0%	25%	10.35	10	810		81	0.0%		0.00	0	0		0.00		0		0.00	0	0	1
Semi	3	96	0.0%	25%	10.35	10	960		96	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
Flat to5	1	40	10.0%		0.00	0	0		40	0.0%		0.00	0	0		0.00		0		0.00	0	0	
Flat to5	2	65	10.0%		0.00	0	0		65	0.0%		0.00	0	0		0.00		0		0.00	0	0	1
Flat to5	3	80	10.0%		0.00	0	0		80	0.0%		0.00	0	0		0.00		0		0.00	0	0	4
IRC Flat	1	70	25.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00		0		0.00	0	0	4
IRC Flat	2	90	25.0%		0.00	0	0		90	10.0%		0.00	0	0		0.00		0		0.00	0	0	4
IRC Bungalov		120	25.0%		0.00	0	0		120	10.0%		0.00	0	0		0.00		0		0.00	0	0	
Sheltered	1	50	20.0%		0.00	0	0		50	10.0%		0.00	0	0		0.00		0		0.00	0	0	1
Sheltered	2	75	20.0%		0.00	0	0		75	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
Extracare	1	65	30.0%		0.00	0	0		65	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Extracare	2	80	30.0%		0.00	0	0		80	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
				100%	41.40	40	3,360				100%	19.00	20	1,590	100%	0.00	0	0	100%	0.00	0	0	j
	ı ———		BCIS	1	1						0		I I	D   - + !			h =	U:					
						m2					Occupants			Population 			ha per dwel						
T	2		Lower Q	Median			2,182,700				-	Beds 2		per unit				Local Open Strategic Or					
Terrace	3			1,495 1,495	1,495 1,495	1,460 1,720	2,182,700				Terrace	3	20 20	0	0			Natural Ope	•				
Terrace	2			1,495	1,495	810					Terrace	2	10	0	0		0.0000	0.0000	en Space				
Semi Semi	3			1,540	1,540	960	1,247,400 1,478,400				Semi	3	10	0			0.0000	0.0000					
	4			1,540	1,540	960	1,478,400				Semi Semi	4	10	0			0.0000	0.0000					
Semi Elat to E	1			1,722	1,722	0	0					1	0	0	0		0.0000	0.0000	ſ	Onon Spac	e Required	0.000	1
Flat to5 Flat to5	2			1,722	1,722	0	0				Flat to5 Flat to5	2	0	0	0		0.0000	0.0000	1	Gross - Net		0.571	ł
Flat to5	3			1,722	1,722	0	0				Flat to5	3	0	0			0.0000			Shortfall /		0.571	ı
	1			1,722	1,722	0	0				IRC Flat	1	0	0			0.0000	Πd	L	SHOLLIAN /	surpius	0.5/1	i
IRC Flat	2			1,722	1,722	0	0				IRC Flat	2	0	0	0								
IRC Flat	3			1,722	1,722	0	0				IRC Flat	3	0	0	0		C		ſ	Const	ruction	Sale	abl
IRC Bungalov Sheltered	1			1,722	1,722	0	0				Sheltered	1	0	0			Summary	ı	Units	m2	Average	m2	
-	2			1,722	1,722	0	0				Sheltered	2	0	0			Market Hou	ıcina	40	3,360	84.00	3,360	-
Sheltered	1			1,722	1,722	0	0					1	0	0	0		Aff - rented	Ŭ	20	1,590	79.50	1,590	_
Extracare	2			1,850	1,850	0	0				Extracare Extracare	2	0	0	0		Shared Owr		20	1,590	79.50	1,590	⊢
Extracare				1,650	1,050	4.950	7,479,900				Extracare		U	Residents	0		First Homes		0	0	79.50	0	⊢
	<u> </u>	<u> </u>	ı			4,950	7,479,900							residents	U		riist nomes	>	U	1050	79.50	1000	ـــ

1,511 £/m2

4,950

ent Housing								Rounde		Modelling			Area ha			Characteristics				
5	UNITS		60		Aff - rented	100% %	of Aff		18	Density		units/ha	Total	2.143		Sub Area Cor				
	Affordab	ile	30%		Shared Owne			0.00	0	Net:Gross	80%		Gross	2.143		Green Brov Bro				
				F	First Homes	0% %	of Aff	18 :	<u>0</u> 18				Net	1.714	ha	Use PDI	L			
					M	larket		•			Affordab	e for Rent			Shared O	wnership		Firs	Homes	
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	0	Rounded	m2
Terrace	2	73	0.0%	25%	10.50	11	803	73	0.0%	50%	9.00	9	657	50%	0.00	0	0	50% 0.0	0 0	0
Terrace	3	86	0.0%	25%	10.50	11	946	86	0.0%	50%	9.00	9	774	50%	0.00	0	0	50% 0.0	0 0	0
Semi	2	81	0.0%	25%	10.50	11	891	81	0.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
Semi	3	96	0.0%	25%	10.50	11	1,056	96	0.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
Flat to5	1	40	10.0%		0.00	0	0	40	0.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
Flat to5	2	65	10.0%		0.00	0	0	65	0.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
Flat to5	3	80	10.0%		0.00	0	0	80	0.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
IRC Flat	1	70	25.0%		0.00	0	0	70	0.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
IRC Flat	2	90	25.0%		0.00	0	0	90	10.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
IRC Bungalo	١ 3	120	25.0%		0.00	0	0	120	10.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
Sheltered	1	50	20.0%		0.00	0	0	50	10.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
Sheltered	2	75	20.0%		0.00	0	0	75	15.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
Extracare	1	65	30.0%		0.00	0	0	65	15.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
Extracare	2	80	30.0%		0.00	0	0	80	15.0%		0.00	(	0		0.00	0	0	0.0	0 0	0
				100%	42.00	44	3,696			100%	18.00	18	1,431	100%	0.00	0	0	100% 0.0	0 0	0
			1			1														
			BCIS							Occupants			Population			ha per dwelling				
			Lower Q			m2					Beds	Count	per unit				al Open Spac			
Terrace	2			1,495	1,495	1,460	2,182,700			Terrace	2	20		0			ategic Open S			
Terrace	3			1,495	1,495	1,720	2,571,400			Terrace	3	20		0			tural Open Sp	ace		
Semi	2			1,540	1,540	891	1,372,140			Semi	2	11		0			0.0000			
Semi	3			1,540	1,540	1,056	1,626,240			Semi	3	11		0			0.0000			
Semi	4			1,540 1,722	1,540 1,722	0	0			Semi	4	(	1	0			0.0000	Onor Car	oo Dogwies J	0.000
Flat to5	2			1,722	1,722	0	0			Flat to5	2	(		0			0.0000		ce Required	0.000
Flat to5	3			1,722	1,722	0	0			Flat to5	3			0			0.0000	Gross - N		0.429
Flat to5	1			1,722	1,722	0	0			Flat to5	1	(		0	ļ	0.0000 ha		Shortfall	Surpius	0.429
IRC Flat	2			1,722	1,722	0	0			IRC Flat IRC Flat	2	(		0						
	1			1,722	1,722	0	0				3	(		0		Cummanı		Con	struction	Salea
IRC Bungalo Sheltered	1			1,722	1,722	0	0			IRC Bungal Sheltered	1	(	1	0	ı	Summary		Units m		m2
Sheltered	2			1,722	1,722	0	0				2	(		0		Market Herrin		44 3.69		3.696
	_			1,722	1,722	0	0			Sheltered		(	1	0		Market Housing	E	18 1,43		1,431
Extracare Extracare	2			1,850	1,850	0	0			Extracare Extracare	2	-	0	0		Aff - rented Shared Owners	rhin	18 1,43	0 79.50	1,431
EXITACATE				1,650	1,050	5,127	7,752,480			EXII dCd16			Residents	0		First Homes	siiih	0	0 79.50	0
						3,14/		£/m2				l	residents	U		riist noilles		62 5.12		5.127

5,127

5,127

1,512 £/m2

d Flats							Г	Rour	nded	Modelling			Area ha			Characteri	stics				
7	UNITS		60		Aff - rented	70%	% of Aff	12.6	13	Density	80	units/ha	Total	0.750			Rural and F	lanks			
,	Afforda	hle	30%		Shared Owne		70 OI AII	5.40	5	Net:Gross			Gross	0.750		Green Bro		iains			
	Allolua	ibie	30%	10	First Homes		% of Aff	0	0	Net. Gross	100/0		Net	0.750		Use	Agricultura				
					Thist Homes	070	70 01 7111	18	18				NCC	0.750	iiu	osc	Agricultura				
					N	1arket		10	10		Affordabl	e for Rent			Shared O	wnership			First Ho	omes	
	Beds	m2	Circulation	42		Rounded	m2	m:	2 Circulation	13		Rounded	m2	5		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	73	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	86	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	81	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	96	0.0%		0.00	0	0	96	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	10	6 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	40			0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	65			0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	80			0.00	0	0		0.00	0	0		0.00	0	0
IRC Flat	1	70	25.0%		0.00	0	0	70			0.00	0	0		0.00	0	0		0.00	0	0
IRC Flat	2	90	25.0%		0.00	0	0	90	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
IRC Bungalo	3	120	25.0%		0.00	0	0	12			0.00	0	0		0.00	0			0.00	0	0
Sheltered	1	50	20.0%	60%	25.20	25	1,500	50		60%		8	440	60%	3.00	3	165	60%	0.00	0	0
Sheltered	2	75	20.0%	40%	16.80	17	1,530	75		40%		5	431	40%	2.00	2	173	40%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	65			0.00	0	0		0.00	0	0		0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	80	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
			ļ	100%	42.00	42	3,030			100%	13.00	13	871	100%	5.00	5	338	100%	0.00	0	0
			BCIS							Occupants			Population			ha per dw	elling				
			Lower Q	Median	Used	m2					Beds	Count	per unit			0.0000	Local Open	Space			
Terrace	2			1,495	1,495	0	0			Terrace	2	0	0	0		0.0000	Strategic O	pen Space			
Terrace	3			1,495	1,495	0	0			Terrace	3	0	0	0		0.0000	Natural Op	en Space			
Semi	2			1,540	1,540	0	0			Semi	2	0	0	0		0.0000	0.0000				
Semi	3			1,540	1,540	0	0			Semi	3	0	0	0		0.0000	0.0000				
Semi	4			1,540	1,540	0	0			Semi	4	0	0	0		0.0000	0.0000	_			
Flat to5	1			1,722	1,722	0	0			Flat to5	1	0	0	0		0.0000	0.0000		Open Space	Required	0.000
Flat to5	2			1,722	1,722	0	0			Flat to5	2	0	0	0		0.0000	0.0000		Gross - Net		0.000
Flat to5	3			1,722	1,722	0	0			Flat to5	3	0	0	0		0.0000	ha		Shortfall / Su	ırplus	0.000
IRC Flat	1			1,722	1,722	0	0			IRC Flat	1	0	0	0							
IRC Flat	2			1,722	1,722	0	0			IRC Flat	2	0	0	0							
IRC Bungalo	3			1,696	1,696	0	0			IRC Bungal	3	0	0	0		Summary			Constru	ction	Saleab
Sheltered	1			1,722	1,722	2,105	3,624,810			Sheltered	1	36	0	0				Units	m2	Average	m2
Sheltered	2			1,722	1,722	2,134	3,674,318			Sheltered	2	24	0	0		Market Ho	using	42	3,030	72.14	2,525
Extracare	1			1,850	1,850	0	0			Extracare	1	0	0	0		Aff - rente	d	13	871	67.02	775
Extracare	2			1,850	1,850	0	0			Extracare	2	0	ŭ	0		Shared Ow	nership	5	338	67.50	300
1	1	1	1			4 220	7 200 120				1		Docidonto		1	Circt Home		0		67.50	_

Residents

First Homes

4,239

0

0

3,600

0

4,239

7,299,128

1,722 £/m2

Flats								Round		Modelling			Area ha			Characteris						
3	UNITS		60		Aff - rented		6 of Aff		13	Density			Total	0.600		Sub Area						
	Affordal	ble	31%	18.6	Shared Owne			5.58	6	Net:Gross	100%		Gross	0.600 h		Green Brov						
					First Homes	0% %	6 of Aff	0	0				Net	0.600 h	ıa	Use	PDL					
								18.6	19	-			1	1			1	1				-
		•	6: 1.:		M	larket		2	6: 1.:	- 40		e for Rent	-		Shared O			_	First F	lomes		4
T	Beds	m2	Circulation	41.4	0.00	Rounded	m2	m2 73	Circulation	13	0.00	Rounded 0	m2 0		0.00	Rounded	m2	0	0.00	Rounded 0	m2 0	_
Terrace	2 3	73	0.0%		0.00	0	0	73 86	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
Terrace	2	86 81	0.0% 0.0%		0.00	0	0	81	0.0% 0.0%		0.00	0	0		0.00	0	0		0.00	0	0	4
Semi Semi	3	96	0.0%		0.00	0	0	96	0.0%		0.00	0	ū		0.00	0	0		0.00	0	0	4
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0			0.00	0	0		0.00	0	0	4
Flat to5	1	40	10.0%		0.00	0	0	40	0.0%		0.00				0.00	0	0		0.00	0	0	4
Flat to5	2	65	10.0%		0.00	0	0	65	0.0%		0.00	0	0		0.00	0	0		0.00	0	n	<u>-</u>
Flat to5	3	80	10.0%		0.00	0	0	80	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	غ ا
IRC Flat	1	70	25.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	5
IRC Flat	2	90	25.0%		0.00	0	0	90	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
IRC Bungalov		120	25.0%		0.00	0	0	120	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Sheltered	1	50	20.0%	60%	24.84	25	1,500	50	10.0%	60%	7.80	8	440	60%	3.60	4	220	60%	0.00	0	0	5
Sheltered	2	75	20.0%	40%	16.56	17	1,530	75	15.0%	40%	5.20	5	431	40%	2.40	2	173	40%	0.00	0	0	j
Extracare	1	65	30.0%		0.00	0	0	65	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Extracare	2	80	30.0%		0.00	0	0	80	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	j
				100%	41.40	42	3,030			100%	13.00	13	871	100%	6.00	6	393	100%	0.00	0	0	ງ
																		1				
			BCIS							Occupants	1		Population			ha per dwe						
			Lower Q	Median		m2					Beds	Count	per unit				Local Open					
Terrace	2			1,495	1,495	0	0			Terrace	2	0	0	0			Strategic O					
Terrace	3			1,495	1,495	0	0			Terrace	3	0	0	0			Natural Op	en Space				
Semi	2			1,540	1,540	0	0			Semi	2	0	0			0.0000	0.0000					
Semi	3	-		1,540	1,540	0	0			Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,540 1,722	1,540 1,722	0	0			Semi Flat to5	1	0	0	0		0.0000	0.0000		Onon Cn	Doguirod	0.000	_
Flat to5 Flat to5	2			1,722	1,722	0	0			Flat to5	2	0	0	0		0.0000	0.0000		Open Space Gross - Net		0.000	
	3	1		1,722	1,722	0	0				3	0	0	0		0.0000				-	0.000	
Flat to5 IRC Flat	1			1,722	1,722	0	0			Flat to5 IRC Flat	1	0	0	0	ļ	0.0000	IId		Shortfall / S	oui pius	0.000	4
IRC Flat	2	<u> </u>		1,722	1,722	0	0			IRC Flat	2	0	0	0								
IRC Bungalov	3	l		1,696	1,696	0	0			IRC Bungal	3	0	0			Summary			Constr	uction	Sale	ea
Sheltered	1			1,722	1,722	2,160	3,719,520			Sheltered	1	37	0	n	j	Jannilary		Units	m2	Average	m2	÷
	2			1,722	1,722	2,134	3,674,318			Sheltered	2	24	·	0		Market Ho	using	42	3,030	72.14	2,525	_
Sheltered				1,850	1,850	2,134	0,0,4,318			Extracare	1	0	0	0		Aff - rented		13	871	67.02	775	_
Sheltered Extracare	1																-					2.1
Extracare Extracare	2			1,850	1,850	0	0			Extracare	2	0	0	0		Shared Ow	nership	6	393	65.42	350	)

1,722 £/m2

4,294

61

Flats								1	Rounded	t	Modelling			Area ha			Characteris	tics					
	UNITS		60		Aff - rented	70%	% of Aff	13.02	13	3	Density	80	units/ha	Total	0.750		Sub Area	Core Estates					
	Affordat	ble	31%	18.6	Shared Owne	30%		5.58	6	5	Net:Gross	100%		Gross	0.750 h	a	Green Brov	Brown					
					First Homes	0%	% of Aff	0	C	o l				Net	0.750 h	a	Use	PDL					
				-				18.6	19	Ð													_
					M	arket				<del>_</del>		Affordable	e for Rent			Shared Ov	wnership			First H	lomes		i
	Beds	m2	Circulation	41.4		Rounded	m2		m2	Circulation	13		Rounded	m2	6		Rounded	m2	0		Rounded	m2	i
Terrace	2	73	0.0%		0.00	0	0		73	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
Terrace	3	86	0.0%		0.00	0	0		86	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
Semi	2	81	0.0%		0.00	0	0		81	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
Semi	3	96	0.0%		0.00	0	0		96	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
Flat to5	1	40	10.0%		0.00	0	0		40	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
Flat to5	2	65	10.0%		0.00	0	0		65	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
Flat to5	3	80	10.0%		0.00	0	0		80	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
IRC Flat	1	70	25.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
IRC Flat	2	90	25.0%		0.00	0	0		90	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
IRC Bungalov	١ 3	120	25.0%		0.00	0	0		120	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
Sheltered	1	50	20.0%	60%	24.84	25	1,500		50	10.0%	60%	7.80	8	440	60%	3.60	4	220	60%	0.00	0	0	i
Sheltered	2	75	20.0%	40%	16.56	17	1,530		75	15.0%	40%	5.20	5	431	40%	2.40	2	173	40%	0.00	0	0	i
Extracare	1	65	30.0%		0.00	0	0		65	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
Extracare	2	80	30.0%		0.00	0			80	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	i
				100%	41.40	42	3,030				100%	13.00	13	871	100%	6.00	6	393	100%	0.00	0	0	1
																-							
			BCIS								Occupants			Population		L	ha per dwe						
			Lower Q		Used	m2						Beds	Count	per unit		Ļ		Local Open S					
Terrace	2			1,495	1,495	0	0				Terrace	2	0	0	0	Ļ		Strategic Op					
Terrace	3			1,495	1,495	0	0				Terrace	3	0	0	0	Ļ		Natural Oper	n Space				
Semi	2			1,540	1,540	0	0				Semi	2	0	0	0	Ļ	0.0000	0.0000					
Semi	3			1,540	1,540	0	0				Semi	3	0	0	0	Ļ	0.0000	0.0000					
Semi	4			1,540	1,540	0	0				Semi	4	0	0	0	Ļ	0.0000	0.0000	1				
Flat to5	1			1,722	1,722	0	0				Flat to5	1	0	0	0	Ļ	0.0000	0.0000		Open Space	Required	0.000	ı
Flat to5	2			1,722	1,722	0	0				Flat to5	2	0	0	0	Ļ	0.0000	0.0000		Gross - Net		0.000	ı
Flat to5	3			1,722	1,722	0	0				Flat to5	3	0	0	0	L	0.0000	ha		Shortfall / S	Surplus	0.000	1
IRC Flat	1			1,722	1,722	0	0				IRC Flat	1	0	0	0								
IRC Flat	2			1,722	1,722	0	0				IRC Flat	2	0	0	0				ı				
IRC Bungalov				1,696	1,696	0	0				IRC Bungal	3	0	0	0	-	Summary			Constr		Sale	_
Sheltered	1			1,722	1,722	2,160	3,719,520				Sheltered	1	37		0	Ļ			Units	m2	Average	m2	
Sheltered	2			1,722	1,722	2,134	3,674,318				Sheltered	2	24	0	0		Market Ho	ŭ	42	3,030	72.14	2,525	
Extracare	1			1,850	1,850	0	0				Extracare	1	0	0	0	-	Aff - rented		13	871	67.02	775	
Extracare	2			1,850	1,850	0	0				Extracare	2	0	0	0	-	Shared Ow		6	393	65.42	350	_
1	1	1	1			4,294	7,393,838							Residents	0		First Home		0	0	65.42	0	

61

4,294

3,650

1,722 £/m2

Flats								Rou	nded	Modelling		А	rea ha			Characterist	tics				
)	UNITS		60		Aff - rented	70%	% of Aff	13.02	13	Density	75	units/ha To	otal	0.500		Sub Area	Rural and Fl	lanks			
	Affordal	ble	31%	18.6	Shared Owne	30%		5.58	6	Net:Gross	100%	G	ross	0.800	ha	Green Brov	Green				
					First Homes	0%	% of Aff	0	0			N	et	0.800	ha	Use .	Agricultural				
								18.6	19												_
					N	/larket					Affordab	le for Rent			Shared O	wnership			First Homes		Ĺ
	Beds	m2	Circulation	41.4		Rounded	m2	m	2 Circulatio	n 13	3	Rounded	m2	6		Rounded	m2	0	Rounded	m2	ĺ
Terrace	2	73	0.0%		0.00	0	0	7	3 0.0%		0.00	0	0		0.00	0	0		0.00	0	ĺ
Terrace	3	86	0.0%		0.00	0	0	8	6 0.0%		0.00	0	0		0.00	0	0		0.00	0	Ĺ
Semi	2	81	0.0%		0.00	0	0	8	1 0.0%		0.00	0	0		0.00	0	0		0.00	0	Ĺ
Semi	3	96	0.0%		0.00	0	0	9	6 0.0%		0.00	0	0		0.00	0	0		0.00	0	1
Semi	4	106	0.0%		0.00	0	0	10	0.0%		0.00	0	0		0.00	0	0		0.00	0	Ĺ
Flat to5	1	40	10.0%		0.00	0	0	4	0.0%		0.00	0	0		0.00	0	0		0.00	0	ĺ
Flat to5	2	65	10.0%		0.00	0	0	6			0.00		0		0.00	0	0		0.00 0	0	1
Flat to5	3	80	10.0%		0.00	0	0	8	0.0%		0.00	0	0		0.00	0	0		0.00 0	0	1
IRC Flat	1	70	25.0%		0.00	0	0	7			0.00		0		0.00	0	0		0.00 0	0	1
IRC Flat	2	90	25.0%		0.00	0	0	9	0 10.0%		0.00		0		0.00	0	0		0.00 0	0	1
IRC Bungalov	3	120	25.0%		0.00	0	0	12	20 10.0%		0.00	0	0		0.00	0	0		0.00 0	0	1
Sheltered	1	50	20.0%		0.00	0	0	5			0.00		0		0.00	0	0		0.00 0	0	1
Sheltered	2	75	20.0%		0.00		0	7			0.00		0		0.00	0	0		0.00 0	0	ı
Extracare	1	65	30.0%	60%	24.84	24	2,028	6		60%			598	60%	3.60	4	299	60%	0.00 0	0	ı
Extracare	2	80	30.0%	40%	16.56		1,768	8	0 15.0%	40%			460	40%	2.40	2	184	40%	0.00 0	0	ı
				100%	41.40	41	3,796			100%	13.00	13	1,058	100%	6.00	6	483	100%	0.00	0	i
			1			1		1							i	1					
			BCIS							Occupants	1		opulation			ha per dwel					
			Lower Q	Median	Used	m2					Beds	Count p	er unit				Local Open	•			
Terrace	2			1,495	1,495	0	0			Terrace	2	0	0	0			Strategic Op				
Terrace	3			1,495	1,495	0	0			Terrace	3	0	0	0			Natural Ope	en Space			
Semi	2			1,540	1,540	0	0			Semi	2	0	0	0		0.0000	0.0000				
Semi	3			1,540	1,540		0			Semi	3	0	0	0		0.0000	0.0000				
Semi	4			1,540 1,722	1,540 1,722		0			Semi	4	0	0	0		0.0000	0.0000	ı	Onen Casso Beautier	0.000	ı
Flat to5	2			1,722	1,722		0	1		Flat to5	2	0	0	0		0.0000	0.0000		Open Space Required Gross - Net	0.000	l
Flat to5				1,722	1,722		0	1		Flat to5	3	0	0	0		0.0000					1
Flot to F	2	1		1,722	1,/22	0	U	l		Flat to5		0	0	0		0.0000	IId		Shortfall / Surplus	0.000	ı
Flat to5	3			1 722	1 722		^														
IRC Flat	1			1,722	1,722	0	0			IRC Flat	1	0	0	0							
IRC Flat IRC Flat	1 2			1,722	1,722		0			IRC Flat	2	0	0	0		Cummar:		ĺ	Construction	Cala	able
IRC Flat IRC Flat IRC Bungalov	1 2 3			1,722 1,696	1,722 1,696	0	0 0			IRC Flat IRC Bunga	2 l 3	0	0	0	ĺ	Summary	Г	Unite	Construction	Sale	
IRC Flat IRC Flat IRC Bungalov Sheltered	1 2 3 1			1,722 1,696 1,722	1,722 1,696 1,722	0	0 0 0			IRC Flat IRC Bunga Sheltered	2 l 3 1	0 0	0 0	0 0			sing .	Units	m2 Average	m2	
IRC Flat IRC Flat IRC Bungalov Sheltered Sheltered	1 2 3 1 2			1,722 1,696 1,722 1,722	1,722 1,696 1,722 1,722	0 0 0	0 0 0 0 0			IRC Flat IRC Bunga Sheltered Sheltered	2 l 3 1 2	0	0 0	0 0 0		Market Hou	ŭ	41	m2 Average 3,796 92.59	m2 2,920	А
IRC Flat IRC Flat IRC Bungalov Sheltered Sheltered Extracare	1 2 3 1 2			1,722 1,696 1,722 1,722 1,850	1,722 1,696 1,722 1,722 1,850	0 0 0 2,925	0 0 0 0 0 5,411,250			IRC Flat IRC Bunga Sheltered Sheltered Extracare	2 3 1 2 1	0 36	0 0 0 0	0 0 0		Market Hou Aff - rented	Ĭ	41 13	m2 Average 3,796 92.59 1,058 81.38	m2 2,920 920	A
IRC Flat IRC Flat IRC Bungalov Sheltered Sheltered	1 2 3 1 2			1,722 1,696 1,722 1,722	1,722 1,696 1,722 1,722	0 0 0	0 0 0 0 0 5,411,250 4,462,200 9,873,450			IRC Flat IRC Bunga Sheltered Sheltered	2 l 3 1 2	0 36 24	0 0	0 0 0 0 0		Market Hou	nership	41	m2 Average 3,796 92.59 1,058 81.38 483 80.50	m2 2,920	A

e Flats	UNITS Affordal	ble	<b>60</b> 31%		Aff - rented Shared Owne			Roun 13.02 5.58	ded 13 6	Modelling Density Net:Gross	90 100%	units/ha	Area ha Total Gross	0.500 0.667		Characterist Sub Area Green Brov I	CMK Brown					
					First Homes	0% %	of Aff	18.6	19				Net	0.667	ha	Use I	PDL					
					N	/larket		20.0			Affordabl	e for Rent			Shared O	wnership			First I	lomes		1
	Beds	m2	Circulation	41.4	ı	Rounded	m2	m2	Circulation	13		Rounded	m2	6		Rounded	m2	0		Rounded	m2	l
Terrace	2	73	0.0%		0.00	0	0	73	0.0%		0.00	(	0		0.00	0	0		0.00	0	0	l
Terrace	3	86	0.0%		0.00	0	0	86	0.0%		0.00	(	0		0.00	0	0		0.00	0	0	i
Semi	2	81	0.0%		0.00	0	0	81	0.0%		0.00	(	0		0.00	0	0		0.00	0	0	j
Semi	3	96	0.0%		0.00	0	0	96	0.0%		0.00	(	0		0.00	0	0		0.00	0	0	ĺ
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	(	0		0.00	0	0		0.00	0	0	ĺ
Flat to5	1	40	10.0%		0.00	0	0	40	0.0%		0.00	(	0		0.00	0	0		0.00	0	0	ĺ
Flat to5	2	65	10.0%		0.00	0	0	65	0.0%		0.00	(			0.00	0	0		0.00	0	0	i
Flat to5	3	80	10.0%		0.00	0	0	80	0.0%		0.00	(	0		0.00	0	0		0.00	0	0	i
IRC Flat	1	70	25.0%		0.00	0	0	70	0.0%		0.00	(	0		0.00	0	0		0.00	0	0	i
IRC Flat	2	90	25.0%		0.00	0	0	90	10.0%		0.00	(			0.00	0	0		0.00	0	0	j
IRC Bungalo	١ 3	120	25.0%		0.00	0	0	120	10.0%		0.00	(	0		0.00	0	0		0.00	0	0	1
Sheltered	1	50	20.0%		0.00	0	0	50	10.0%		0.00	(	0		0.00	0	0		0.00	0	0	1
Sheltered	2	75	20.0%		0.00	0	0	75	15.0%		0.00	(			0.00	0	0		0.00	0	0	1
Extracare	1	65	30.0%	60%			2,028	65	15.0%	60%	7.80	8			3.60	4	299	60%	0.00	0	0	1
Extracare	2	80	30.0%	40%	16.56	17	1,768	80	15.0%	40%	5.20	5	, 100	40%	2.40	2	184	40%	0.00	0	0	1
				100%	41.40	41	3,796	]		100%	13.00	13	1,058	100%	6.00	6	483	100%	0.00	0	0	i
	ı		1	1	T			7			1	ı	I=		i		1					
			BCIS							Occupants			Population			ha per dwel						
-	_		Lower Q	Median	Used	m2				_	Beds	Count	per unit				Local Open S					
Terrace	2			1,495 1,495			0			Terrace	2	(	, ,	0			Strategic Ope					
Terrace	3			1,495			0			Terrace	3	(		Ü			Natural Oper 0.0000	1 Space				
Semi	3			1,540			0	-		Semi Semi	3	(				0.0000	0.0000					
Semi Semi	4			1,540			0	-			4		1 -	— - i		0.0000	0.0000					
Flat to5	1			1,722			0	1		Semi Flat to5	1	(		Ü		0.0000	0.0000	J	Open Space	Paguired	0.000	ı
Flat to5	2			1,722			0	1		Flat to5	2	(		— - i		0.0000	0.0000		Gross - Net		0.000	i
Flat to5	3			1,722			0	1		Flat to5	3					0.0000			Shortfall /		0.000	i
IRC Flat	1			1,722	,		0	1		IRC Flat	1		1 -			0.0000	iiu		Jiioi tiail / .	σαι ριασ	0.000	1
IRC Flat	2			1,722			0	1		IRC Flat	2		1 -	0								
IRC Bungalo				1,696			0	1		IRC Bungal	3	(	1 -	— - i		Summary		J	Consti	uction	Salea	able
Sheltered	1			1,722			0	1		Sheltered	1	(	1 -		ĺ			Units	m2		m2	
Sheltered	2			1,722			0	1		Sheltered	2		, ,	— - i		Market Hou	sing	41	3,796	92.59	2,920	
Extracare	1			1,850			5,411,250	1		Extracare	1	36				Aff - rented		13	1,058	81.38	920	
Extracare	2			1,850			4,462,200	1		Extracare	2	24		0		Shared Own		6	483	80.50	420	
	<del></del>			_,550	_,,550	5,337	9,873,450	1			<del></del>	l -	Residents	0		First Homes		0	0	80.50	0	$\overline{}$

e Flats								Rou	ınded	Mode	ling		Are	ea ha			Characterist	tics					
2	UNITS		60		Aff - rented	70%	% of Aff	13.02	13	Densi	у	75	units/ha Tot	tal	0.500		Sub Area	Core Estate:	S				
	Affordal	ble	31%	18.6	Shared Owne	30%		5.58	6	Net:G	oss	100%	Gro	oss	0.800	ha	Green Brov	Brown					
					First Homes	0%	% of Aff	0	0				Ne	t	0.800	ha	Use	PDL					
								18.6	19														
					N	/larket					Affo	ordable	for Rent			Shared O	Ownership			First H	omes		
	Beds	m2	Circulation	41.4		Rounded	m2	r	n2 Circi	lation	13		Rounded	m2	6		Rounded	m2	0		Rounded	m2	
Terrace	2	73	0.0%		0.00	0	0		73 0	0%		0.00	0	0		0.00	0	0		0.00	0	0	J
Terrace	3	86	0.0%		0.00	0	0	8	36 0	0%		0.00	0	0		0.00	0	0		0.00	0	0	)
Semi	2	81	0.0%		0.00	0	0	8	31 0	0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Semi	3	96	0.0%		0.00	0	0	9	96 0	0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Semi	4	106	0.0%		0.00	0	0	1	06 0	0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Flat to5	1	40	10.0%		0.00	0	0	4	10 0	0%		0.00	0	0		0.00	0	0		0.00	0	0	j
Flat to5	2	65	10.0%		0.00	0	0			0%		0.00	0	0		0.00		0		0.00	0	0	1
Flat to5	3	80	10.0%		0.00	0	0			0%		0.00	0	0		0.00		0		0.00	0	0	4
IRC Flat	1	70	25.0%		0.00	0	0	1		0%		0.00	0	0		0.00		0		0.00	0	0	4
IRC Flat	2	90	25.0%		0.00	0	0			.0%		0.00	0	0		0.00		0		0.00	0	0	4
IRC Bungalov	3	120	25.0%		0.00	0	0	1		.0%		0.00	0	0		0.00		0		0.00	0	0	4
Sheltered	1	50	20.0%		0.00	0	0			.0%		0.00	0	0		0.00		0		0.00	0	0	4
Sheltered	2	75	20.0%		0.00		0			.0%		0.00	0	0		0.00		0		0.00	0	0	4
Extracare	1	65	30.0%	60%	24.84	24	2,028				60%	7.80	8	598	60%	3.60		299	60%	0.00	0	0	1
Extracare	2	80	30.0%	40%	16.56		1,768		30 15		40%	5.20	5	460	40%	2.40		184	40%	0.00	0	0	1
				100%	41.40	41	3,796			1	00%	13.00	13	1,058	100%	6.00	6	483	100%	0.00	0	0	1
			D CIC	1	1	1 1		1		0		-	T <sub>a</sub>	1									
			BCIS	NA-di	11	2				Occup	_			oulation			ha per dwel		C				
T	2		Lower Q	Median	Used	m2				T	Beds e 2		Count per	r unit 0	0			Local Open					
Terrace Terrace	3			1,495 1,495		0	0			Terra		3	0	0	0			Strategic Open					
Semi	2			1,493	1,493	0	0			Semi		2	0	0	0		0.0000	0.0000	iii Space				
Semi	3			1,540	1,540	0	0			Semi		3	0	0	0		0.0000	0.0000					
Semi	4			1,540	1,540		0			Semi	_	4	0	n	0		0.0000	0.0000					
Flat to5	1			1,722	1,722		0			Flat to	_		0	0	0		0.0000	0.0000	ſ	Open Space	Required	0.000	آر
Flat to5	2			1,722	,		0	1		Flat to	_	2	0	0	0		0.0000	0.0000		Gross - Net		0.000	_
Flat to5	3			1,722	1,722		0	1		Flat to		3	0	0	0		0.0000			Shortfall / Si	ırplus	0.000	_
IRC Flat	1			1,722	1,722	0	0	1		IRC FI			0	0	0				L	/ •			-
IRC Flat	2			1,722	1,722	0	0	1		IRC FI		2	0	0	0								
IRC Bungalov	3			1,696	1,696	0	0	1		IRC Bu	ngal :	3	0	0	0		Summary		ſ	Constru	ction	Sale	eable
Sheltered	1			1,722		0	0	1		Shelte		1	0	0	0				Units	m2	Average	m2	2 A
Sheltered	2			1,722	1,722	0	0			Shelte	red :	2	0	0	0		Market Hou	ısing	41	3,796	92.59	2,920	)
Extracare	1			1,850	1,850	2,925	5,411,250			Extrac	are :	1	36	0	0		Aff - rented		13	1,058	81.38	920	
Extracare	2			1,850	1,850	2,412	4,462,200			Extra	are 2	2	24	0	0		Shared Own	nership	6	483	80.50	420	)
Extracare								1															т —
Extracare						5,337	9,873,450						Re	sidents	0	· .	First Homes	·	0	0	80.50	0	)

d Retirement (		ities							nded	Modelling			Area ha			Characterist						
3	UNITS		150		Aff - rented		% of Aff	32.55	33	Density		units/ha	Total	5.000		Sub Area F		anks				
	Affordal	ble	31%		Shared Owne			13.95	14	Net:Gross	75%		Gross	5.000		Green Brov						
					First Homes	0% 9	% of Aff	0	0				Net	3.750	ha	Use /	Agricultural					
					N	1arket		46.5	47		Δffordahl	le for Rent			Shared O	wnershin			First H	omes		7
	Beds	m2	Circulation	103.5		Rounded	m2	1 "	12 Circulatio	n 33		Rounded	l m2	14	Silarca O	Rounded	m2	0	- 1113011	Rounded	m2	,
Terrace	2	73	0.0%	100.0	0.00	0	0		3 0.0%		0.00				0.00	0	0		0.00	0	2	_
Terrace	3	86	0.0%		0.00	0	0	4	6 0.0%		0.00		0		0.00	0	0		0.00	0	0	)
Semi	2	81	0.0%		0.00	0	0		1 0.0%		0.00		0		0.00	0	0		0.00	0	0	J
Semi	3	96	0.0%		0.00	0	0		6 0.0%		0.00	C	0		0.00	0	0		0.00	0	0	)
Semi	4	106	0.0%		0.00	0	0	10	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	)
Flat to5	1	40	10.0%		0.00	0	0	4	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	)
Flat to5	2	65	10.0%		0.00	0	0	6	5 0.0%		0.00		0		0.00	0	0		0.00	0	0	)
Flat to5	3	80	10.0%		0.00	0	0	8	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	)
IRC Flat	1	70	25.0%	27%	27.95	28	2,450	7	0.0%	27%	8.91	9	630	27%	3.78	3	210	27%	0.00	0	0	)
IRC Flat	2	90	25.0%	40%	41.40	41	4,613	9	0 10.0%	40%	13.20	13	1,287	40%	5.60	6	594	40%	0.00	0	0	)
IRC Bungalov	3	120	25.0%	33%	34.16	34	5,100	13	20 10.0%	33%	10.89	11	1,452	33%	4.62	5	660	33%	0.00	0	0	)
Sheltered	1	50	20.0%		0.00	0	0	5	0 10.0%		0.00		0		0.00	0	0		0.00	0	0	)
Sheltered	2	75	20.0%		0.00	0	0	7	5 15.0%		0.00		0		0.00	0	0		0.00	0	0	)
Extracare	1	65	30.0%		0.00	0	0		5 15.0%		0.00		0		0.00	0	0		0.00	0	0	)
Extracare	2	80	30.0%		0.00	0	0	8	0 15.0%		0.00				0.00	0	0		0.00	0	0	)
				100%	103.50	103	12,163			100%	33.00	33	3,369	100%	14.00	14	1,464	100%	0.00	0	0	)
								1				1										
			BCIS							Occupants			Population			ha per dwell						
			Lower Q			m2					Beds	Count	per unit				ocal Open S					
Terrace	2			1,495	1,495	0	0			Terrace	2	C	0	0			Strategic Op					
Terrace	3			1,495	1,495	0	0			Terrace	3	C	, ·	0			Natural Ope	n Space				
Semi	2			1,540	1,540	0	0			Semi	2	C		0		0.0000	0.0000					
Semi	3			1,540	1,540	0	0			Semi	3	C	0	0		0.0000	0.0000					
Semi Flat to5	1			1,540 1,722	1,540 1,722	0	0	-		Semi Flat to5	1		0	0		0.0000	0.0000	ı	Open Space	Poquired	0.000	7
Flat to5	2			1,722	1,722	0	0	1		Flat to5	2		) 0	0		0.0000	0.0000		Gross - Net	nequireu	1.250	_
Flat to5	3			1,722	1,722	0	0	1		Flat to5	3		) 0	0		0.0000 I			Shortfall / S	urnlus	1.250	_
IRC Flat	1			1,722	1,722	3,290	5,665,380			IRC Flat	1	40		0	ļ l	0.0000	Ia	l	Jiloi Hall / 3	uipius	1.230	4
IRC Flat	2			1,722	1,722	6,494	11.181.807			IRC Flat	2	60		0								
IRC Bungalov	3			1,696	1,696	7,212	12,231,552	1		IRC Bungal	3	50		n		Summary		ı	Constr	uction	Sale	eat
	1			1,722	1,722	7,212	12,231,332	1		Sheltered	1	0		n		- I		Units	m2	Average	m2	_
				1,722	1,722	0	0	1		Sheltered	2		) 0	n		Market Hou	sing	103	12,163	118.08	9,730	_
Sheltered	2			-,	-,, -,	•		1				<b>–</b>		0		Aff - rented	0					_
Sheltered Sheltered	2			1.850	1.850	0	Ω			Extracare	1	(	)  ()!	U				5.51	3.369	102.091	3.120	)
Sheltered				1,850 1.850	1,850 1,850	0	0			Extracare Extracare	2	0	0 0	0		Shared Own	ership	33 14	3,369 1,464	102.09 104.57	3,120 1,350	

1,711 £/m2

150

16,996

Affordable   Aff	J D - 4'							Ī	1.	D	1	NA - d - III			A b			Ch +						
All   Column   All	<b>a Ketirement</b> 5		ities	150		Aff rontod	700/ 0/	of Aff				-	40			E 000								
First Horne	5							OI AII												:5				
New Part		Allordal	Jie	51%				- 6 4 6 6	15.95			Net.Gross	/5%											
No.   Part   P						FIrst Homes	0% %	OT ATT	46.5						net	3.750	18	use	PUL					
Terrace 2 73 0,0%						M	larket				1		Affordabl	e for Rent			Shared O	wnership			First H	omes		
Terrace   3   86   0.0%   0.00   0   0   0   0   0   0   0   0		Beds	m2	Circulation	103.5		Rounded	m2		m2	Circulation	33		Rounded	m2	14		Rounded	m2	0		Rounded	m2	
Semi	Terrace	2	73	0.0%		0.00	0	0		73	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Semi   3   96   0.0%   0.00   0   0   0   0   0   0   0   0	Terrace	3	86	0.0%		0.00	0	0		86	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	Semi	2	81	0.0%		0.00	0	0		81	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	]
Flat to   1	Semi	3	96	0.0%		0.00	0	0		96	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to 5	Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Flat 105   3   80   10.0%   10.00   0   0   0   0   0   0   0   0   0	Flat to5	1	40	10.0%		0.00	0	0		40	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
IRC Flat	Flat to5	2	65	10.0%		0.00	0	0		65	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
IRC Flat   2   90   25.0%	Flat to5	3	80	10.0%		0.00	0	0		80	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
In C Bungalon   3   120   25,0%   33%   34.16   34   5,100   120   10.0%   33%   10.89   11   1,452   33%   4.62   5   660   33%   0.00   0   0   0   0   0   0   0   0	IRC Flat	1	70	25.0%	27%	27.95	28	2,450		70	0.0%	27%	8.91	9	630	27%	3.78	3	210	27%	0.00	0	0	
Sheltered   1   50   20.0%   0.00   0   0   0   0   0   0   0   0	IRC Flat	2	90	25.0%	40%	41.40	41	4,613		90	10.0%	40%	13.20	13	1,287	40%	5.60	6	594	40%	0.00	0	0	
Sheltered   2   75   20.0%	IRC Bungalo	٥١ 3	120	25.0%	33%	34.16	34	5,100		120	10.0%	33%	10.89	11	1,452	33%	4.62	5	660	33%	0.00	0	0	1
Extracare 1 65 30.0%	Sheltered	1	50	20.0%		0.00	0	0		50	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Extracare 2 80 30.0%	Sheltered	2	75	20.0%		0.00	0	0		75	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
100%   103.50   103   12,163   100%   33.00   33   3,369   100%   14.00   14   1,464   100%   0.00   0   0	Extracare	1	65	30.0%		0.00	0	0		65	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
BCIS   December   De	Extracare	2	80	30.0%		0.00	0	0		80	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	1
Lower Q   Median   Used   m2					100%	103.50	103	12,163				100%	33.00	33	3,369	100%	14.00	14	1,464	100%	0.00	0	0	
Lower Q   Median   Used   m2							•											•			-	•		_
Terrace   2				BCIS								Occupants			Population			ha per dwel	ling					
Terrace 3				Lower Q	Median	Used	m2						Beds	Count	per unit			0.0000	Local Open	Space				
Semi   2	Terrace	2			1,495	1,495	0	0				Terrace	2	0	0	0		0.0000	Strategic O	pen Space				
Semi   3	Terrace	3			1,495	1,495	0	0				Terrace	3	0	0	0		0.0000	Natural Ope	en Space				
Semi   4	Semi	2			1,540	1,540	0	0				Semi	2	0	0	0		0.0000	0.0000					
Flat to   1	Semi	3			1,540	1,540	0	0				Semi	3	0	0	0		0.0000	0.0000					
Flat to5 2 1,722 1,722 0 0 0 Flat to5 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Semi	4			,		•	0				Semi	4	0		0				_				
Flat to 5   3   1,722   1,722   0   0   0   0   0   0   0   0   0	Flat to5	1					0	0				Flat to5		0	0	0	[		0.0000		Open Space	Required		]
IRC Flat   1	Flat to5	2			,		0	0				Flat to5	2	0	0	0					Gross - Net			
IRC Flat   2   1,722   1,722   6,494   11,181,807     IRC Bungalo   3   1,696   1,696   7,212   12,231,552     IRC Bungalo   3   50   0   0		3			,		- U	0				Flat to5	3		0	0		0.0000	ha		Shortfall / S	urplus	1.250	
IRC Bungalo   3					1,722		3,290	5,665,380				IRC Flat	1		0	0								
Sheltered         1         1,722         1,722         0         0         Sheltered         1         0         0         0         Market Housing         m2         Average         m2<	IRC Flat	2			1,722		6,494	, - ,				IRC Flat	2		0	0				_				
Sheltered         2         1,722         1,722         0         0         Sheltered         2         0         0         0         Market Housing         103         12,163         118.08         9,730           Extracare         1         1,850         1,850         0         0         Extracare         1         0         0         0         Aff - rented         33         3,369         102.09         3,120           Extracare         2         1,850         1,850         0         0         Extracare         2         0         0         O         Shared Ownership         14         1,464         104.57         1,350	IRC Bungalo	ον 3			,		7,212	12,231,552				IRC Bungal	3	50	0	0	_	Summary			Constri	uction	Sale	able
Extracare         1         1,850         1,850         0         0         Extracare         1         0         0         0         Aff-rented         33         3,369         102.09         3,120           Extracare         2         1,850         1,850         0         0         0         0         Shared Ownership         14         1,464         104.57         1,350	Sheltered	1			,		0	0				Sheltered	1	0	0	0						Average		Α
Extracare 2 1,850 1,850 0 0 Extracare 2 0 0 0 Shared Ownership 14 1,464 104.57 1,350	Sheltered	2			1,722	1,722	0	0				Sheltered	2	0	0	0	[	Market Hou	sing	103	12,163	118.08	9,730	
	Extracare	1			1,850	1,850	0	0				Extracare	1	0	0	0		Aff - rented	_	33	3,369	102.09	3,120	
16,996 29,078,739   Residents 0 First Homes 0 0 104.57 0	Extracare	2			1,850	1,850	- U	0				Extracare	2	0	0	0		Shared Owr	nership	14	1,464	104.57	1,350	
							16,996	29,078,739							Residents	0		First Homes		0	0	104.57	0	

150

16,996

14,200

1,711 £/m2

FOR APPRAISALS

SITE			Site 1 Build to Rent - Flats	Site 2 Build to Rent - Flats	Site 3 Build to Rent - Flats	Site 4 Build to Rent Housing	Site 6 Build to Rent Housing	Site 7 Sheltered Flats	Site 8 Sheltered Flats	Site 9 Sheltered Flats	Site 10 Extra Care Flats	Site 11 Extra Care Flats	Site 12 Extra Care Flats	Site 13 Integrated Retirement	Site 15 Integrated Retirement
	Sub Area		Rural and Flanks	СМК	Core Estates	Rural and Flanks	Core Estates	Rural and Flanks	СМК	Core Estates	Rural and Flanks	СМК	Core Estates	Communities Rural and Flanks	Communities Core Estates
	Green Brown		Green	Brown	Brown	Green	Brown	Green	Brown	Brown	Green	Brown	Brown	Green	Brown
	Use		Agricultural	PDL	PDL	Agricultural	PDL	Agricultural	PDL	PDL	Agricultural	PDL	PDL	Agricultural	PDL
AREA	Takal	h	4.500	4.500	4.500	2 200	2 4 4 2	0.750	0.500	0.750	0.500	0.500	0.500	F 000	5.000
	Total Gross	ha ha	1.500 1.500	1.500 1.500	1.500 1.500	2.286 2.286	2.143 2.143	0.750 0.750	0.600 0.600	0.750 0.750	0.500 0.800	0.500 0.667	0.500 0.800	5.000 5.000	5.000 5.000
	Net	ha	1.200	1.200	1.200	1.714	1.714	0.750	0.600	0.750	0.800	0.667	0.800	3.750	3.750
UNITS															
UNIT SIZI	Units		120	120	120	60	60	60	60	60	60	60	60	150	150
	Market Housing	m2	78.06	78.06	78.06	84.00	84.00	72.14	72.14	72.14	92.59	92.59	92.59	118.08	118.08
	Aff to rent	m2	71.08	71.08	71.08	79.50	79.50	67.02	67.02	67.02	81.38	81.38	81.38	102.09	102.09
	Shared Ownership	m2	71.08	71.08	71.08	79.50	79.50	67.50	65.42	65.42	80.50	80.50	80.50	104.57	104.57
BASE CO	First Homes NSTRUCTION	m2	71.08	71.08	71.08	79.50	79.50	67.50	65.42	65.42	80.50	80.50	80.50	104.57	104.57
	BCIS	£/m2	1,722	1,722	1,722	1,511	1,512	1,722	1,722	1,722	1,850	1,850	1,850	1,711	1,711
	Site Costs	%	10%	10%	10%	15%	15%	10%	10%	10%	10%	10%	10%	15%	15%
	Abnormals	%	3.0%	0.0%	0.0%	3.0%	0.0%	3.0%	0.0%	0.0%	3.0%	0.0%	0.0%	3.0%	0.0%
	Contingona	£	0	0	0	0	0	270,000	270,000	270,000	270,000	270,000	270,000	675,000	675,000
	Contingency Small Sites	% %	2.5%	5.0%	5.0%	2.5%	5.0%	2.5%	5.0%	5.0%	2.5%	5.0%	5.0%	2.5%	5.0%
	Sittali Sices	70													
FEES															
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462
SALES	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138
JALE3	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISI <sup>*</sup>		0/	4.00/	4.00/	4.00/	1.00/	4.00/	1.00/	1.00/	1.00/	1.00/	4.00/	1.00/	1.00/	1.00/
	Agents Legal	% %	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%
DEVELOP	ER'S RETURN	,,,	3.370	0.570	0.570	0.570	0.570	0.370	0.570	0.570	0.570	0.570	0.570	0.570	0.570
	Market Housing	% Value	15.00%	15.00%	15.00%	15.00%	15.00%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	Affordable Housing	% Value	15.00%	15.00%	15.00%	15.00%	15.00%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
FINIANICE	First Homes	% Value	15.00%	15.00%	15.00%	15.00%	15.00%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
FINANCE	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	0.070	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal 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%	0.0%
LAND															
	EUV	% EUV	25,000 0%	1,000,000 20%	1,000,000 20%	25,000 0	1,000,000 20%	25,000 0	1,000,000 20%	1,000,000 20%	25,000 0	1,000,000 20%	1,000,000 20%	25,000 0	1,000,000 20%
	Premium Premium	% EUV £/ha	600,000	0	20%	600,000	0	600,000	20%	20%	600,000	20%	20%	600,000	0
	Easements etc	£												,	
VALUES															
	Market Housing	£/m2	3,550	3,550	3,550	3,550	3,550	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
	Aff Rent Social Rent	£/m2 £/m2	2,840 2,840	2,840 2,840	2,840 2,840	2,840 2,840	2,840 2,840	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520	2,980 1,520
	Shared Ownership	£/m2	2,485	2,485	2,485	2,485	2,485	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850
	First Homes	£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0
GRANT															
	Intermediate to Buy			0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		U	0	0	U	0	U	0	U	U	0	0	0
POLICY R	EQUIREMENTS														
	Biodiversity NG	%	0.10%	3.00%	3.00%	0.10%	3.00%	0.10%	3.00%	3.00%	0.10%	3.00%	3.00%	0.10%	3.00%
	CO2 PI	£/ha		0	0	7.25%	7.25%	0	0	0	0	0		7.000/	0
	CO2 Plus	% c/m2	6.50%	6.50%	6.50%	7.25%	7.25%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	7.00%	7.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%	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%
	·	£/m2	18.00	11.95	11.95	18.00	11.95	18.00	11.95	11.95	18.00	11.95	11.95	18.00	11.95
	Water	£/m2	0.10	0.08	0.08	0.10	0.08	0.10	0.08	0.08	0.10	0.08	0.08	0.10	0.08
	Over Extra 1	% c/m2		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Over Extra 2	£/m2 %		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	OVEI LAUG 2	£/m2		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		-			-		_		-	_			-		
	CIL	£/m2	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
	Pre CIL s106	£/unit	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
	Post CIL s106	£/unit	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
		55*		0,0	0,0	0,0	370	0/0	070	0/0	0/0	0/0	070	0/3	0,0
	Affordable Housing										24 22/		24.00/		31.0%
	Overal		31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	
	Overal Aff Ren	t 70.0%	31.0%	31.0%	31.0%	31.0%	31.0%	21.7%	21.7%	21.7%	21.7%	21.7%	21.7%	21.7%	21.7%
	Overal Aff Rent Social Rent	t 70.0%	31.0% 0.0%	<b>31.0%</b> 0.0%	31.0% 0.0%	31.0% 0.0%	<b>31.0%</b> 0.0%	21.7% 0.0%	21.7% 0.0%	21.7% 0.0%	21.7% 0.0%	21.7% 0.0%	21.7% 0.0%	21.7% 0.0%	21.7% 0.0%
	Overal Aff Ren	70.0% t 30.0%	31.0%	31.0%	31.0%	31.0%	31.0%	21.7%	21.7%	21.7%	21.7%	21.7%	21.7%	21.7%	21.7%



	1	1	6:1 4	l 6: 2	6:1 2	S': 4	6:1 6	c:. 7	61. 0	6:1 0	61. 40	61. 44	611 42	61. 42	C:1 45
			Site 1	Site 2	Site 3		Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	
			Build to Rent	Build to Rent	Build to Rent	Build to Rent	Build to Rent	Sheltered	Sheltered Flats	Sheltered	Extra Care	Extra Care	Extra Care	Integrated	Integrated
			Flats	Flats	Flats	Housing	Housing	Flats		Flats	Flats	Flats	Flats	Retirement	Retirement
			Normal and Elevelon	CNAK	C	and and Flanks	C	and and Flanks	CNAV	Carra Fatataa	and and Flancia	Chair	Comp Fototoo	Communities	Communities
		<u> </u>	Rural and Flanks	СМК	Core Estates	ıral and Flanks	Core Estates	ural and Flanks	CMK	Core Estates	ural and Flanks	CMK	Core Estates	ural and Flanks	Core Estates
	Green/brown field		Green	Brown	Brown	Green	Brown	Green	Brown	Brown	Green	Brown	Brown	Green	Brown
	Use		Agricultural	PDL	PDL	Agricultural	PDL	Agricultural	PDL	PDL	Agricultural	PDL	PDL	Agricultural	PDL
Site Area		ha	1.500		1.500	2.286	2.143	0.750	0.600	0.750	0.800	0.667	0.800	5.000	5.000
	Net	ha	1.200		1.200	1.714	1.714	0.750	0.600	0.750	0.800	0.667	0.800	3.750	3.750
Units			120	120	120	60	60	60	60	60	60	60	60	150	150
Mix	Market Housing		69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%	69.0%
	Affordable Overall		31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%
	Affordable Rent		31.0%	31.0%	31.0%	31.0%	31.0%	21.7%	21.7%	21.7%	21.7%	21.7%	21.7%	21.7%	21.7%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		0.0%	0.0%	0.0%	0.0%	0.0%	9.3%	9.3%	9.3%	9.3%	9.3%	9.3%	9.3%	
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing	Use Value	£/ha	25,000		1,000,000	25,000	1,000,000	25,000	1,000,000	1,000,000	25,000	1,000,000	1,000,000	25,000	1,000,000
		£ site	37,500	1,500,000	1,500,000	57,143	2,142,857	18,750	600,000	750,000	12,500	500,000	500,000	125,000	5,000,000
Uplift		£/ha	600,000	· · · · · · · · · · · · · · · · · · ·	200,000	600,000	200,000	600,000	200,000	200,000	600,000	200,000	200,000	600,000	200,000
		£ site	900,000	300,000	300,000	1,371,429	428,571	450,000	120,000	150,000	300,000	100,000	100,000	3,000,000	1,000,000
		1													
Benchm	ark Land Value	£/ha	625,000		1,200,000	625,000	1,200,000	625,000	1,200,000	1,200,000	625,000	1,200,000	1,200,000	625,000	1,200,000
		£ site	937,500	1,800,000	1,800,000	1,428,571	2,571,429	468,750	720,000	900,000	312,500	600,000	600,000	3,125,000	6,000,000
Residual		£/ha	52,700		-172,579	670,588	640,326	2,833,752	3,289,275	2,631,420	2,367,808	1,950,159	1,950,159	1,385,377	1,272,082
	Net	£/ha	65,875	-215,724	-215,724	894,117	800,407	2,833,752	3,289,275	2,631,420	1,479,880	1,462,619	1,218,849	1,847,169	1,696,109
		£ site	79,050	-258,868	-258,868	1,532,772	1,372,126	2,125,314	1,973,565	1,973,565	1,183,904	975,080	975,080	6,926,886	6,360,409



												3	ite 1												Ϊ́
Site 1	В	uild to Rent - Flat	s						]																-
NCOME	Av Size m	Net		120	£/m	2 £	GIA m2		DEVELOPMENT CO			/unit or m2	Total				Planning fee calc Planning app fee No dwgs	dwgs 120	rate	22.122		Build Cost CO2 Plus	%	6.50%	
arket Housing fordable Overall fordable Rent icial Rent	78.1 71.1 71.1	70.96 71.08 71.08	31.009 0.009	% 37.2 % 37	2,84 2,84	0 7,509,574 0 0	6,463 2,644 0			Land Stamp Duty Easements etc. Legals /Acquisition	1	1.50%	0 0 1,186				No dwgs under 50 No dwgs over 50 Stamp duty calc - F	70	462 138 Total			Acc & Adpt Water Over Extra 1	£/m2 % £/m2 £/m2 %	0.00%	1
ared Ownership st Homes ant and Subsidy	71.1 71.1 Affordable Rent Social Rent	71.08 71.08		% 0 0			0		Fees	Planning Professional		8.00%	32,760 1,615,408				Stamp duty calc - F	Residual	Total	79,050		Over Extra 2 Small Site	£/m2 % £/m2 %	0.00% 0.00 0.00%	5 ) 5 1,85
E AREA - Net E AREA - Gross	Shared Ownership 1.200 ha 1.500 ha	a a	10 8	0 /ha 0 /ha	,	28,368,690	9,108		CONSTRUCTION	Build Cost s106 / CIL / IT Contingency Abnormals	%	2,039 2.50% 3.00%	600,000 464,279 557,135				Pre CIL s106		Total  £/ Unit (all)	36,375		Site Costs	Base BNG	10.00% 0.10%	18
ales per Quarter nit Build Time	0 3 Q	Quarters	]			RUN Residual MACRO	O ctrl+r		FINANCE	Fees Interest	£	0% 7.50%	0				Post CIL s106 CIL	5,000		600,000 0 600,000					
esidual Land Value xisting Use Value plift	0%	Whole Site 79,050 37,500 0	65,87	25,000 0	)	RUN CIL MACRO ctrl+	Closing balance = 0		SALES	Legal and Valuatio			0				Inf Tariff spell	% GDV 0.00%		0					
Plus /ha Be	enchmark Land Value	900,000 937,500 -959,723	£/m2	600,000 625,000		Check on phasing dwg				Agents Legals Misc.	% % £/unit %	3.0% 0.5% 0 0.0%	141,843 120		22,914,022										
		-333,723	-14	_					Developers Profit	Market Housing Affordable Housin First Homes		15.00% 15.00% 15.00%			3,128,867 1,126,436 0										
NCOME	FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INITS Started Market Housing Iffordable Rent				15	15 0 0	15 0 0	15 0 0	15 2,607,389 938,697	15 2,607,389 938,697	15 2,607,389 938,697	15 2,607,389 938,697	2,607,389 938,697	2,607,389 938,697	2,607,389 938,697	2,607,389 938,697	0	0	0	0	0	0	0 0	0	0	0
ocial Rent hared Ownership irst Homes irant and Subsidy					0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
EXPENDITURE stamp Duty sasements etc. egals Acquisition		0 0		0	0	0	0	3,546,086	3,546,086	3,546,086	3,546,086	3,546,086	3,546,086	3,546,086	3,546,086	0	0		00	0	0	0	0	0	0
Planning Fee Professional		1,186 32,760 807,704		807,704																					
Build Cost - BCIS Base 106/CIL/Tariff			0	773,799 25,000	1,547,598 50,000	2,321,397 75,000	75,000	2,321,397 75,000	2,321,397 75,000	2,321,397 75,000	2,321,397 75,000	1,547,598 50,000	773,799 25,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals Finance Fees		2	0	19,345 23,214	38,690 46,428	58,035 69,642	58,035 69,642	58,035 69,642	58,035 69,642	58,035 69,642	58,035 69,642	38,690 46,428	19,345 23,214	0	0	0	0	0	0	0	0 0	0	0 0	0 0	0
rinance rees Legal and Valuation Agents		0	0	0	0	0	0	106,383	106,383	106,383	106,383	106,383	106,383	106,383	106,383	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	17,730	17,730	17,730	17,730	17,730	17,730	17,730	17,730	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND IN	NT AND PROFIT	841,650	0	1,649,062	1,682,716	2,524,074	2,524,074	2,648,187	2,648,187	2,648,187	2,648,187	1,806,829	965,471	124,113	124,113	0	0	0	0	0	0	0	0	0	0
or Residual Valuation	Land Interest	79,050	17,263	17,587	48,836	81,303	130,154	179,921	166,459	152,744	138,772	124,539	94,263	47,644	0	0	0	0	0	0	0	0	0	0	0
Developers Return Market Housing Affordable for Rent First Homes	nt																								3,128,867 1,126,436 0



												S	ite 2												
Site 2	Buil	ild to Rent - Flats							1																
СОМЕ	Av Size m2		%	Number 120	Price £/m2		GIA m2		DEVELOPMENT C	OSTS						]	Planning fee calc Planning app fee	dwgs	rate		]	Build Cost			1,
arket Housing	Gross 78.1	Net 70.96	69.00%	83			6,463		LAND	Land		/unit or m2	Total	-258,868			No dwgs No dwgs under 50	120 50	462	23,100		CO2 Plus	% £/m2 %	6.50%	5
fordable Overall fordable Rent	71.1	71.08	31% 31.00%	37.2 37	2,840		2,644			Stamp Duty Easements etc. Legals /Acquisition		1.50%	0	-3,883			No dwgs over 50	70	138 Total		]	Acc & Adpt Water	£/m2 £/m2	0.00%	
cial Rent ared Ownership st Homes	71.1 71.1 71.1	71.08 71.08 71.08	0.00% 0.00% 0.00%	0 0 0		0	0		Fees	Planning			32,760				Stamp duty calc - F Land payment	esidual	Total	-258,868 0		Over Extra 1 Over Extra 2	% £/m2 %	0.00%	,
ant and Subsidy	Affordable Rent Social Rent				0	0 0			CONSTRUCTION	Professional		8.00%		1,676,581			Stamp duty calc - F Land payment	esidual		1,800,000		Small Site	£/m2 %	0.00 0.00%	1
TE AREA - Net	Shared Ownership 1.200 ha		100	/ha	0	28,368,690	9,108			Build Cost s106 / CIL / IT Contingency		2,086 5.00%	18,997,868 600,000 949,893						Total	79,500		Site Costs	Base BNG	10.00% 3.00%	
TE AREA - Gross ales per Quarter	1.500 ha	1	80	/ha							% £	0.00%	0	20,547,762			Pre CIL s106		£/ Unit (all) Total	600,000					
nit Build Time	3 Qua	uarters				RUN Residual MACRO	) ctrl+r		FINANCE	Fees Interest		0% 7.50%					Post CIL s106 CIL	5,000 0		0					
esidual Land Value		Whole Site -258,868 1,500,000	Per ha NET -215,724	Per ha GROSS -172,579 1,000,000			Closing balance = (	)		Legal and Valuation	n		0	0			Inf Tariff	% GDV 0.00%			]				
Jplift Plus /h		300,000 0		200,000 0			Closing balance = (	)	SALES		%	3.0%						0.00%			ı				
	Benchmark Land Value		E/m2	1,200,000		Check on phasing dwg					% £/unit %	0.5% 0 0.0%	0	992,904	22,954,496										
dditional Profit		-2,293,574	-355						Developers Profit	t Market Housing	% Value	15.00%			3,128,867	]									
ESIDUAL CASH FLOW	V FOR INTEREST									Affordable Housing		15.00% 15.00%			1,126,436 0										
NCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
JNITS Started Market Housing				15	15 0	15 0	15 0	15 2,607,389	15 2,607,389	15 2,607,389	15 2,607,389	2,607,389	2,607,389	2,607,389	2,607,389	0	0	0	0	0	0	0	0	0	0
Affordable Rent locial Rent					0	0	0	938,697 0	938,697 0	938,697 0	938,697 0	938,697 0	938,697 0	938,697 0	938,697 0	0	0	0	0	0	0	0	0	0	0
hared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
irst Homes Frant and Subsidy					0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	ME	0	0	0	0	0	0	3,546,086	3,546,086	3,546,086	3,546,086	3,546,086	3,546,086	3,546,086	3,546,086	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		0																							
asements etc. egals Acquisition		0 -3,883																							
lanning Fee rofessional		32,760 821,910		821,910																					
uild Cost - BCIS Base 106/CIL/Tariff			0	791,578 25,000	1,583,156 50,000	2,374,734 75,000	2,374,734 75,000	2,374,734 75,000	2,374,734 75,000	2,374,734 75,000	2,374,734 75,000	1,583,156 50,000	791,578 25,000	0	0	0	0	0	0	0	0	0	0	0	0
ontingency onormals			0 0	39,579 0	79,158 0	118,737 0	118,737 0	118,737 0	118,737 0	118,737 0	118,737 0	79,158 0	39,579 0	0	0	0	0	0	0	0	0	0	0 0	0	0
nance Fees egal and Valuation		0																							
gents egals		0 0	0 0	0	0 0	0	0	106,383 17,730	106,383 17,730	106,383 17,730	106,383 17,730	106,383 17,730	106,383 17,730	106,383 17,730	106,383 17,730	0	0	0	0 0	0 0	0 0	0	0	0	0
OSTS BEFORE LAND I	INT AND PROFIT	850,787	0	1,678,067	1,712,313	2,568,470	2,568,470	2,692,583	2,692,583	2,692,583	2,692,583	1,836,427	980,270	124,113	124,113	0	0	0	0	0	0	0	0	00	0
										1															
- Partitudes 1		250.022																							
or Residual Valuation	n Land Interest	-258,868	11,098	11,307	42,982	75,894	125,476	175,987	163,284	150,342	137,158	123,727	93,990	47,644	0	0	0	0	0	0	0	0	0	0	0
or Residual Valuation Developers Return Market Housin Affordable for Rer First Home	Interest ing ent		11,098	11,307	42,982	75,894	125,476	175,987	163,284	150,342	137,158	123,727	93,990	47,644	0	0	0	0	0	0	0	0	0	0	0 3,128,86 1,126,43 0



												5	ite 3												間
Site 3	Build	to Rent - Flats							]																·Щ
INCOME	Av Size m2 Gross	Net	%	Number 120	Price £/m2	GDV £	GIA m2		DEVELOPMENT CO	OSTS		/unit or m2	Total				Planning fee calc Planning app fee No dwgs	dwgs 120	rate	e		Build Cost CO2 Plus	%	6.50%	/m2 1,722.00 111.93
Market Housing  Affordable Overall	78.1	70.96	69.00% 31%			20,859,116	6,463		S. I. S.	Land Stamp Duty Easements etc.		, a o	0 0	-258,868			No dwgs under 50 No dwgs over 50	50	462	9,660		Acc & Adpt	£/m2 % £/m2	0.00%	0.00 0.00 11.95
Affordable Rent Social Rent Shared Ownership	71.1 71.1 71.1	71.08 71.08 71.08	31.00% 0.00% 0.00%	37 0 0	2,840	0 0	2,644 0 0		Fees	Legals /Acquisition	1	1.50%					Stamp duty calc - Land payment	Residual		-258,868		Water Over Extra 1	£/m2 % £/m2	0.00%	0.00
First Homes  Grant and Subsidy	71.1 Affordable Rent	71.08	0.00%	0	0	0	0		CONCEDUCATION	Planning Professional		8.00%	32,760 1,643,821				Stamp duty calc	Residual	Tota			Over Extra 2 Small Site	% £/m2 %	0.00% 0.00 0.00%	0.00 0.00 0.00
SITE AREA - Net	Social Rent Shared Ownership 1.200 ha		100	/ha	0	28,368,690	9,108		CONSTRUCTION	Build Cost s106 / CIL / IT Contingency		2,086 5.00%	18,997,868 600,000 949,893				Land payment		Tota	1,800,000 Il 79,500		Site Costs	Base BNG	10.00% 3.00%	
SITE AREA - Gross Sales per Quarter	1.500 ha		80	/ha						Abnormals	% £	0.00%	0				Pre CIL s106		£/ Unit (all) Total	600,000					-,
Unit Build Time	3 Quar					RUN Residual MACRO			FINANCE	Fees Interest		0% 7.50%					Post CIL s106 CIL	5,000 0	£/ Unit (all £/m2 <b>Tota</b>	0					
Residual Land Value Existing Use Value		Whole Site -258,868 1,500,000	Per ha NET -215,724	Per ha GROSS -172,579 1,000,000		RUN CIL MACRO ctrl+				Legal and Valuatio	n		0	0			Inf Tariff	% GDV 0.00%		0					
Uplift Plus /hi	20% na 0 enchmark Land Value	300,000 0 <b>1,800,000</b>		200,000 0 <b>1,200,000</b>		Check on phasing dwg.		)	SALES	Agents Legals	% %	3.0% 0.5%													
Additional Profit		-2,293,574	£/m2 -355	l		correc	u		Developers Profit	Misc.	£/unit %	0.0%			22,954,496	] 1									
									Developers Front	Market Housing Affordable Housin		15.00% 15.00% 15.00%			3,128,867 1,126,436 0										
RESIDUAL CASH FLOW	FOR INTEREST	Year 1				Year 2				Year 3				Year 4		-		Year 5				Year 6			
INCOME UNITS Started		Q1	Q2	Q3 15	Q4 15	Q1 15	Q2 15	Q3 15	Q4 15	Q1 15	Q2 15	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent					0	0	0	2,607,389 938,697	2,607,389 938,697	2,607,389 938,697	2,607,389 938,697	2,607,389 938,697	2,607,389 938,697	2,607,389 938,697	2,607,389 938,697	0	0	0	0	0	0	0	0	0	0
Social Rent Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0
First Homes Grant and Subsidy					0 0	0	0 0	0 0	0	0	0	0 0	0 0	0	0 0	0	0	0	0 0	0 0	0	0	0	0	0
INCOM	IE .	0	0	0	0	0	0	3,546,086	3,546,086	3,546,086	3,546,086	3,546,086	3,546,086	3,546,086	3,546,086	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		0 0 -3,883																							
Planning Fee Professional		32,760 821,910		821,910																					
Build Cost - BCIS Base s106/CIL/Tariff			0	791,578 25,000	1,583,156 50,000	2,374,734 75,000	2,374,734 75,000	2,374,734 75,000	2,374,734 75,000	2,374,734 75,000	2,374,734 75,000	1,583,156 50,000	791,578 25,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	39,579 0	79,158 0	118,737 0	118,737 0	118,737 0	118,737 0	118,737 0	118,737 0	79,158 0	39,579 0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents Legals Misc.		0 0	0	0 0 0	0 0	0	0	106,383 17,730	106,383 17,730	106,383 17,730	106,383 17,730	106,383 17,730	106,383 17,730	106,383 17,730	106,383 17,730	0 0	0 0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND IN	NT AND PROFIT	850,787	0	1,678,067	1,712,313	2,568,470	2,568,470	2,692,583	2,692,583	2,692,583	2,692,583	1,836,427	980,270	124,113	124,113	0	0	0	0	0	0	0	0	0	0
For Residual Valuation		-258,868																							
Developers Return  Market Housing  Affordable for Ren  First Home	nt		11,098	11,307	42,982	75,894	125,476	175,987	163,284	150,342	137,158	123,727	93,990	47,644	0	0	0	0	0	0	0	0	0	0	0 3,128,867 1,126,436 0



												Site	e 4												刪
Site 4	Bu	uild to Rent Housi	ing						]																
INCOME	Av Size m2		%	Number 60	Price £/m2	GDV £	GIA m2		DEVELOPMENT (	COSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			/m2 1,511.09
Market Housing	Gross 84.0	Net 84.00	69.00%		3,550	12,345,480	3,478		LAND	Land Stamp Duty		/unit or m2	Total 66,139	1,532,772			No dwgs No dwgs under 50 No dwgs over 50		462 138	1,380		Acc & Adpt	% £/m2 %	7.25% 0.00%	109.55 0.00 0.00
Affordable Overall Affordable Rent Social Rent	79.5 79.5	79.50 79.50		19	2,840 2,840		1,479 0			Easements etc. Legals /Acquisition		1.50%	0 22,992	89,130			Stamp duty calc -	Residual	Total	24,480		Water	£/m2 £/m2 %	0.00%	18.00 0.10 0.00 0.00
Shared Ownership First Homes	79.5 79.5	79.50 79.50	0.00%	0	2,485	0	0		Fees	Planning Professional		8.00%	24,480 813,018				Land payment		Total	<b>1,532,772</b> 66,139		Over Extra 2	£/m2 % £/m2	0.00%	0.00 0.00 0.00 0.00
Grant and Subsidy	Affordable Rent Social Rent Shared Ownership				0	0			CONSTRUCTION	Build Cost		1,886	9,348,551				Stamp duty calc - Land payment	Residual	Total	1,428,571 60,929		Small Site	% Base	0.00%	0.00 <b>1,638.75</b> 245.81
SITE AREA - Net SITE AREA - Gross	1.714 ha 2.286 ha	a a	35 26	/ha /ha		16,544,988	4,956			s106 / CIL / IT Contingency	%	2.50% 3.00%	300,000 233,714 280,457				Pre CIL s106	5,000	£/ Unit (all)	30,323			BNG	0.10%	1.64 1,886.20
Sales per Quarter Unit Build Time	0 3 Qu	uarters	]						FINANCE	í	£		0	10,162,721			Post CIL s106	5,000	Total £/ Unit (all)	<b>300,000</b>					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACRO	ctrl+r Closing balance = 0			Fees Interest Legal and Valuation		0% 7.50%	0				CIL	0		0					
Residual Land Value Existing Use Value Uplift	0%	<b>1,532,772</b> 57,143	,	<b>670,588</b> 25,000		RUN CIL MACRO ctrl+l	-		SALES								Inf Tariff	% GDV 0.00%		0					
Plus /h		1,371,429 1,428,571		600,000 <b>625,000</b>		Check on phasing dwg:	s nos		5,1225	Legals	% % £/unit	3.0% 0.5% 0	496,350 82,725 0												
Additional Profit		118,423	£/m2			Correc				Misc.	% %	0.0%	0		13,201,195										
									Developers Profi	Market Housing S Affordable Housing S		15.00% 15.00% 15.00%			1,851,822 629,926										
RESIDUAL CASH FLOW	FOR INTEREST	Year 1				Year 2		l	<u> </u>	Year 3				Year 4	0			Year 5				Year 6			
UNITS Started		Q1	Q2	Q3 20	Q4 20	Q1 20	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent					0	0	0	4,115,160 1,399,836	4,115,160 1,399,836	4,115,160 1,399,836	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	0	0
Social Rent Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	1E	0	0	0	0	0	0	5,514,996	5,514,996	5,514,996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc. Legals Acquisition		66,139 0 22,992																							
Planning Fee Professional		24,480 406,509		406,509																					
Build Cost - BCIS Base				1,038,728			2,077,456		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency	-		0	33,333 25,968	51,936	100,000 77,905	66,667 51,936	33,333 25,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	31,162	62,324	93,486	62,324	31,162	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents Legals Misc.		0	0	0 0	0	0	0 0	165,450 27,575	165,450 27,575	165,450 27,575	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 II	NT AND PROFIT	520,119	0	1,535,700	2,258,382	3,387,574	2,258,382	1,322,216	193,025	193,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	1 Land Interest	1,532,772	38,492	39.213	68,743	112,377	178.001	223,683	149,262	52,274	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return Market Housin Affordable for Ren	ng		25,152	,	25,7.13	,			_ /5/202			-	-	-					- v		- v	Ů			1,851,822 629,926



												310													Ιį
ite 6	E	Build to Rent Housi	ng						⊐																
OME	Av Size n	m2	%	Number 60	Price £/m2	GDV £	GIA m2		DEVELOPMENT (	COSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			1,51
ket Housing	Gross 84.0	Net 84.00					3,478		LAND	Land		/unit or m2	Total	1,372,126			No dwgs No dwgs under 50	60		23,100			% £/m2	7.25%	10
lable Overall			31%							Stamp Duty Easements etc.			58,106 0				No dwgs over 50	10	138 Total	1,380 24,480			% £/m2	0.00%	
dable Rent I Rent	79.5 79.5	79.50 79.50			2,840	0	1,479 0			Legals /Acquisition		1.50%	20,582	78,688			Stamp duty calc - I	Residual					£/m2 %	0.00%	
ed Ownership Homes	79.5 79.5	79.50 79.50	0.00%	6 0 6 0	2,485 0		0 0		Fees	Planning			24,480				Land payment		Total	<b>1,372,126</b> 58,106			£/m2 %	0.00%	
nt and Subsidy	Affordable Rent				0	0				Professional		8.00%	826,608	851,088			Stamp duty calc - I	Residual					£/m2 %	0.00 0.00%	
	Social Rent Shared Ownership				0	0			CONSTRUCTION	Build Cost		1,928	9,554,852				Land payment		Total	2,571,429 118,071			Base	15.00%	<b>1,6</b>
AREA - Net AREA - Gross	1.714 h	na	35	/ha		16,544,988	4,956			s106 / CIL / IT Contingency	~	5.00%	300,000 477,743				D CII -40C	5.000	C/11-3-1-III				BNG	3.00%	1,
	2.143 h	na	28	3 /ha							% £	0.00%	0	10,332,595			Pre CIL s106		f / Unit (all) Total	300,000					
s per Quarter Build Time	0 3 (	Quarters							FINANCE			201					Post CIL s106	5,000		300,000					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACRO	Closing balance = 0			Fees Interest Legal and Valuatio		0% 7.50%	0	0			CIL	0	£/m2 Total	300,000					
dual Land Value		1,372,126	800,407	640,326				,		Legal allu valuatio			0	Ü			Inf Tariff	% GDV							
ing Use Value t Plus /ha	20%	2,142,857 428,571		1,000,000 200,000		RUN CIL MACRO ctrl+	Closing balance = 0	)	SALES	Agents	%	3.0%	496,350					0.00%		U					
	nchmark Land Value	2,571,429		1,200,000		Check on phasing dwg					% £/unit	0.5% 0	82,725												
itional Profit		-1,363,001	£/m2	<b>.</b>		corre	u			Misc.	%	0.0%	0	579,075	13,213,572										
itional Profit		-1,363,001	-392						Developers Profi		0/3/-1	15.00%			1,851,822										
										Market Housing Affordable Housin First Homes		15.00% 15.00% 15.00%			629,926										
SIDUAL CASH FLOW FO	OR INTEREST	Year 1				Year 2				Year 3			1	Year 4				Year 5				Year 6			
OME ITS Started		Q1	Q2	Q3 20	Q4 20	Q1 20	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
rket Housing ordable Rent					0	0	0	4,115,160 1,399,836	4,115,160 1,399,836	4,115,160 1,399,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ial Rent red Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
t Homes nt 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	5,514,996	5,514,996	5,514,996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PENDITURE mp Duty		58,106																							
ements etc. als Acquisition		0 20,582																							
nning Fee		24,480																							
essional		413,304		413,304																					
d Cost - BCIS Base 5/CIL/Tariff			0	1,061,650 33,333	66,667	100,000	2,123,300 66,667	33,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
tingency ormals			0	53,083 0	106.165 0	159,248 0	106,165 0	53,083 0	0 0	0	0	0	0	0	0	0	0 0	0	0	0	0 0	0	0	0 0	0
ince Fees al and Valuation		0																							
nts		0	0	0	0	0	0	165,450	165,450	165,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
als c.		ō	0	0	ō	0	0	27,575	27,575	27,575	0	0	ō	0	0	0	0	0	0	0	0	0	0	0	0
TS BEFORE LAND INT	T AND PROFIT	516,472	0	1,561,370	2,296,132	3,444,198	2,296,132	1,341,091	193,025	193,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
tesidual Valuation	Land	1,372,126																							
elopers Return	Interest		35,411	36,075	66,027	110,318	176,965	223,336	149,262	52,274	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable for Rent																									1,851,822 629,926 0



Site 7 Sheltered Flats Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 6.50% Gross 72.1 Net 60.12 69.00% 5,500 13,689,107 2,987 Market Housing Land Stamp Duty 23,100 1,380 £/m2 % Acc & Adpt 0.00% 95,766 No dwgs over 50 Affordable Overall Easements etc. Legals /Acquisition Affordable Rent Social Rent Shared Ownership First Homes 2,313,053 1.50% 31,880 127,645 Water Over Extra 1 Stamp duty calc - Residua Land payment 1,288,980 0.00% 0.00 0.00% Over Extra 2 Planning Professional % £/m2 799,083 8.00% 774,603 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 2,039 8,637,472 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 17,291,140 5,000 £/ Unit (all) 9,682,533 300,000 270,000 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 5,000 0 300,000 Inf Tariff 2,833,752 Residual Land Value 2,125,314 0.00% RUN CIL MACRO ctrl+l Closing balance = 0 3.0% 0.5% 518,734 86,456 Check on phasing dwgs nos £/unit 13,339,765 605.190 2,395,594 630,356 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Stant and Substate. Year 1 Q1 Q2 Q3 Q2 Q4 Q2 Q4 Q4 Q4 10 2,281,518 385,509 2,281,518 385,509 2,281,518 385,509 2,281,518 385,509 2,281,518 385,509 2,281,518 385,509 214,830 214,830 214,830 214,830 214,830 214,830 Grant and Subsidy 2.881.857 2.881.857 2.881.857 2.881.857 2.881.857 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 95,766 0 31,880 24,480 387,301 Planning Fee 387.301 rofessional 0 479,860 959,719 1,439,579 1,439,579 1,439,579 959,719 479,860 0 0 uild Cost - BCIS Base 0 0 0 0 0 0 0 Build Cost - BCIS 106/CIL/Tariff Contingency Abnormals 0 16,667 33,333 0 11,996 23,993 0 29,396 58,792 
 50,000
 50,000
 50,000
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 35,989
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 35,989

 88,187
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 33,333
 16,667
 0
 0

 23,993
 11,996
 0
 0

 58,792
 29,396
 0
 0
 nance Fees 0 egal and Valuation Agents Legals 1,613,755 COSTS BEFORE LAND INT AND PROFIT 539.427 1.075.837 1.613.755 1,714,620 1,714,620 1,176,702 100.865 100,865 925.220 638,783 For Residual Valuation 49,964 50,901 69,203 90,672 122,631 155,188 136,212 116,880 87,100 46,675 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent

2,734,316 2,780,992

1,588,275 2,155,973

First Homes

Cash Flow

-2,664,741

-49.964

-976,121 -1,145,040

-1,704,428 -1,736,386 1,012,049 1,031,024

-3.690.825 -4.835.865 -6.540.293 -8.276.679 -7.264.631 -6.233.606 -4.645.332 -2.489.358

2,395,594 630,356

-3,025,950



												:	Site 8												
e 8	Sh	eltered Flats																							
COME	Av Size m		%	Number 60	Price £/m2		GIA m2	2	DEVELOPMENT O	COSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost	%		:
arket Housing	Gross 72.1	Net 60.12	69.00%			13,689,107	2,987	,	LAND	Land Stamp Duty		/unit or m2	Total 88,178	1,973,565			No dwgs No dwgs under 50 No dwgs over 50	60 50 10	462 138	1,380		CO2 Plus Acc & Adpt	£/m2 %	6.50% 0.00%	
ordable Overall ordable Rent cial Rent	67.0 67.0	59.62 59.62	0.00%	13 0	2,980 1,520	0	873 0	3		Easements etc. Legals /Acquisition		1.50%	29,603	117,782			Stamp duty calc - F	esidual	Total			Water Over Extra 1	£/m2 £/m2 %	0.00%	6
red Ownership t Homes	65.4 65.4	58.33 58.33			3,850 0			5	Fees	Planning Professional		8.00%	24,480 785,781				Land payment		Total	1,973,565 88,178		Over Extra 2	£/m2 % £/m2	0.00%	0
•	Affordable Rent Social Rent hared Ownership				0 0 0	0			CONSTRUCTION	Build Cost		2,086					Stamp duty calc - F Land payment	esidual	Total	<b>720,000</b> 25,500		Small Site Site Costs	% Base	0.00%	6
AREA - Net AREA - Gross	0.600 ha 0.600 ha	l I	100 100	/ha /ha		17,255,335	4,224	1		s106 / CIL / IT Contingency Abnormals	%	5.00% 0.00%	0				Pre CIL s106	5,000	£/ Unit (all)				BNG	3.00%	-
per Quarter Build Time	0 3 Qı	uarters	]						FINANCE		£		270,000	9,822,260			Post CIL s106	5,000		300,000 300,000					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACI	RO ctrl+r Closing balance =	: 0		Fees Interest Legal and Valuation	n	0% 7.50%		0			CIL		£/m2 Total	0 <b>300,000</b>					
dual Land Value ing Use Value t	20%	1,973,565 600,000 120,000		3,289,275 1,000,000 200,000		RUN CIL MACRO ctr	·l+l Closing balance =	: 0	SALES								Inf Tariff	% GDV 0.00%		0					
Plus /ha Benchr	0 mark Land Value	720,000		1,200,000	l	Check on phasing dv	vgs nos	]		Agents Legals	% % £/unit	3.0% 0.5% 0	86,277												
tional Profit		1,437,861	£/m2	]		Con	· ccc	_		Misc.	%	0.0%		603,937	13,327,804										
									Developers Profi	Market Housing Affordable Housing First Homes		17.50% 17.50% 17.50%			2,395,594 624,090										
DUAL CASH FLOW FOR	INTEREST	Year 1 Q1				Year 2 Q1	02		Q4	Year 3				Year 4 Q1				Year 5 Q1				Year 6 Q1			
OME 'S Started		Q1	Q2	Q3 10	Q4 10	10 10	10	Q3 10	10	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Į Q1	Q2	Q3	Q4	Q1	Q2	Q3	
ket Housing rdable Rent					0	0	0	2,281,518 385,509	2,281,518 385,509	2,281,518 385,509	2,281,518 385,509	2,281,518 385,509	2,281,518 385,509	0	0	0	0	0	0	0	0	0	0	0	
l Rent ed Ownership					0	0	0	0 208,863	0 208,863	0 208,863	0 208,863	0 208,863	0 208,863	0	0	0	0	0	0	0	0	0	0	0	
Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
and Subsidy INCOME		0	0	0	0	0	0	2,875,889	2,875,889	2,875,889	2,875,889	0 2,875,889	2,875,889	0	0	0	0	0	0	0	0	0	0	0	
NDITURE D Duty nents etc.		88,178 0						-,,				-,,	-,,	-	-	_									
s Acquisition		29,603 24,480																							
sional Cost - BCIS Base		392,890	0	392,890 489,538	979,075	1,468,613	1,468,613	1,468,613	1,468,613	979,075	489,538	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL/Tariff ngency mals			0 0 0	16,667 24,477 15,000	33,333 48,954 30,000	50,000 73,431 45,000	50,000 73,431 45,000	50,000 73,431 45,000	50,000 73,431 45,000	33,333 48,954 30,000	16,667 24,477 15,000	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	
ce Fees and Valuation		0																							
s		0	0	0	0	0	0	86,277 14,379	86,277 14,379	86,277 14,379	86,277 14,379	86,277 14,379	86,277 14,379	0	0	0	0	0	0	0	0	0	0	0	
BEFORE LAND INT AN	ND PROFIT	535,152	0	0 <b>938,572</b>	1,091,362	1,637,043	1,637,043	1,737,699	1,737,699	1,192,018	646,337	100,656	100,656	0	0	0	0	0	0	0	0	0	0	0	
sidual Valuation	Land	1,973,565																				_			_
opers Return Market Housing ffordable for Rent	Interest		47,038	47,920	66,417	88,126	120,472	153,426	134,962	116,151	86,756	46,579	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes	Cash Flow	-2,508,717	-47,038	-986,492	-1,157,779	-1,725,169	-1,757,516	984,764	1,003,228	1,567,720	2,142,796	2,728,654	2,775,233	0	0	0	0	0	0	0	0	0	0	0	-3



												Si	ite 9												H
ite 9	S	Sheltered Flats														_									
COME	Av Size n	m2	%	Number 60	Price £/m2				DEVELOPMENT O	OSTS						1	Planning fee calc Planning app fee	dwgs	rate			Build Cost			1,72
arket Housing	Gross 72.1	Net 60.12	69.00%				2,987	,	LAND	Land		/unit or m2	Total	1,973,565			No dwgs No dwgs under 50	60				CO2 Plus	% £/m2	6.50%	11
ordable Overall			31%							Stamp Duty Easements etc.			88,178 0	, , , , , , , , , , , , , , , , , , , ,			No dwgs over 50	10		1,380		Acc & Adpt	% £/m2	0.00%	
ordable Rent	67.0	59.62	21.70%	13	2,980	2,313,053				Legals /Acquisition		1.50%	29,603	117,782			Community of the	vertical control	Total	24,400	] ]	Water	£/m2 %	0.000/	
red Ownership	67.0 65.4	59.62 58.33	9.30%	6	3,850	1,253,175	365		Fees								Stamp duty calc - R Land payment	Residual		1,973,565		Over Extra 1	£/m2	0.00%	
st Homes	65.4	58.33	0.00%	0	C	0	0			Planning Professional		8.00%	24,480 785,781	810,261					Total	88,178	]	Over Extra 2	% £/m2	0.00% 0.00	
ant and Subsidy	Affordable Rent Social Rent				0				CONSTRUCTION								Stamp duty calc - R Land payment	Residual		900.000		Small Site	%	0.00%	1,8
	Shared Ownership				C	0	)			Build Cost s106 / CIL / IT		2,086	8,811,676 300.000						Total	34,500		Site Costs	Base BNG	10.00% 3.00%	1
E AREA - Net	0.750 h		80 80	/ha		17,255,335	4,224	·		Contingency Abnormals	%	5.00% 0.00%	440,584				Pre CIL s106	E 000	£/ Unit (all)		1		DITO.	3.00%	2,0
	0.750 11	id	80	/IIa				1		Abiloilliais	£	0.00%	270,000	9,822,260			FIE CIL STOO		Total	300,000					
es per Quarter it Build Time	0 3 C	Quarters							FINANCE								Post CIL s106	5,000	£/ Unit (all)	300,000	]				
						RUN Residual MAC	CRO ctrl+r			Fees Interest		0% 7.50%	0				CIL	0	£/m2 Total	0 <b>300,000</b>					
sidual Land Value		Whole Site 1,973,565	Per ha NET 2,631,420	Per ha GROSS 2,631,420	İ		Closing balance =	0		Legal and Valuation	1		0	0			Inf Tariff	% GDV			1				
isting Use Value		750,000		1,000,000		RUN CIL MACRO ct												0.00%		0					
olift Plus /ha		150,000 0		200,000 0	•		Closing balance =	0	SALES	0	%	3.0%	517,660												
Be	enchmark Land Value	900,000		1,200,000		Check on phasing do	lwgs nos rrect			Legals	% £/unit	0.5% 0													
ditional Profit		1.231.398	£/m2	İ				_		Misc.	%	0.0%	0	603,937	13,327,804	4									
undonar i Tonc		1,231,330	412						Developers Profi		****					]									
										Market Housing Affordable Housing	% Value	17.50% 17.50%			2,395,594 624,090										
SIDUAL CASH FLOW	FOR INTEREST									First Homes	% Value	17.50%			0	0									
NCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
NITS Started Tarket Housing				10	10	10	10	10 2,281,518	10 2,281,518	2,281,518	2,281,518	2,281,518	2,281,518	0	0	0	0	1 0	0	0	0	I 0	0	0	
ffordable Rent					0	0	0	385,509	385,509	385,509	385,509	385,509	385,509	0	0	0	0	0	0	0	0	0	0	0	0
ocial Rent nared Ownership					0	0	0	0 208,863	0 208,863	0 208,863	0 208,863	0 208,863	0 208,863	0	0	0	0	0	0	0	0	0	0	0	0
rst Homes rant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOMI	E I	0	0	0	0	0	0	2,875,889	2,875,889	2,875,889	2,875,889	2,875,889	2,875,889	0	0	0	0	0	0	0	0	0	0	0	0
XPENDITURE																									
tamp Duty asements etc.		88,178 0																							
egals Acquisition		29,603																							
anning Fee		24,480		***																					
ofessional		392,890		392,890								_		_											
illd Cost - BCIS Base 06/CIL/Tariff			0	489,538 16,667	979,075 33,333	1,468,613 50,000	1,468,613 50,000	1,468,613 50,000	50,000	979,075 33,333	489,538 16,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ntingency normals			0	24,477 15,000	48,954 30,000	73,431 45,000	73,431 45,000	73,431 45,000	73,431 45,000	48,954 30,000	24,477 15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nance Fees		0		10,000	23,022	75,555	10,000	10,000	10,000		10,000														
gal and Valuation		0																							
gents		0	0	0	0	0	0	86,277	86,277	86,277	86,277	86,277	86,277	0	0	0	0	0	0	0	0	0	0	0	0
gals isc.		0	0	0	0	0	0	14,379	14,379	14,379	14,379	14,379	14,379	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND IN	NT AND PROFIT	535,152	0	938,572	1,091,362	1,637,043	1,637,043	1,737,699	1,737,699	1,192,018	646,337	100,656	100,656	0	0	0	0	0	0	0	0	0	0	0	0
r Residual Valuation	Land	1,973,565								1												+			
velopers Return	Interest		47,038	47,920	66,417	88,126	120,472	153,426	134,962	116,151	86,756	46,579	0	0	0	0	0	0	0	0	0	0	0	0	0
evelopers Keturn Market Housing						1				1								1				1			2,395,594
													I												2,000,00
Affordable for Ren First Home	t s	-2,508,717	-47.038	-986,492	-1,157,779	-1,725,169	-1,757,516	984,764	1,003,228	1,567,720	2,142,796	2,728,654	2,775,233												624,090 0 -3,019,684



												Si	te 10												H
Site 10		Extra Care Flats							_																
COME	Av Size			% Num	ber Prio	te GDV 2 £	GIA m2		DEVELOPMENT (	COSTS						1	Planning fee calc Planning app fee	dwg			]	Build Cost			1,
larket Housing	Gross 92.6				41 5,50	16,216,683	3,833		LAND	Land Stamp Duty		/unit or m2	<b>Total</b> 48,695	1,183,904			No dwgs No dwgs under 50 No dwgs over 50	60 50 10	) 462 ) 138	1,380		CO2 Plus Acc & Adpt	% £/m2 %	6.50% 0.00%	
fordable Overall fordable Rent ocial Rent	81.4 81.4		77 21.	70%	.8.6 13 2,98 0 1,52		1,060			Easements etc. Legals /Acquisition	n	1.50%	0 17,759	66,454			Stamp duty calc - F	Residual	Total	24,480	] 1	Water Over Extra 1	£/m2 £/m2 %	0.00%	6
ared Ownership rst Homes	80.5 80.5		00 9.	30% 00%	6 3,85		449 0		Fees	Planning Professional		8.00%	24,480 1,032,594				Land payment		Total	1,183,904 48,695		Over Extra 2	£/m2 % £/m2	0.00%	6
ant and Subsidy	Affordable Rent Social Rent					0 0 0			CONSTRUCTION								Stamp duty calc - F Land payment	Residual	Tatal	312,500 5.125		Small Site	%	0.00%	6 1,
TE AREA - Net ITE AREA - Gross	Shared Ownership 0.800 0.500	ha		75 120	/ha /ha	0 0 20,466,311	5,342			Build Cost s106 / CIL / IT Contingency Abnormals	%	2,189 2.50% 3.00%	300,000 292,356				Pre CIL s106	5.000	Total  D £/ Unit (all)	5,125	J 1	Site Costs	Base BNG	10.00% 0.10%	
ales per Quarter	0		7	120	yiia			I		Automais	£	3.00%	270,000						Total	300,000	_				
nit Build Time	3	Quarters			_	RUN Residual MAC			FINANCE	Fees Interest		0% 7.50%					Post CIL s106 CIL	5,000		0					
Residual Land Value		Whole Site 1,183,9 12,5		,880 2,367,8		RUN CIL MACRO cti	Closing balance =	0		Legal and Valuatio	on		0	0			Inf Tariff	% GDV 0.00%	6	0	]				
Jplift Plus /ha <b>Be</b>	0% a 600,000 enchmark Land Value	300,0	00	600,0 <b>625,</b> 0		Check on phasing de	Closing balance =	o <b>1</b>	SALES	Agents Legals	% %	3.0% 0.5%													
Additional Profit		999,5	£/m2	261	_	cor		J		Misc.	£/unit %	0 0.0%		716,321	15,931,175	5									
Additional Front		333,3.	10	201					Developers Prof	Market Housing Affordable Housin	% Value	17.50% 17.50%			2,837,920 743,685	0									
RESIDUAL CASH FLOW I	FOR INTEREST									First Homes	% Value	17.50%			743,685	0									
NCOME JNITS Started		Year 1 Q1	Q2	Q3	Q4 10	Year 2 Q1	Q2	Q3	Q4 10	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
Market Housing				10	0	0 0	0	2,702,780 457,636	2,702,780 457,636	2,702,780 457,636	2,702,780 457,636	2,702,780 457,636	2,702,780 457,636	0	0	0	0	0	0	0	0	0	0	0	0
ocial Rent hared Ownership					0	0	0	0 250,635	0 250,635	0 250,635	0 250,635	0 250,635	0 250,635	0	0	0	0	0	0	0	0	0	0	0	0
irst Homes 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	E	0	0	0	0	0	0	3,411,052	3,411,052	3,411,052	3,411,052	3,411,052	3,411,052	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		48,695 0 17,759																							
Planning Fee Professional		24,480 516,297		516,297																					
Build Cost - BCIS Base			0		1,299,360	1,949,040	1,949,040	1,949,040		1,299,360	649,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ontingency bnormals			0	16,667 16,242 34,490	33,333 32,484 68,981	50,000 48,726 103,471	50,000 48,726 103,471	50,000 48,726 103,471	50,000 48,726 103,471	33,333 32,484 68,981	16,667 16,242 34,490	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0
inance Fees egal and Valuation		0																							
lgents egals		0	0	0	0	0	0 0	102,332 17,055	102,332 17,055	102,332 17,055	102,332 17,055	102,332 17,055	102,332 17,055	0	0	0	0	0	0	0	0 0	0	0	0 0	0
Aisc. COSTS BEFORE LAND IN	NT AND PROFIT	607,231	0	1,233,376	1,434,158	2,151,237	2,151,237	2,270,624	2,270,624	1,553,545	836,466	119,387	119,387	0	0	0	0	0	0	0	0	0	0	0	0
or Residual Valuation	Land	1,183,904	22.50	24.242	53.004	95.050	127.000	170.040	152.456	122.022	101 515	EF 240					2		2	2				•	
Developers Return Market Housing Affordable for Rent	t		33,584	34,213	57,981	85,958	127,906	170,640	152,456	133,932	101,615	55,246	0	0	Ü	0	0	0	0	0	0	0	0	0	0 2,837,92 743,685
First Homes	S Cash Flow	-1 701 135	-33 584	-1 267 580	-1 /102 130	2 227 106	-2 279 1/13	060 700	097 072	1 722 575	2 //72 071	3,236,418	2 201 665	0	0	0	0	0		0	0	-	0		0



												Si	te 11												Iŧ
Site 11	Extra	Care Flats																							
OME	Av Size m2		%	Number 60	Price £/m2				DEVELOPMENT O	OSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			1,85
arket Housing	Gross 92.6	Net 71.22	69.00%	41			3,833		LAND	Land		/unit or m2		975,080			No dwgs No dwgs under 50	60 50	462	23,100		CO2 Plus	% £/m2	6.50%	12
fordable Overall			31%							Stamp Duty Easements etc.			38,254 0				No dwgs over 50	10	138 Total			Acc & Adpt	% £/m2	0.00%	1
ordable Rent ial Rent	81.4 81.4	70.77 70.77		13			1,060 0			Legals /Acquisition		1.50%	14,626	52,880			Stamp duty calc - F	tesidual			]	Water Over Extra 1	£/m2 %	0.00%	
red Ownership at Homes	80.5 80.5	70.00 70.00			3,850	1,503,810			Fees	Planning			24,480				Land payment		Total	975,080 38,254		Over Extra 2	£/m2 %	0.00%	
nt and Subsidy	Affordable Rent				-					Professional		8.00%		1,075,192			Stamp duty calc - F	leuhizat			1	Small Site	£/m2	0.00 0.00%	
ant and Subsidy	Social Rent				0	0			CONSTRUCTION	D. T.I. Co. at		2.240	44.005.033				Land payment	icsiddai	<b>*</b>	600,000			,-		1,9
	Shared Ownership									Build Cost s106 / CIL / IT		2,240	11,965,622 300,000						Total	19,500	l	Site Costs	Base BNG	10.00% 3.00%	
E AREA - Net E AREA - Gross	0.667 ha 0.500 ha		90 120			20,466,311	5,342			Contingency Abnormals	%	5.00% 0.00%					Pre CIL s106	5,000	£/ Unit (all)		]				2,2
es per Quarter	0		1					-			£		270,000	13,133,903					Total	300,000					
it Build Time	3 Quart	ers							FINANCE	Fees		0%	0				Post CIL s106	5,000		300,000					
	W	Vhole Site	Per ha NET	Per ha GROSS		RUN Residual MACI	RO ctrl+r Closing balance =	0		Interest Legal and Valuation	n	7.50%	0	0					Total	300,000					
sidual Land Value	·	975,080		1,950,159			_	Ü		Legal and Valuation			Ü	Ü			Inf Tariff	% GDV							
sting Use Value lift	20%	500,000 100,000		1,000,000 200,000		RUN CIL MACRO ctr	rl+l Closing balance =	0	SALES									0.00%		0)					
Plus /h	enchmark Land Value	600,000		1,200,000	1	Check on phasing dv	wgs nos	1		Agents Legals	%	3.0% 0.5%													
			£/m2		•		rect	]		Misc.	£/unit %	0.0%		716,321	15,953,376										
lditional Profit		426,276		I							70	0.070		710,321	13,333,370										
									Developers Profi	Market Housing		17.50%			2,837,920										
										Affordable Housing First Homes	g % Value % Value	17.50% 17.50%			743,685 0										
ESIDUAL CASH FLOW		Year 1				Year 2				Year 3				Year 4		-		Year 5				Year 6			
NITS Started		Q1	Q2	Q3 10	Q4 10	Q1 10	Q2 10	Q3 10	Q4 10	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
larket Housing ffordable Rent				10	0	0	0	2,702,780 457,636	2,702,780 457,636	2,702,780	2,702,780 457,636	2,702,780 457,636	2,702,780 457,636	0	0	0	0	0	0	0	0	0	0	0	0
cial Rent					0	0	0	0	0	457,636 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nared Ownership rst Homes					0	0	0	250,635 0	250,635 0	250,635 0	250,635 0	250,635 0	250,635 0	0	0	0	0	0	0	0	0	0	0	0	0
rant and Subsidy INCOM	IE	0	0	0	0	0	0	0 3,411,052	0 3,411,052	0 3,411,052	0 3,411,052	0 3,411,052	0 3,411,052	0	0	0	0	0	0	0	0	0	0	0	0
(PENDITURE																									
amp Duty		38,254																							
sements etc. gals Acquisition		0 14,626																							
lanning Fee		24,480																							
ofessional		525,356		525,356																					
uild Cost - BCIS Base 06/CIL/Tariff			0	664,757 16,667				1,994,270		1,329,514	664,757	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ontingency			0	33,238	33,333 66,476	50,000 99,714	50,000 99,714	50,000 99,714	50,000 99,714	33,333 66,476	16,667 33,238	0	0	0	0	0	0	0	0	0	0	0	0	0	0
normals			0	15,000	30,000	45,000	45,000	45,000	45,000	30,000	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nance Fees gal and Valuation		0																							
			0	0	0	0	0	102,332	102,332	102,332	102,332	102,332	102,332	0	0	0	0	0	0	0	0		0	0	0
gents egals		0 0	0	0	0	0	0	17,055	17,055	17,055	17,055	17,055	17,055	0	0	0	0	0	0	0	0	0	0	0	0
lisc. <mark>OSTS BEFORE LAND I</mark>	NT AND PROFIT	602,716	0	0 <b>1,255,017</b>	1,459,323	2,188,984	2,188,984	2,308,371	2,308,371	1,578,709	849,048	119,387	119,387	0	0	0	0	0	0	0	0	0	0	0	0
r Residual Valuation	Land Interest	975,080	29,584	30,138	54,235	82,614	125,207	168,598	151,084	133,241	101,383	55,246	0	0	0	0	0	0	0	0	0	0	0	0	0
evelopers Return Market Housir																									2,837,920
Affordable for Rer	nt .																					1			743,685



												Si	te 12												H
Site 12	Extr	ra Care Flats							]																
NCOME Market Housing	Av Size m2 Gross 92.6	Net 71.22	% 69.00%	Number 60 41	Price £/m2 5,500	£	GIA m2 3,833		DEVELOPMENT CO	DSTS  Land Stamp Duty		/unit or m2	Total 38,254	975,080			Planning fee calc Planning app fee No dwgs No dwgs under 50 No dwgs over 50	dwgs 60 50 10	462	23,100		Build Cost CO2 Plus Acc & Adpt	% £/m2 %	6.50%	
ffordable Overall ffordable Rent ocial Rent nared Ownership rst Homes	81.4 81.4 80.5 80.5	70.77 70.77 70.00 70.00	31% 21.70% 0.00% 9.30% 0.00%	18.6 13 0 6	2,980 1,520 3,850 0	0 1,503,810	0		Fees	Easements etc. Legals /Acquisition	ı	1.50%	0	52,880			Stamp duty calc - Re Land payment		Total	24,480 975,080		Water Over Extra 1	£/m2 £/m2 % £/m2	0.00%	i
Grant and Subsidy Aff	Affordable Rent Social Rent nared Ownership	76.50	0.00%	Č	0 0 0	0 0	J		CONSTRUCTION	Professional  Build Cost s106 / CIL / IT		8.00% 2,240	1,050,712	1,075,192			Stamp duty calc - Re Land payment	esidual	Total	600,000		Small Site Site Costs	£/m2 % Base BNG	0.00 0.00% 10.00% 3.00%	<b>1,9</b>
ITE AREA - Net ITE AREA - Gross ales per Quarter	0.800 ha 0.500 ha		75 120	/ha /ha		20,466,311	5,342			Contingency	% £	5.00% 0.00%	598,281	13,133,903			Pre CIL s106		£/ Unit (all) Total	300,000			BNO	3.00%	2,2
Unit Build Time  Residual Land Value	3 Qua	Whole Site	Per ha NET 1,218,849	Per ha GROSS 1,950,159		RUN Residual MACR	RO ctrl+r Closing balance =	0	FINANCE	Fees Interest Legal and Valuation	n	0% 7.50%	0	0			Post CIL s106 CIL	5,000 0 % GDV		0					
Existing Use Value Uplift Plus /ha	20% 0 mark Land Value	500,000 100,000 0 <b>600,000</b>	1,110,043	1,000,000 200,000 0 1,200,000	I	RUN CIL MACRO ctri  Check on phasing dw	Closing balance =	0	SALES	Agents Legals	% % £/unit	3.0% 0.5%	102,332					0.00%		0					
Additional Profit		430,223	/m2 112		•	· · ·			Developers Profit	Misc.  Market Housing Affordable Housing	% Value	0.0% 17.50% 17.50%	0	716,321	15,953,376 2,837,920 743,685										
RESIDUAL CASH FLOW FOR INT	INTEREST	Year 1				Year 2					g % value % Value	17.50%		Year 4	743,685 0			Year 5				Year 6			
INCOME UNITS Started		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent Social Rent Shared Ownership First Homes				10	0 0 0 0	0 0 0 0	0 0 0 0	2,702,780 457,636 0 250,635 0	2,702,780 457,636 0 250,635 0	2,702,780 457,636 0 250,635 0	2,702,780 457,636 0 250,635 0	2,702,780 457,636 0 250,635 0	2,702,780 457,636 0 250,635 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Grant and Subsidy INCOME		0	0	0	0	0	0	0 3,411,052	0 3,411,052	3,411,052	0 3,411,052	0 3,411,052	0 3,411,052	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition Planning Fee Professional		38,254 0 14,626 24,480 525,356		525,356																					
Build Cost - BCIS Base			0	664,757	1,329,514	1,994,270	1,994,270	1,994,270	1,994,270	1,329,514	664,757	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency Abnormals			0 0 0	16,667 33,238 15,000	33,333 66,476 30,000	50,000 99,714 45,000	50,000 99,714 45,000	50,000 99,714 45,000	50,000 99,714 45,000	33,333 66,476 30,000	16,667 33,238 15,000	0 0 0	0 0 0	0	0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0	0 0 0	0 0 0
	I		0																						
Finance Fees Legal and Valuation		0	<u> </u>																						
Legal and Valuation Agents		0 0	0 0	0	0 0	0 0	0	102,332 17,055	102,332 17,055	102,332 17,055	102,332 17,055	102,332 17,055	102,332 17,055	0	0	0	0	0	0 0	0	0	0	0	0	0
Legal and Valuation Agents Legals Misc.	ND PROFIT	0	0 0	0			0 0 2,188,984							0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND	Land	0 0 0 602,716	0 0	0 0 0 1,255,017	0 1,459,323	0 2,188,984	2,188,984	17,055 2,308,371	17,055 2,308,371	17,055 1,578,709	17,055 849,048	17,055 119,387	17,055 119,387	0	0 0	0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0
Legal and Valuation		0 0 0 602,716	0 0 0	0 0 0	0	0	0	17,055	17,055	17,055	17,055	17,055	17,055	0 0 0	0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0	0 0 0	0 0 0 0 2,837,920 743,685



Site 13 Integrated Retirement Communities Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 7.00% Gross 118.1 Net 94.47 104 69.00% 5,500 53,774,782 12,222 Market Housing Land Stamp Duty 23,100 13,800 £/m2 335,844 Acc & Adpt 0.00% No dwgs over 50 Affordable Overall 102.1 102.1 104.6 104.6 Legals /Acquisition Affordable Rent 9,170,815 3,323 1.50% 103,903 439,748 Water Over Extra 1 Social Rent Shared Ownership First Homes Stamp duty calc - Residua Land payment 5,178,938 0.00% 0.00 0.00% Over Extra 2 Planning Professional % £/m2 3,204,772 8.00% 3,167,872 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 15.00% Site Costs Build Cost 2,128 36.183.323 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 68,124,534 17,003 39,598,406 750,000 675,000 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 5,000 0 750,000 Inf Tariff Residual Land Value 6,926,886 RUN CIL MACRO ctrl+l 0.00% Closing balance = 0 2,043,736 340,623 Check on phasing dwgs nos £/unit 52,554,170 2.384.359 17.50% 17.50% 17.50% 9,410,587 2,511,207 Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Frant and Substitute Year 1 Q1 Q2 Q4 Q2 Q3 Q4 Q4 12 4,301,983 733,665 12 4.301.983 4,301,983 733,665 4,301,983 733,665 4,301,983 733,665 4,301,983 733,665 4,301,983 733,665 4,301,983 733,665 4,301,983 733,665 2,150,991 366,833 4,301,983 733,665 4,301,983 733,665 0 414,315 414,315 414,315 414,315 414,315 414,315 414,315 414,315 414,315 414,315 414,315 207,158 Grant and Subsidy 5.449.963 5.449.963 5.449.963 5.449.963 5.449.963 5.449.963 5.449.963 5.449.963 5.449.963 2.724.981 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 335,844 0 103,903 36,900 1,583,936 Planning Fee 1.583.936 ofessional uild Cost - BCIS Base 0 964,889 1,929,777 2,894,666 2,894,666 2,894,666 2,894,666 0 20,000 40,000 0 24,122 48,244 0 46,947 93,893 
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198,631 163,143 126,989 80,258

1,892,710 1,928,199 2,492,331 3,595,020

2,830,642

1,774,685

718,727

190.749

4,718,384 5,259,214 2,629,607

95.374

0 0 0 0

9,410,587 2,511,207

0 -11,921,793

12,851 0 0 0

Legal and Valuation Agents Legals

For Residual Valuation

evelopers Return Market Housing Affordable for Rent

First Homes

COSTS BEFORE LAND INT AND PROFIT

2.060.584

Cash Flow -8,987,469

2.111.915

-2,811,568 -2,336,307

2.639.894

168,515 171,675 224,392

-168,515

3.167.872

3.167.872

3.358.621

268,197 332,624 398,258 366,513

-3,436,070 -3,500,496 1,693,084 1,724,829

3.358.621

3.358.621

3.358.621

334,172 301,225 267,661 233,466

1,757,169 1,790,116 1,823,681 1,857,875

3.358.621



Site 15 Integrated Retirement Communities Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 /m2 1,710.97 119.77 0.00 0.00 11.95 0.08 0.00 0.00 0.00 0.00 0.00 1,842.76 276.41 55.28 2,174.46 CO2 Plus /unit or m2 Total 7.00% Gross 118.1 Net 94.47 104 69.00% 5,500 53,774,782 12,222 Market Housing Land Stamp Duty 23,100 13,800 £/m2 Acc & Adpt 0.00% 307,520 No dwgs over 50 Affordable Overall 102.1 102.1 104.6 104.6 Legals /Acquisition Affordable Rent 9,170,815 3,323 1.50% 95,406 402,927 Water Over Extra 1 Social Rent Shared Ownership First Homes Stamp duty calc - Residua Land payment 5,178,938 0.00% 0.00 0.00% Over Extra 2 Planning Professional % £/m2 3,256,648 8.00% 3,219,748 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 15.00% Site Costs Build Cost 2,174 36.973.191 s106 / CIL / IT Contingency Abnormals 750,000 1,848,660 SITE AREA - Net SITE AREA - Gross 68,124,534 17,003 675,000 40,246,850 750,000 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 5,000 0 750,000 0 Inf Tariff 1,272,082 Residual Land Value 6,360,409 5,000,000 1,000,000 1,000,000 200,000 RUN CIL MACRO ctrl+l 0.00% Closing balance = 0 2,043,736 340,623 Check on phasing dwgs nos £/unit 52,651,192 2.384.359 17.50% 17.50% 17.50% 9,410,587 2,511,207 Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Frant and Substitute Year 1 Q1 Q2 Q4 Q2 Q3 Q4 Q4 12 4,301,983 733,665 12 4.301.983 4,301,983 733,665 4,301,983 733,665 4,301,983 733,665 4,301,983 733,665 4,301,983 733,665 4,301,983 733,665 4,301,983 733,665 2,150,991 366,833 4,301,983 733,665 4,301,983 733,665 0 414,315 414,315 414,315 414,315 414,315 414,315 414,315 414,315 414,315 414,315 414,315 207,158 Grant and Subsidy 5.449.963 5.449.963 5.449.963 5.449.963 5.449.963 5.449.963 5.449.963 5.449.963 5.449.963 2.724.981 EXPENDITURE Stamp Duty
Easements etc.
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For Residual Valuation

elopers Return

Market Housing Affordable for Rent First Homes

Cash Flow -8,410,109

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157,690 160,646 213,967

-2,843,770 -2,360,466

258,226 323,438 389,872 358,942

-3,477,974 -3,543,186 1,649,594 1,680,523

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9,410,587 2,511,207

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# **Appendix L Appraisal Results – Varied Policy Requirements**

## L.1 Rural and Higher Value Flanks

#### **Environmental Standards and Zero Carbon**

			EUV	BLV	Residual Valu	ie			
			EUV	BLV	Part L 2021	FHS Option 2	FHS Option 1	Zero Carbon	FHS Option 1
							·		& District
									Heating
Site 1	Strategic Green 2,500	Rural & Flan	25,000	250,000	898,717	881,433	829,580	808,490	751,175
Site 2	Strategic Green 1,000	Rural & Flan	25,000	250,000	1,061,155	1,041,208	981,366	957,024	890,870
Site 3	Large Green 300	Rural & Flan	25,000	625,000	1,035,070	1,012,792	945,957	918,729	845,088
Site 4	Green 100	Rural & Flan	25,000	625,000	914,544	880,013	776,421	734,074	634,860
Site 5	Green 100 HD Flats	Rural & Flan	25,000	625,000	-704,112	-844,648	-1,267,942	-1,338,491	-1,823,351
Site 6	Green 60	Rural & Flan	25,000	625,000	918,064	882,528	775,921	732,322	629,751
Site 7	Green 60 HD Flats	Rural & Flan	25,000	625,000	-729,510	-876,384	-1,317,556	-1,391,085	-1,892,381
Site 8	Green 33	Rural & Flan	25,000	625,000	1,438,561	1,385,024	1,224,414	1,158,142	1,001,562
Site 9	Green 21	Rural & Flan	25,000	625,000	1,392,860	1,339,974	1,181,315	1,116,267	955,107
Site 10	Green 15	Rural & Flan	50,000	650,000	1,167,360	1,110,525	940,022	868,979	706,260
Site 11	Brown 120 Housing	Rural & Flan	1,000,000	1,200,000	863,159	824,198	707,315	659,151	545,502
Site 12	Brown Housing 75	Rural & Flan	1,000,000	1,200,000	860,790	820,897	701,218	652,015	535,026
Site 13	Brown Housing 30	Rural & Flan	1,000,000	1,200,000	1,519,132	1,448,611	1,237,048	1,148,897	946,120
Site 14	Brown Housing 18	Rural & Flan	1,000,000	1,200,000	1,555,190	1,484,401	1,272,034	1,185,199	976,576
Site 15	Brown Housing 9	Rural & Flan	1,000,000	1,200,000	1,889,813	1,819,149	1,607,158	1,518,828	1,306,051
Site 16	Brown Housing 6	Rural & Flan	1,000,000	1,200,000	1,981,190	1,911,260	1,696,441	1,606,494	1,387,550
Site 17	Flats 225	Rural & Flan	1,000,000	1,200,000	-400,878	-498,569	-800,832	-851,445	-1,200,502
Site 18	Flats 90	Rural & Flan	1,000,000	1,200,000	-2,571,894	-2,734,811	-3,223,563	-3,305,021	-3,802,001
Site 19	Flats 35	Rural & Flan	1,000,000	1,200,000	-2,890,863	-3,063,653	-3,582,024	-3,668,419	-4,184,701
Site 20	Flats 18	Rural & Flan	1,000,000	1,200,000	-1,856,092	-2,004,491	-2,449,685	-2,524,490	-3,037,269
Site 21	Flats 9	Rural & Flan	1,000,000	1,200,000	-739,022	-836,799	-1,130,128	-1,179,016	-1,513,222
Site 22	Flats 6	Rural & Flan	1,000,000	1,200,000	-1,136,957	-1,287,382	-1,738,659	-1,813,871	-2,328,034

#### **Biodiversity Net Gain and Rainwater Harvesting**

			EUV	BLV	Residual Valu	е		
			EUV	BLV	10% BNG	20% BNG	Rainw	ater Harvesting
Site 1	Strategic Green 2,500	Rural & Flan	25,000	250,000	808,490	807,679		779,833
Site 2	Strategic Green 1,000	Rural & Flan	25,000	250,000	957,024	956,087		923,947
Site 3	Large Green 300	Rural & Flan	25,000	625,000	918,729	917,683		881,909
Site 4	Green 100	Rural & Flan	25,000	625,000	734,074	732,455		684,467
Site 5	Green 100 HD Flats	Rural & Flan	25,000	625,000	-1,338,491	-1,345,352		-1,580,921
Site 6	Green 60	Rural & Flan	25,000	625,000	732,322	730,656		681,036
Site 7	Green 60 HD Flats	Rural & Flan	25,000	625,000	-1,391,085	-1,398,236		-1,641,733
Site 8	Green 33	Rural & Flan	25,000	625,000	1,158,142	1,155,632		1,079,852
Site 9	Green 21	Rural & Flan	25,000	625,000	1,116,267	1,113,787		1,035,687
Site 10	Green 15	Rural & Flan	50,000	650,000	868,979	866,194		787,620
Site 11	Brown 120 Housing	Rural & Flan	1,000,000	1,200,000	659,151	605,660		602,326
Site 12	Brown Housing 75	Rural & Flan	1,000,000	1,200,000	652,015	597,247		593,521
Site 13	Brown Housing 30	Rural & Flan	1,000,000	1,200,000	1,148,897	1,052,062		1,047,508
Site 14	Brown Housing 18	Rural & Flan	1,000,000	1,200,000	1,185,199	1,088,019		1,080,888
Site 15	Brown Housing 9	Rural & Flan	1,000,000	1,200,000	1,518,828	1,417,527		1,412,440
Site 16	Brown Housing 6	Rural & Flan	1,000,000	1,200,000	1,606,494	1,503,339		1,497,022
Site 17	Flats 225	Rural & Flan	1,000,000	1,200,000	-851,445	-989,479		-1,025,974
Site 18	Flats 90	Rural & Flan	1,000,000	1,200,000	-3,305,021	-3,526,887		-3,553,511
Site 19	Flats 35	Rural & Flan	1,000,000	1,200,000	-3,668,419	-3,903,730		-3,926,560
Site 20	Flats 18	Rural & Flan	1,000,000	1,200,000	-2,524,490	-2,729,881		-2,780,880
Site 21	Flats 9	Rural & Flan	1,000,000	1,200,000	-1,179,016	-1,318,047		-1,346,119
Site 22	Flats 6	Rural & Flan	1,000,000	1,200,000	-1,813,871	-2,027,764		-2,070,953

#### **Accessible and Adaptable Standards**

			EUV	BLV	Residual Valu	e	
		Part M4(2)			100%	95%	90%
		Part M4(3)a				5%	10%
		Part M4(3)b					
Site 1	Strategic Green 2,500	Rural & Flan	25,000	250,000	819,391	808,490	797,576
Site 2	Strategic Green 1,000	Rural & Flan	25,000	250,000	969,606	957,024	944,427
Site 3	Large Green 300	Rural & Flan	25,000	625,000	932,782	918,729	904,661
Site 4	Green 100	Rural & Flan	25,000	625,000	753,021	734,074	715,105
Site 5	Green 100 HD Flats	Rural & Flan	25,000	625,000	-1,267,927	-1,338,491	-1,409,137
Site 6	Green 60	Rural & Flan	25,000	625,000	751,847	732,322	712,774
Site 7	Green 60 HD Flats	Rural & Flan	25,000	625,000	-1,317,540	-1,391,085	-1,464,715
Site 8	Green 33	Rural & Flan	25,000	625,000	1,187,696	1,158,142	1,128,555
Site 9	Green 21	Rural & Flan	25,000	625,000	1,145,550	1,116,267	1,086,950
Site 10	Green 15	Rural & Flan	50,000	650,000	899,923	868,979	838,000
Site 11	Brown 120 Housing	Rural & Flan	1,000,000	1,200,000	681,264	659,151	637,013
Site 12	Brown Housing 75	Rural & Flan	1,000,000	1,200,000	674,643	652,015	629,361
Site 13	Brown Housing 30	Rural & Flan	1,000,000	1,200,000	1,189,003	1,148,897	1,108,744
Site 14	Brown Housing 18	Rural & Flan	1,000,000	1,200,000	1,225,301	1,185,199	1,145,051
Site 15	Brown Housing 9	Rural & Flan	1,000,000	1,200,000	1,558,687	1,518,828	1,478,923
Site 16	Brown Housing 6	Rural & Flan	1,000,000	1,200,000	1,647,065	1,606,494	1,565,876
Site 17	Flats 225	Rural & Flan	1,000,000	1,200,000	-793,951	-851,445	-909,005
Site 18	Flats 90	Rural & Flan	1,000,000	1,200,000	-3,223,504	-3,305,021	-3,386,632
Site 19	Flats 35	Rural & Flan	1,000,000	1,200,000	-3,581,962	-3,668,419	-3,754,976
Site 20	Flats 18	Rural & Flan	1,000,000	1,200,000	-2,449,628	-2,524,490	-2,600,041
Site 21	Flats 9	Rural & Flan	1,000,000	1,200,000	-1,130,099	-1,179,016	-1,227,991
Site 22	Flats 6	Rural & Flan	1,000,000	1,200,000	-1,738,614	-1,813,871	-1,889,216

## L.2 Central Milton Keynes

#### **Environmental Standards and Zero Carbon**

			EUV	BLV	Residual Valu	ie			
			EUV	BLV	Part L 2021	FHS Option 2	FHS Option 1	Zero Carbon	FHS Option 1
									& District
									Heating
Site 5	Green 100 HD Flats	CMK	25,000	625,000	1,527,082	1,397,314	1,008,008	943,123	497,195
Site 7	Green 60 HD Flats	CMK	25,000	625,000	1,602,942	1,467,699	1,061,971	994,350	533,328
Site 17	Flats 225	CMK	1,000,000	1,200,000	1,208,787	1,115,683	836,371	789,819	468,769
Site 18	Flats 90	CMK	1,000,000	1,200,000	-181,945	-336,602	-800,573	-879,921	-1,368,815
Site 19	Flats 35	CMK	1,000,000	1,200,000	-384,791	-548,829	-1,048,171	-1,133,169	-1,641,106
Site 20	Flats 18	CMK	1,000,000	1,200,000	530,462	387,265	-42,327	-113,925	-600,812
Site 21	Flats 9	CMK	1,000,000	1,200,000	892,957	798,610	515,569	468,395	145,911
Site 22	Flats 6	CMK	1,000,000	1,200,000	1,373,780	1,228,631	793,182	720,608	224,478
Site 23	HD Flats 225	CMK	1,000,000	1,200,000	618,458	274,430	-806,073	-986,511	-2,111,660
Site 24	HD Flats 120	CMK	1,000,000	1,200,000	-6,146,818	-6,613,491	-8,022,265	-8,259,394	-9,533,002
Site 25	Flats with Undercroft 125	CMK	1,000,000	1,200,000	-335,076	-444,360	-777,970	-834,596	-1,209,689
Site 26	Flats with Undercroft 42	CMK	1,000,000	1,200,000	-378,981	-489,128	-826,599	-883,673	-1,262,209

#### **Biodiversity Net Gain and Rainwater Harvesting**

			EUV	BLV	Residual Valu	е	
			EUV	BLV	10% BNG	20% BNG	Rainwater Harvesting
Site 5	Green 100 HD Flats	CMK	25,000	625,000	943,123	936,813	720,159
Site 7	Green 60 HD Flats	CMK	25,000	625,000	994,350	987,773	763,839
Site 17	Flats 225	CMK	1,000,000	1,200,000	789,819	662,860	629,294
Site 18	Flats 90	CMK	1,000,000	1,200,000	-879,921	-1,098,177	-1,124,368
Site 19	Flats 35	CMK	1,000,000	1,200,000	-1,133,169	-1,364,677	-1,387,138
Site 20	Flats 18	CMK	1,000,000	1,200,000	-113,925	-308,945	-357,369
Site 21	Flats 9	CMK	1,000,000	1,200,000	468,395	334,241	307,153
Site 22	Flats 6	CMK	1,000,000	1,200,000	720,608	514,217	472,543
Site 23	HD Flats 225	CMK	1,000,000	1,200,000	-986,511	-1,523,184	-1,547,955
Site 24	HD Flats 120	CMK	1,000,000	1,200,000	-8,259,394	-8,963,743	-8,896,198
Site 25	Flats with Undercroft 125	CMK	1,000,000	1,200,000	-834,596	-1,003,045	-1,022,142
Site 26	Flats with Undercroft 42	CMK	1,000,000	1,200,000	-883,673	-1,053,455	-1,072,941

#### **Accessible and Adaptable Standards**

			EUV	BLV	Residual Valu	е	
		Part M4(2)			100%	95%	90%
		Part M4(3)a				5%	10%
		Part M4(3)b					
Site 5	Green 100 HD Flats	CMK	25,000	625,000	1,008,021	943,123	878,150
Site 7	Green 60 HD Flats	CMK	25,000	625,000	1,061,986	994,350	926,635
Site 17	Flats 225	CMK	1,000,000	1,200,000	842,700	789,819	736,877
Site 18	Flats 90	CMK	1,000,000	1,200,000	-800,517	-879,921	-960,205
Site 19	Flats 35	CMK	1,000,000	1,200,000	-1,048,110	-1,133,169	-1,218,327
Site 20	Flats 18	CMK	1,000,000	1,200,000	-42,272	-113,925	-185,662
Site 21	Flats 9	CMK	1,000,000	1,200,000	515,597	468,395	421,139
Site 22	Flats 6	CMK	1,000,000	1,200,000	793,226	720,608	647,905
Site 23	HD Flats 225	CMK	1,000,000	1,200,000	-809,100	-986,511	-1,164,128
Site 24	HD Flats 120	CMK	1,000,000	1,200,000	-8,058,469	-8,259,394	-8,460,551
Site 25	Flats with Undercroft 125	CMK	1,000,000	1,200,000	-777,950	-834,596	-891,307
Site 26	Flats with Undercroft 42	CMK	1,000,000	1,200,000	-826,579	-883,673	-940,833

## **L.3 Older Centres and City Estates**

#### **Environmental Standards and Zero Carbon**

			EUV	BLV	Residual Valu	e			
			EUV	BLV	Part L 2021	FHS Option 2	FHS Option 1	Zero Carbon	FHS Option 1 & District Heating
Site 1	Strategic Green 2,500	Older Core,	25,000	250,000	720,463	703,179	651,325	630,236	572,103
Site 2	Strategic Green 1,000	Older Core,	25,000	250,000	854,022	834,075	774,233	749,890	683,265
Site 3	Large Green 300	Older Core,	25,000	625,000	812,709	790,430	723,596	696,368	622,727
Site 4	Green 100	Older Core,	25,000	625,000	615,756	581,225	477,633	435,286	336,072
Site 5	Green 100 HD Flats	Older Core,	25,000	625,000	-48,090	-184,252	-592,735	-660,816	-1,142,498
Site 6	Green 60	Older Core,	25,000	625,000	612,187	576,651	470,044	426,445	323,874
Site 7	Green 60 HD Flats	Older Core,	25,000	625,000	-45,461	-187,366	-613,080	-684,033	-1,182,439
Site 8	Green 33	Older Core,	25,000	625,000	976,515	922,978	762,368	696,096	539,515
Site 9	Green 21	Older Core,	25,000	625,000	936,577	883,690	725,032	659,984	498,823
Site 10	Green 15	Older Core,	50,000	650,000	650,440	593,605	418,458	345,264	174,529
Site 11	Brown 120 Housing	Older Core,	1,000,000	1,200,000	537,359	498,398	381,515	333,351	219,702
Site 12	Brown Housing 75	Older Core,	1,000,000	1,200,000	528,456	488,564	368,885	319,682	202,693
Site 13	Brown Housing 30	Older Core,	1,000,000	1,200,000	936,587	866,066	654,504	566,353	363,244
Site 14	Brown Housing 18	Older Core,	1,000,000	1,200,000	959,861	889,072	676,705	588,853	374,167
Site 15	Brown Housing 9	Older Core,	1,000,000	1,200,000	1,280,341	1,208,509	990,373	899,483	679,170
Site 16	Brown Housing 6	Older Core,	1,000,000	1,200,000	1,352,429	1,280,472	1,063,411	971,693	748,434
Site 17	Flats 225	Older Core,	1,000,000	1,200,000	74,570	-22,636	-315,707	-364,552	-706,555
Site 18	Flats 90	Older Core,	1,000,000	1,200,000	-1,878,410	-2,038,677	-2,522,790	-2,604,248	-3,101,228
Site 19	Flats 35	Older Core,	1,000,000	1,200,000	-2,165,326	-2,335,324	-2,849,687	-2,936,082	-3,452,365
Site 20	Flats 18	Older Core,	1,000,000	1,200,000	-1,160,467	-1,308,865	-1,754,059	-1,828,258	-2,332,829
Site 21	Flats 9	Older Core,	1,000,000	1,200,000	-265,988	-360,335	-649,003	-697,891	-1,032,097
Site 22	Flats 6	Older Core,	1,000,000	1,200,000	-409,213	-554,362	-998,466	-1,073,679	-1,587,842
Site 23	HD Flats 225	Older Core,	1,000,000	1,200,000	-3,381,648	-3,755,584	-4,877,392	-5,064,974	-6,247,955
Site 24	HD Flats 120	Older Core,	1,000,000	1,200,000	-10,607,633	-11,081,889	-12,504,660	-12,741,788	-14,015,396
Site 25	Flats with Undercroft 125	Older Core,	1,000,000	1,200,000	-1,646,113	-1,759,365	-2,100,589	-2,158,137	-2,539,339
Site 26	Flats with Undercroft 42	Older Core,	1,000,000	1,200,000	-1,702,044	-1,816,192	-2,158,634	-2,216,125	-2,600,765

#### **Biodiversity Net Gain and Rainwater Harvesting**

			EUV	BLV	Residual Valu	е		
			EUV	BLV	10% BNG	20% BNG	Rainw	ater Harvesting
Site 1	Strategic Green 2,500	Older Core, (	25,000	250,000	630,236	629,424		601,468
Site 2	Strategic Green 1,000	Older Core, (	25,000	250,000	749,890	748,954		716,814
Site 3	Large Green 300	Older Core, (	25,000	625,000	696,368	695,322		659,547
Site 4	Green 100	Older Core, (	25,000	625,000	435,286	433,667		385,679
Site 5	Green 100 HD Flats	Older Core,	25,000	625,000	-660,816	-667,437		-900,068
Site 6	Green 60	Older Core,	25,000	625,000	426,445	424,779		375,159
Site 7	Green 60 HD Flats	Older Core, (	25,000	625,000	-684,033	-690,933		-931,791
Site 8	Green 33	Older Core, (	25,000	625,000	696,096	693,586		617,806
Site 9	Green 21	Older Core, (	25,000	625,000	659,984	657,504		579,403
Site 10	Green 15	Older Core, (	50,000	650,000	345,264	342,341		259,897
Site 11	Brown 120 Housing	Older Core, (	1,000,000	1,200,000	333,351	279,860		276,526
Site 12	Brown Housing 75	Older Core, 0	1,000,000	1,200,000	319,682	264,913		261,187
Site 13	Brown Housing 30	Older Core,	1,000,000	1,200,000	566,353	469,517		464,964
Site 14	Brown Housing 18	Older Core, (	1,000,000	1,200,000	588,853	488,855		481,518
Site 15	Brown Housing 9	Older Core, (	1,000,000	1,200,000	899,483	795,246		790,011
Site 16	Brown Housing 6	Older Core, (	1,000,000	1,200,000	971,693	866,505		860,064
Site 17	Flats 225	Older Core, (	1,000,000	1,200,000	-364,552	-497,766		-532,985
Site 18	Flats 90	Older Core, (	1,000,000	1,200,000	-2,604,248	-2,826,114		-2,852,738
Site 19	Flats 35	Older Core,	1,000,000	1,200,000	-2,936,082	-3,171,394		-3,194,224
Site 20	Flats 18	Older Core,	1,000,000	1,200,000	-1,828,258	-2,030,361		-2,080,544
Site 21	Flats 9	Older Core,	1,000,000	1,200,000	-697,891	-836,921		-864,994
Site 22	Flats 6	Older Core, (	1,000,000	1,200,000	-1,073,679	-1,287,571		-1,330,760
Site 23	HD Flats 225	Older Core, (	1,000,000	1,200,000	-5,064,974	-5,630,368		-5,656,464
Site 24	HD Flats 120	Older Core,	1,000,000	1,200,000	-12,741,788	-13,446,138		-13,378,592
Site 25	Flats with Undercroft 125	Older Core,	1,000,000	1,200,000	-2,158,137	-2,329,330		-2,348,738
Site 26	Flats with Undercroft 42	Older Core,	1,000,000	1,200,000	-2,216,125	-2,388,645		-2,408,445

#### **Accessible and Adaptable Standards**

			EUV	BLV	Residual Valu	е	
		Part M4(2)			100%	95%	90%
		Part M4(3)a				5%	10%
		Part M4(3)b					
Site 1	Strategic Green 2,500	Older Core,	25,000	250,000	641,137	630,236	619,322
Site 2	Strategic Green 1,000	Older Core, (	25,000	250,000	762,473	749,890	737,294
Site 3	Large Green 300	Older Core, (	25,000	625,000	710,420	696,368	682,299
Site 4	Green 100	Older Core, (	25,000	625,000	454,233	435,286	416,317
Site 5	Green 100 HD Flats	Older Core, (	25,000	625,000	-592,721	-660,816	-728,990
Site 6	Green 60	Older Core, (	25,000	625,000	445,970	426,445	406,897
Site 7	Green 60 HD Flats	Older Core,	25,000	625,000	-613,065	-684,033	-755,083
Site 8	Green 33	Older Core, (	25,000	625,000	725,649	696,096	666,509
Site 9	Green 21	Older Core,	25,000	625,000	689,267	659,984	630,667
Site 10	Green 15	Older Core,	50,000	650,000	377,196	345,264	312,759
Site 11	Brown 120 Housing	Older Core,	1,000,000	1,200,000	355,463	333,351	311,213
Site 12	Brown Housing 75	Older Core,	1,000,000	1,200,000	342,309	319,682	297,028
Site 13	Brown Housing 30	Older Core,	1,000,000	1,200,000	606,459	566,353	526,200
Site 14	Brown Housing 18	Older Core,	1,000,000	1,200,000	629,973	588,853	547,541
Site 15	Brown Housing 9	Older Core,	1,000,000	1,200,000	940,497	899,483	858,422
Site 16	Brown Housing 6	Older Core,	1,000,000	1,200,000	1,013,063	971,693	930,274
Site 17	Flats 225	Older Core,	1,000,000	1,200,000	-309,067	-364,552	-420,102
Site 18	Flats 90	Older Core,	1,000,000	1,200,000	-2,522,731	-2,604,248	-2,685,860
Site 19	Flats 35	Older Core, (	1,000,000	1,200,000	-2,849,625	-2,936,082	-3,022,640
Site 20	Flats 18	Older Core,	1,000,000	1,200,000	-1,754,002	-1,828,258	-1,902,600
Site 21	Flats 9	Older Core,	1,000,000	1,200,000	-648,974	-697,891	-746,865
Site 22	Flats 6	Older Core,	1,000,000	1,200,000	-998,421	-1,073,679	-1,149,023
Site 23	HD Flats 225	Older Core,	1,000,000	1,200,000	-4,880,528	-5,064,974	-5,252,096
Site 24	HD Flats 120	Older Core,	1,000,000	1,200,000	-12,540,863	-12,741,788	-12,942,946
Site 25	Flats with Undercroft 125	Older Core,	1,000,000	1,200,000	-2,100,568	-2,158,137	-2,215,772
Site 26	Flats with Undercroft 42	Older Core,	1,000,000	1,200,000	-2,158,613	-2,216,125	-2,274,207

# **Appendix M Appraisal Results – Varied Affordable Housing**

## M.1 Rural and Higher Value Flanks

			EUV	BLV	Residual Valu	e							
	Tota	I Affordable			0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%	35.00%	40.00%
	Aff	ordable Rent						8.70%	13.04%	15.65%	17.39%	18.63%	19.57%
		Social rent						24.64%	36.96%	44.35%	49.28%	52.80%	55.43%
		First Homes				100.00%	100.00%	66.67%	50.00%	40.00%	33.33%	28.57%	25.00%
Site 1	Strategic Green 2,500	Rural & Flan	25,000	250,000	1,452,845	1,360,943	1,269,042	1,162,580	1,055,605	948,641	841,670	734,698	627,766
Site 2	Strategic Green 1,000	Rural & Flan	25,000	250,000	1,709,485	1,601,415	1,493,345	1,368,913	1,244,470	1,120,038	995,600	871,160	746,766
Site 3	Large Green 300	Rural & Flan	25,000	625,000	1,720,275	1,605,432	1,490,589	1,357,934	1,225,268	1,092,613	959,952	827,288	694,674
Site 4	Green 100	Rural & Flan	25,000	625,000	1,779,750	1,630,667	1,481,584	1,308,255	1,134,912	961,584	788,247	614,907	441,633
Site 5	Green 100 HD Flats	Rural & Flan	25,000	625,000	1,677,691	1,249,601	821,510	345,566	-147,215	-646,608	-1,161,196	-1,679,644	-2,200,758
Site 6	Green 60	Rural & Flan	25,000	625,000	1,804,977	1,651,921	1,498,865	1,321,169	1,143,458	965,764	788,059	610,352	432,713
Site 7	Green 60 HD Flats	Rural & Flan	25,000	625,000	1,728,382	1,293,437	858,493	362,741	-153,686	-672,268	-1,207,152	-1,745,531	-2,283,650
Site 8	Green 33	Rural & Flan	25,000	625,000	2,793,624	2,565,634	2,337,644	2,064,514	1,791,362	1,518,234	1,245,090	971,944	698,906
Site 9	Green 21	Rural & Flan	25,000	625,000	2,724,678	2,498,637	2,272,596	2,004,787	1,736,956	1,469,149	1,201,327	933,501	665,782
Site 10	Green 15	Rural & Flan	50,000	650,000	3,376,782	3,120,544	2,864,306	2,390,015	1,915,812	1,441,564	967,273	490,431	-4,388
Site 11	Brown 120 Housing	Rural & Flan	1,000,000	1,200,000	1,783,657	1,622,593	1,461,529	1,275,419	1,089,295	903,186	717,068	530,947	344,897
Site 12	Brown Housing 75	Rural & Flan	1,000,000	1,200,000	1,797,498	1,635,072	1,472,646	1,282,317	1,091,972	901,644	711,305	520,965	330,695
Site 13	Brown Housing 30	Rural & Flan	1,000,000	1,200,000	3,186,313	2,899,830	2,613,347	2,274,137	1,934,898	1,595,691	1,256,464	917,233	578,136
Site 14	Brown Housing 18	Rural & Flan	1,000,000	1,200,000	3,197,440	2,902,897	2,608,355	2,277,726	1,947,068	1,616,440	1,285,796	955,146	624,601
Site 15	Brown Housing 9	Rural & Flan	1,000,000	1,200,000	3,626,656	3,327,984	3,029,313	2,679,005	2,328,669	1,978,364	1,628,039	1,277,710	918,166
Site 16	Brown Housing 6	Rural & Flan	1,000,000	1,200,000	3,685,234	3,384,757	3,084,280	2,742,689	2,401,071	2,059,481	1,713,320	1,361,807	1,008,159
Site 17	Flats 225	Rural & Flan	1,000,000	1,200,000	1,318,865	1,008,093	697,320	352,967	5,541	-355,778	-723,389	-1,098,503	-1,475,302
Site 18	Flats 90	Rural & Flan	1,000,000	1,200,000	-196,760	-636,076	-1,084,290	-1,591,483	-2,098,748	-2,610,456	-3,127,397	-3,644,362	-4,168,053
Site 19	Flats 35	Rural & Flan	1,000,000	1,200,000	-319,963	-799,088	-1,293,879	-1,835,962	-2,378,127	-2,925,606	-3,478,045	-4,030,512	-4,582,705
Site 20	Flats 18	Rural & Flan	1,000,000	1,200,000	-271,962	-595,365	-921,945	-1,292,214	-1,662,529	-2,032,801	-2,403,090	-2,779,495	-3,157,600
	Flats 9	Rural & Flan	1,000,000	1,200,000	387,500	158,336	-70,828	-321,659	-574,467	-835,214	-1,095,971	-1,356,738	-1,617,399
Site 22	Flats 6	Rural & Flan	1,000,000	1,200,000	596,154	243,594	-108,967	-494,859	-883,796	-1,284,944	-1,686,109	-2,087,289	-2,488,306

### M.2 Central Milton Keynes

			EUV	BLV	Residual Valu	е							
	Tota	I Affordable			0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%	35.00%	40.00%
	Aff	ordable Rent						8.70%	13.04%	15.65%	17.39%	18.63%	19.57%
		Social rent						24.64%	36.96%	44.35%	49.28%	52.80%	55.43%
		First Homes				100.00%	100.00%	66.67%	50.00%	40.00%	33.33%	28.57%	25.00%
Site 5	Green 100 HD Flats	CMK	25,000	625,000	4,649,060	4,141,974	3,634,888	3,010,362	2,385,798	1,761,281	1,136,726	512,172	-128,022
Site 7	Green 60 HD Flats	CMK	25,000	625,000	4,837,014	4,315,597	3,794,180	3,144,501	2,494,785	1,845,118	1,195,409	545,702	-126,119
Site 17	Flats 225	CMK	1,000,000	1,200,000	3,474,664	3,106,533	2,738,403	2,286,250	1,834,070	1,381,924	929,751	477,578	23,382
Site 18	Flats 90	CMK	1,000,000	1,200,000	2,829,543	2,329,413	1,829,284	1,213,343	597,364	-30,976	-677,289	-1,342,605	-2,013,276
Site 19	Flats 35	CMK	1,000,000	1,200,000	2,852,172	2,315,433	1,778,693	1,124,531	463,253	-222,441	-910,944	-1,623,447	-2,335,682
Site 20	Flats 18	CMK	1,000,000	1,200,000	2,909,590	2,489,567	2,069,543	1,574,377	1,070,210	555,325	35,748	-483,830	-1,013,280
Site 21	Flats 9	CMK	1,000,000	1,200,000	2,598,165	2,300,893	2,003,622	1,652,364	1,295,349	935,497	571,451	207,405	-156,539
Site 22	Flats 6	CMK	1,000,000	1,200,000	4,048,624	3,578,027	3,107,431	2,558,202	1,999,271	1,439,227	879,156	319,085	-240,829
Site 23	HD Flats 225	CMK	1,000,000	1,200,000	7,882,469	6,676,298	5,470,126	3,985,780	2,501,341	1,017,018	-501,916	-2,061,942	-3,678,146
Site 24	HD Flats 120	CMK	1,000,000	1,200,000	1,557,158	283,793	-1,044,727	-2,677,265	-4,358,458	-6,039,513	-7,723,220	-9,436,566	-11,149,261
Site 25	Flats with Undercroft 125	CMK	1,000,000	1,200,000	2,071,222	1,679,465	1,287,707	807,442	327,146	-166,861	-672,626	-1,195,739	-1,718,659
Site 26	Flats with Undercroft 42	CMK	1,000,000	1,200,000	2,045,506	1,644,418	1,243,330	765,348	282,721	-218,509	-723,217	-1,243,862	-1,764,317

### **M.3 Older Centres and City Estates**

			EUV	BLV	Residual Valu	e							
	Tota	I Affordable			0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%	35.00%	40.00%
	Aff	ordable Rent						8.70%	13.04%	15.65%	17.39%	18.63%	19.57%
		Social rent						24.64%	36.96%	44.35%	49.28%	52.80%	55.43%
		First Homes				100.00%	100.00%	66.67%	50.00%	40.00%	33.33%	28.57%	25.00%
Site 1	Strategic Green 2,500	Older Core,	25,000	250,000	1,210,776	1,125,321	1,039,867	945,128	850,378	755,639	660,895	565,572	469,115
Site 2	Strategic Green 1,000	Older Core,	25,000	250,000	1,425,363	1,325,910	1,226,457	1,116,232	1,005,994	895,768	785,537	675,117	562,709
Site 3	Large Green 300	Older Core,	25,000	625,000	1,415,563	1,309,852	1,204,140	1,086,722	969,290	851,871	734,447	617,018	499,639
Site 4	Green 100	Older Core,	25,000	625,000	1,370,717	1,233,741	1,096,766	943,890	790,997	638,120	485,237	332,348	179,524
Site 5	Green 100 HD Flats	Older Core,	25,000	625,000	2,526,654	2,075,993	1,625,332	1,106,936	588,482	63,194	-480,769	-1,035,427	-1,599,846
Site 6	Green 60	Older Core,	25,000	625,000	1,386,768	1,245,897	1,105,025	948,241	791,439	634,655	477,863	321,065	164,336
Site 7	Green 60 HD Flats	Older Core,	25,000	625,000	2,616,562	2,156,912	1,697,261	1,158,614	619,911	68,028	-497,184	-1,073,936	-1,660,413
Site 8	Green 33	Older Core,	25,000	625,000	2,158,314	1,950,153	1,741,992	1,500,630	1,259,240	1,017,878	776,502	535,120	293,847
Site 9	Green 21	Older Core,	25,000	625,000	2,098,615	1,891,629	1,684,643	1,448,140	1,211,609	975,106	738,589	502,065	261,271
Site 10	Green 15	Older Core,	50,000	650,000	2,663,879	2,430,677	2,197,475	1,758,831	1,320,270	881,668	438,958	-19,476	-486,091
Site 11	Brown 120 Housing	Older Core,	1,000,000	1,200,000	1,336,904	1,189,336	1,041,769	877,999	714,210	550,439	386,661	222,877	59,163
Site 12	Brown Housing 75	Older Core,	1,000,000	1,200,000	1,340,233	1,192,192	1,044,151	876,687	709,204	541,739	374,265	206,787	37,746
Site 13	Brown Housing 30	Older Core,	1,000,000	1,200,000	2,387,475	2,125,134	1,862,793	1,563,528	1,264,229	964,963	665,681	366,141	55,028
Site 14	Brown Housing 18	Older Core,	1,000,000	1,200,000	2,382,705	2,112,185	1,841,665	1,551,776	1,261,852	971,960	682,056	385,391	81,522
Site 15	Brown Housing 9	Older Core,	1,000,000	1,200,000	2,787,796	2,515,615	2,243,434	1,935,072	1,626,676	1,318,314	1,002,977	684,383	360,942
Site 16	Brown Housing 6	Older Core,	1,000,000	1,200,000	2,839,752	2,566,096	2,292,441	1,993,127	1,688,527	1,380,535	1,071,496	757,411	443,452
Site 17	Flats 225	Older Core,	1,000,000	1,200,000	1,934,808	1,607,647	1,280,486	905,334	530,139	154,987	-234,482	-631,136	-1,039,604
Site 18	Flats 90	Older Core,	1,000,000	1,200,000	682,321	239,277	-223,023	-756,645	-1,307,646	-1,861,609	-2,416,751	-2,981,356	-3,545,707
Site 19	Flats 35	Older Core,	1,000,000	1,200,000	614,398	114,919	-388,222	-960,964	-1,551,800	-2,142,567	-2,735,408	-3,337,462	-3,939,242
Site 20	Flats 18	Older Core,	1,000,000	1,200,000	661,584	304,663	-52,257	-455,116	-860,108	-1,278,824	-1,697,560	-2,116,306	-2,537,543
Site 21	Flats 9	Older Core,	1,000,000	1,200,000	1,034,340	781,533	528,725	245,551	-37,648	-320,822	-607,990	-902,322	-1,196,549
Site 22	Flats 6	Older Core,	1,000,000	1,200,000	1,591,293	1,202,358	813,424	377,771	-57,920	-493,572	-935,369	-1,388,188	-1,840,844

# **Appendix N Appraisal Results – Varied Affordable Housing Tenure**

## N.1 Rural and Higher Value Flanks

#### Affordable Rent v Social Rent

			EUV	BLV	Residual Value	е						
	Tota	I Affordable			31%	31%	31%	31%	31%	31%	31%	31%
	Aff	fordable Rent			0.0%	10.0%	20.0%	30.0%	38.0%	48.0%	58.0%	68.0%
		Social rent			68.0%	58.0%	48.0%	38.0%	30.0%	20.0%	10.0%	0.0%
		First Homes			32.0%	32.0%	32.0%	32.0%	32.0%	32.0%	32.0%	32.0%
Site 1	Strategic Green 2,500	Rural & Flan	25,000	250,000	765,167	796,112	827,057	858,003	882,759	913,704	944,649	975,595
Site 2	Strategic Green 1,000	Rural & Flan	25,000	250,000	906,708	942,648	978,588	1,014,527	1,043,279	1,079,219	1,115,159	1,151,098
Site 3	Large Green 300	Rural & Flan	25,000	625,000		903,306	941,865	980,424	1,011,271	1,049,831	1,088,390	1,126,949
Site 4	Green 100	Rural & Flan	25,000	625,000	662,430	713,604	764,778	815,952	856,891	908,065	959,239	1,010,413
Site 5	Green 100 HD Flats	Rural & Flan	25,000	625,000	-1,611,184	-1,416,404	-1,221,623	-1,026,842	-871,017	-678,735	-491,058	-303,381
Site 6	Green 60	Rural & Flan	25,000	625,000	658,113	711,119	764,126	817,132	859,537	912,544	965,550	1,018,556
Site 7	Green 60 HD Flats	Rural & Flan	25,000	625,000	-1,672,976	-1,471,625	-1,270,274	-1,068,923	-907,842	-708,457	-514,449	-320,442
Site 8	Green 33	Rural & Flan	25,000	625,000	1,039,728	1,124,310	1,208,891	1,293,473	1,361,139	1,445,720	1,530,302	1,614,884
Site 9	Green 21	Rural & Flan	25,000	625,000	1,000,741	1,083,260	1,165,778	1,248,297	1,314,313	1,396,832	1,479,350	1,561,869
Site 10	Green 15	Rural & Flan	50,000	650,000		868,979	868,979	868,979	868,979	868,979	868,979	868,979
Site 11	Brown 120 Housing	Rural & Flan	1,000,000	1,200,000	583,103	637,423	691,743	746,063	789,519	843,839	898,159	952,479
	Brown Housing 75	Rural & Flan	1,000,000	1,200,000	574,155	629,769	685,384	740,998	785,490	841,104	896,719	952,334
Site 13	Brown Housing 30	Rural & Flan	1,000,000	1,200,000	1,003,199	1,107,269	1,211,339	1,315,409	1,398,665	1,502,735	1,606,805	1,710,875
Site 14	Brown Housing 18	Rural & Flan	1,000,000	1,200,000	1,058,200	1,148,914	1,239,627	1,330,341	1,402,912	1,493,625	1,584,339	1,675,053
Site 15	Brown Housing 9	Rural & Flan	1,000,000	1,200,000	1,375,220	1,477,797	1,580,374	1,682,951	1,765,013	1,867,590	1,970,167	2,072,744
Site 16	Brown Housing 6	Rural & Flan	1,000,000	1,200,000	1,472,158	1,568,112	1,664,067	1,760,022	1,836,786	1,931,114	2,024,366	2,117,617
Site 17	Flats 225	Rural & Flan	1,000,000	1,200,000	-1,047,977	-907,597	-767,217	-626,836	-515,860	-380,599	-245,339	-110,078
Site 18	Flats 90	Rural & Flan	1,000,000	1,200,000	-3,580,058	-3,383,603	-3,187,148	-2,990,693	-2,833,529	-2,637,074	-2,440,620	-2,246,153
Site 19	Flats 35	Rural & Flan	1,000,000	1,200,000	-3,965,005	-3,753,158	-3,541,311	-3,329,464	-3,159,986	-2,948,140	-2,736,293	-2,526,254
Site 20	Flats 18	Rural & Flan	1,000,000	1,200,000	-2,700,817	-2,574,869	-2,449,706	-2,326,076	-2,227,172	-2,103,543	-1,979,913	-1,856,283
Site 21	Flats 9	Rural & Flan	1,000,000	1,200,000	-1,293,428	-1,211,706	-1,129,983	-1,048,260	-982,882	-901,159	-819,436	-737,713
Site 22	Flats 6	Rural & Flan	1,000,000	1,200,000	-1,989,890	-1,864,162	-1,738,435	-1,612,708	-1,512,126	-1,386,398	-1,260,671	-1,134,944

#### **Varied Affordable Home Ownership**

			е						
	Tota	I Affordable			31%	31%	31%	31%	31%
	Afi	fordable Rent			34.0%	32.5%	30.0%	27.5%	25.0%
		Social rent			34.0%	32.5%	30.0%	27.5%	25.0%
		First Homes			32.0%	35.0%	40.0%	45.0%	50.0%
Site 1	Strategic Green 2,500	Rural & Flan	25,000	250,000	870,381	870,783	871,453	872,123	872,793
Site 2	Strategic Green 1,000	Rural & Flan	25,000	250,000	1,028,903	1,029,369	1,030,144	1,030,920	1,031,696
Site 3	Large Green 300	Rural & Flan	25,000	625,000	995,848	996,395	997,307	998,219	999,130
Site 4	Green 100	Rural & Flan	25,000	625,000	836,422	837,260	838,659	840,057	841,455
Site 5	Green 100 HD Flats	Rural & Flan	25,000	625,000	-948,929	-953,206	-960,335	-967,463	-974,591
Site 6	Green 60	Rural & Flan	25,000	625,000	838,335	839,115	840,417	841,718	843,019
Site 7	Green 60 HD Flats	Rural & Flan	25,000	625,000	-988,383	-990,823	-994,891	-998,959	-1,003,026
Site 8	Green 33	Rural & Flan	25,000	625,000	1,327,306	1,329,634	1,333,515	1,337,396	1,341,277
Site 9	Green 21	Rural & Flan	25,000	625,000	1,281,305	1,283,154	1,286,236	1,289,319	1,292,401
Site 10	Green 15	Rural & Flan	50,000	650,000	868,979	909,529	977,112	1,044,695	1,112,278
Site 11	Brown 120 Housing	Rural & Flan	1,000,000	1,200,000	767,791	768,553	769,822	771,092	772,362
Site 12	Brown Housing 75	Rural & Flan	1,000,000	1,200,000	763,244	764,445	766,446	768,446	770,447
Site 13	Brown Housing 30	Rural & Flan	1,000,000	1,200,000	1,357,037	1,359,379	1,363,282	1,367,185	1,371,088
Site 14	Brown Housing 18	Rural & Flan	1,000,000	1,200,000	1,366,626	1,366,832	1,367,174	1,367,515	1,367,857
Site 15	Brown Housing 9	Rural & Flan	1,000,000	1,200,000	1,723,982	1,726,228	1,729,971	1,733,715	1,737,458
Site 16	Brown Housing 6	Rural & Flan	1,000,000	1,200,000	1,798,404	1,799,390	1,801,033	1,802,676	1,804,319
Site 17	Flats 225	Rural & Flan	1,000,000	1,200,000	-570,684	-573,950	-579,392	-584,835	-590,277
Site 18	Flats 90	Rural & Flan	1,000,000	1,200,000	-2,912,111	-2,916,515	-2,923,854	-2,931,194	-2,938,533
Site 19	Flats 35	Rural & Flan	1,000,000	1,200,000	-3,244,725	-3,251,425	-3,262,590	-3,273,755	-3,284,921
Site 20	Flats 18	Rural & Flan	1,000,000	1,200,000	-2,276,624	-2,279,165	-2,283,399	-2,287,632	-2,291,866
Site 21	Flats 9	Rural & Flan	1,000,000	1,200,000	-1,015,571	-1,017,250	-1,020,049	-1,022,848	-1,025,646
Site 22	Flats 6	Rural & Flan	1,000,000	1,200,000	-1,562,417	-1,565,000	-1,569,306	-1,573,612	-1,577,917

#### **Varied First Homes Discount**

			EUV	BLV	Residual Valu	е	
		Discount			30%	40%	50%
		CAP			£250,000	£250,000	£250,000
Site 1	Strategic Green 2,500	Rural & Flan	25,000	250,000	852,374	835,461	808,490
Site 2	Strategic Green 1,000	Rural & Flan	25,000	250,000	1,008,299	988,432	957,024
Site 3	Large Green 300	Rural & Flan	25,000	625,000	974,133	953,010	918,729
Site 4	Green 100	Rural & Flan	25,000	625,000	812,866	781,497	734,074
Site 5	Green 100 HD Flats	Rural & Flan	25,000	625,000	-969,144	-1,153,818	-1,338,491
Site 6	Green 60	Rural & Flan	25,000	625,000	810,050	780,492	732,322
Site 7	Green 60 HD Flats	Rural & Flan	25,000	625,000	-1,025,000	-1,208,043	-1,391,085
Site 8	Green 33	Rural & Flan	25,000	625,000	1,300,240	1,230,770	1,158,142
Site 9	Green 21	Rural & Flan	25,000	625,000	1,262,067	1,190,787	1,116,267
Site 10	Green 15	Rural & Flan	50,000	650,000	1,017,516	945,699	868,979
Site 11	Brown 120 Housing	Rural & Flan	1,000,000	1,200,000	747,823	710,620	659,151
Site 12	Brown Housing 75	Rural & Flan	1,000,000	1,200,000	745,750	703,598	652,015
Site 13	Brown Housing 30	Rural & Flan	1,000,000	1,200,000	1,322,047	1,245,025	1,148,897
Site 14	Brown Housing 18	Rural & Flan	1,000,000	1,200,000	1,359,189	1,286,894	1,185,199
Site 15	Brown Housing 9	Rural & Flan	1,000,000	1,200,000	1,706,865	1,612,846	1,518,828
Site 16	Brown Housing 6	Rural & Flan	1,000,000	1,200,000	1,799,981	1,703,238	1,606,494
Site 17	Flats 225	Rural & Flan	1,000,000	1,200,000	-583,715	-717,580	-851,445
Site 18	Flats 90	Rural & Flan	1,000,000	1,200,000	-2,932,570	-3,118,795	-3,305,021
Site 19	Flats 35	Rural & Flan	1,000,000	1,200,000	-3,255,559	-3,461,989	-3,668,419
Site 20	Flats 18	Rural & Flan	1,000,000	1,200,000	-2,290,850	-2,407,367	-2,524,490
Site 21	Flats 9	Rural & Flan	1,000,000	1,200,000	-1,024,975	-1,101,996	-1,179,016
Site 22	Flats 6	Rural & Flan	1,000,000	1,200,000	-1,576,884	-1,695,378	-1,813,871

## **N.2 Central Milton Keynes**

#### Affordable Rent v Social Rent

			EUV	BLV	Residual Value	9						
	Tota	al Affordable			31%	31%	31%	31%	31%	31%	31%	31%
	A	ffordable Rent			0.0%	10.0%	20.0%	30.0%	38.0%	48.0%	58.0%	68.0%
		Social rent			68.0%	58.0%	48.0%	38.0%	30.0%	20.0%	10.0%	0.0%
		First Homes			32.0%	32.0%	32.0%	32.0%	32.0%	32.0%	32.0%	32.0%
Site 5	Green 100 HD Flats	CMK	25,000	625,000	692,711	871,577	1,050,443	1,229,309	1,372,401	1,551,267	1,730,133	1,908,999
Site 7	Green 60 HD Flats	CMK	25,000	625,000	735,491	920,390	1,105,289	1,290,188	1,438,108	1,623,007	1,807,906	1,992,805
Site 17	Flats 225	CMK	1,000,000	1,200,000	609,345	738,255	867,165	996,076	1,099,204	1,228,114	1,357,024	1,485,934
Site 18	Flats 90	CMK	1,000,000	1,200,000	-1,149,896	-957,057	-766,418	-580,612	-431,967	-246,161	-60,355	125,452
Site 19	Flats 35	CMK	1,000,000	1,200,000	-1,424,296	-1,216,348	-1,008,401	-802,379	-642,088	-441,725	-241,361	-40,997
Site 20	Flats 18	CMK	1,000,000	1,200,000	-280,695	-161,574	-42,453	76,668	171,965	291,086	410,207	529,328
Site 21	Flats 9	CMK	1,000,000	1,200,000	358,156	436,898	515,640	594,383	657,376	736,119	814,861	893,603
Site 22	Flats 6	CMK	1,000,000	1,200,000	551,009	672,151	793,293	914,435	1,011,348	1,132,490	1,253,632	1,374,774
Site 23	HD Flats 225	CMK	1,000,000	1,200,000	-1,617,727	-1,166,859	-715,990	-265,122	95,572	531,741	961,442	1,391,142
Site 24	HD Flats 120	CMK	1,000,000	1,200,000	-8,966,164	-8,461,328	-7,956,492	-7,453,973	-7,057,538	-6,561,993	-6,066,449	-5,570,905
Site 25	Flats with Undercroft 125	CMK	1,000,000	1,200,000	-1,043,748	-894,353	-744,959	-596,540	-481,384	-337,438	-193,493	-49,547
Site 26	Flats with Undercroft 42	CMK	1,000,000	1,200,000	-1,089,748	-942,551	-795,355	-648,159	-534,255	-392,428	-250,600	-108,772

#### **Varied Affordable Home Ownership**

			EUV	BLV	Residual Valu	е			
	То	tal Affordable			31%	31%	31%	31%	31%
		Affordable Rent			34.0%	32.5%	30.0%	27.5%	25.0%
		Social rent			34.0%	32.5%	30.0%	27.5%	25.0%
		First Homes			32.0%	35.0%	40.0%	45.0%	50.0%
Site 5	Green 100 HD Flats	CMK	25,000	625,000	1,300,855	1,309,867	1,324,887	1,339,907	1,354,927
Site 7	Green 60 HD Flats	CMK	25,000	625,000	1,364,148	1,374,740	1,392,393	1,410,046	1,427,699
Site 17	Flats 225	CMK	1,000,000	1,200,000	1,047,640	1,054,020	1,064,653	1,075,286	1,085,920
Site 18	Flats 90	CMK	1,000,000	1,200,000	-506,289	-497,017	-481,563	-466,109	-450,655
Site 19	Flats 35	CMK	1,000,000	1,200,000	-722,234	-713,691	-699,453	-685,216	-670,978
Site 20	Flats 18	CMK	1,000,000	1,200,000	124,316	130,436	140,634	150,833	161,032
Site 21	Flats 9	CMK	1,000,000	1,200,000	625,880	629,925	636,666	643,408	650,149
Site 22	Flats 6	CMK	1,000,000	1,200,000	962,892	969,115	979,486	989,858	1,000,230
Site 23	HD Flats 225	CMK	1,000,000	1,200,000	-84,775	-62,831	-26,258	10,316	46,889
Site 24	HD Flats 120	CMK	1,000,000	1,200,000	-7,255,755	-7,235,138	-7,200,776	-7,166,413	-7,132,051
Site 25	Flats with Undercroft 125	CMK	1,000,000	1,200,000	-538,962	-532,015	-520,437	-508,859	-497,281
Site 26	Flats with Undercroft 42	CMK	1,000,000	1,200,000	-590,987	-586,154	-578,100	-570,046	-561,991

#### **Varied First Homes Discount**

			EUV	BLV	Residual Valu	е	
		Discount			30%	40%	50%
		CAP			£250,000	£250,000	£250,000
Site 5	Green 100 HD Flats	CMK	25,000	625,000	1,315,322	1,140,314	943,123
Site 7	Green 60 HD Flats	CMK	25,000	625,000	1,368,923	1,189,799	994,350
Site 17	Flats 225	CMK	1,000,000	1,200,000	1,060,008	932,758	789,819
Site 18	Flats 90	CMK	1,000,000	1,200,000	-487,833	-673,097	-879,921
Site 19	Flats 35	CMK	1,000,000	1,200,000	-699,183	-897,552	-1,133,169
Site 20	Flats 18	CMK	1,000,000	1,200,000	147,162	16,618	-113,925
Site 21	Flats 9	CMK	1,000,000	1,200,000	640,981	554,688	468,395
Site 22	Flats 6	CMK	1,000,000	1,200,000	986,124	853,366	720,608
Site 23	HD Flats 225	CMK	1,000,000	1,200,000	-41,517	-486,579	-986,511
Site 24	HD Flats 120	CMK	1,000,000	1,200,000	-7,195,403	-7,690,801	-8,259,394
Site 25	Flats with Undercroft 125	CMK	1,000,000	1,200,000	-523,439	-668,189	-834,596
Site 26	Flats with Undercroft 42	CMK	1,000,000	1,200,000	-558,206	-707,737	-883,673

## **N.1 Older Centres and City Estates**

#### Affordable Rent v Social Rent

			EUV	BLV	Residual Value	•						1
	Tota	I Affordable			31%	31%	31%	31%	31%	31%	31%	31%
	A	fordable Rent			0.0%	10.0%	20.0%	30.0%	38.0%	48.0%	58.0%	68.0%
		Social rent			68.0%	58.0%	48.0%	38.0%	30.0%	20.0%	10.0%	0.0%
		First Homes			32.0%	32.0%	32.0%	32.0%	32.0%	32.0%	32.0%	32.0%
Site 1	Strategic Green 2,500	Older Core,	25,000	250,000	586,671	617,858	648,803	679,748	704,504	735,450	766,395	797,340
Site 2	Strategic Green 1,000	Older Core,	25,000	250,000	699,575	735,515	771,454	807,394	836,146	872,085	908,025	943,965
Site 3	Large Green 300	Older Core,	25,000	625,000	642,385	680,944	719,503	758,062	788,910	827,469	866,028	904,587
Site 4	Green 100	Older Core,	25,000	625,000	363,642	414,816	465,990	517,164	558,103	609,277	660,451	711,625
Site 5	Green 100 HD Flats	Older Core,	25,000	625,000	-930,332	-735,887	-548,210	-360,533	-210,391	-22,714	164,674	345,943
Site 6	Green 60	Older Core,	25,000	625,000	352,236	405,243	458,249	511,255	553,660	606,667	659,673	712,680
Site 7	Green 60 HD Flats	Older Core,	25,000	625,000	-963,034	-761,683	-567,628	-373,621	-218,415	-24,407	169,600	361,412
Site 8	Green 33	Older Core,	25,000	625,000	577,682	662,263	746,845	831,427	899,092	983,674	1,068,256	1,152,837
Site 9	Green 21	Older Core,	25,000	625,000	544,457	626,976	709,495	792,014	858,029	940,548	1,023,067	1,105,586
Site 10	Green 15	Older Core,	50,000	650,000	345,264	345,264	345,264	345,264	345,264	345,264	345,264	345,264
Site 11	Brown 120 Housing	Older Core,	1,000,000	1,200,000	257,303	311,623	365,943	420,263	463,719	518,039	572,359	626,678
Site 12	Brown Housing 75	Older Core,	1,000,000	1,200,000	241,821	297,436	353,050	408,665	453,156	508,771	564,385	620,000
Site 13	Brown Housing 30	Older Core,	1,000,000	1,200,000	420,655	524,725	628,795	732,864	816,120	920,190	1,024,260	1,128,330
Site 14	Brown Housing 18	Older Core,	1,000,000	1,200,000	458,173	551,516	644,299	735,013	807,584	898,297	989,011	1,079,724
Site 15	Brown Housing 9	Older Core,	1,000,000	1,200,000	751,713	857,263	962,813	1,068,363	1,152,804	1,258,118	1,360,695	1,463,272
Site 16	Brown Housing 6	Older Core,	1,000,000	1,200,000	834,709	932,554	1,030,400	1,128,183	1,204,946	1,300,901	1,396,856	1,492,811
Site 17	Flats 225	Older Core,	1,000,000	1,200,000	-554,030	-418,657	-283,396	-148,136	-39,927	94,144	223,054	351,964
Site 18	Flats 90	Older Core,	1,000,000	1,200,000	-2,879,285	-2,682,830	-2,486,375	-2,291,067	-2,136,795	-1,943,956	-1,751,117	-1,558,278
Site 19	Flats 35	Older Core,	1,000,000	1,200,000	-3,232,668	-3,020,821	-2,808,974	-2,597,598	-2,431,239	-2,223,291	-2,015,344	-1,807,396
Site 20	Flats 18	Older Core,	1,000,000	1,200,000	-2,001,340	-1,877,710	-1,754,080	-1,630,451	-1,531,547	-1,407,917	-1,284,287	-1,160,657
Site 21	Flats 9	Older Core,	1,000,000	1,200,000	-812,303	-730,580	-648,857	-567,135	-501,756	-422,827	-344,084	-265,342
Site 22	Flats 6	Older Core,	1,000,000	1,200,000	-1,249,697	-1,123,970	-998,242	-872,515	-771,933	-650,503	-529,361	-408,219

#### Varied Affordable Home Ownership

			EUV	BLV	Residual Valu	е			
	Tota	I Affordable			31%	31%	31%	31%	31%
	Aff	fordable Rent			34.0%	32.5%	30.0%	27.5%	25.0%
		Social rent			34.0%	32.5%	30.0%	27.5%	25.0%
		First Homes			32.0%	35.0%	40.0%	45.0%	50.0%
Site 1	Strategic Green 2,500	Older Core, 0	25,000	250,000	692,126	691,634	690,813	689,991	689,170
Site 2	Strategic Green 1,000	Older Core, 0	25,000	250,000	821,770	821,196	820,239	819,281	818,324
Site 3	Large Green 300	Older Core, 0	25,000	625,000	773,486	772,898	771,918	770,937	769,957
Site 4	Green 100	Older Core, 0	25,000	625,000	537,634	536,920	535,732	534,543	533,355
Site 5	Green 100 HD Flats	Older Core, (	25,000	625,000	-285,462	-285,705	-286,109	-286,513	-286,918
Site 6	Green 60	Older Core, (	25,000	625,000	532,458	531,615	530,211	528,807	527,403
Site 7	Green 60 HD Flats	Older Core, (	25,000	625,000	-296,018	-294,517	-292,016	-289,515	-287,014
Site 8	Green 33	Older Core, 0	25,000	625,000	865,259	865,368	865,548	865,729	865,909
Site 9	Green 21	Older Core, (	25,000	625,000	825,022	824,593	823,878	823,163	822,449
Site 10	Green 15	Older Core, 0	50,000	650,000	345,264	384,667	450,187	515,706	581,226
Site 11	Brown 120 Housing	Older Core, (	1,000,000	1,200,000	441,991	441,108	439,637	438,166	436,695
Site 12	Brown Housing 75	Older Core, 0	1,000,000	1,200,000	430,911	430,534	429,907	429,280	428,652
Site 13	Brown Housing 30	Older Core, (	1,000,000	1,200,000	774,492	773,896	772,901	771,906	770,911
Site 14	Brown Housing 18	Older Core, (	1,000,000	1,200,000	771,298	768,394	763,555	758,715	753,876
Site 15	Brown Housing 9	Older Core, 0	1,000,000	1,200,000	1,110,583	1,109,937	1,108,860	1,107,783	1,106,705
Site 16	Brown Housing 6	Older Core, (	1,000,000	1,200,000	1,166,565	1,164,593	1,161,307	1,158,021	1,154,735
Site 17	Flats 225	Older Core, 0	1,000,000	1,200,000	-94,031	-94,367	-94,928	-95,488	-96,048
Site 18	Flats 90	Older Core, 0	1,000,000	1,200,000	-2,213,931	-2,214,270	-2,214,835	-2,215,400	-2,215,965
Site 19	Flats 35	Older Core, (	1,000,000	1,200,000	-2,514,418	-2,516,589	-2,520,206	-2,523,824	-2,527,442
Site 20	Flats 18	Older Core, (	1,000,000	1,200,000	-1,580,999	-1,580,999	-1,580,999	-1,580,999	-1,580,999
Site 21	Flats 9	Older Core, (	1,000,000	1,200,000	-534,446	-534,446	-534,446	-534,446	-534,446
Site 22	Flats 6	Older Core, 0	1,000,000	1,200,000	-822,224	-822,224	-822,224	-822,224	-822,224

#### **Varied First Homes Discount**

			EUV	BLV	Residual Valu	е	
		Discount			30%	40%	50%
		CAP			£250,000	£250,000	£250,000
Site 1	Strategic Green 2,500	Older Core,	25,000	250,000	677,445	657,573	630,236
Site 2	Strategic Green 1,000	Older Core,	25,000	250,000	804,931	781,656	749,890
Site 3	Large Green 300	Older Core,	25,000	625,000	756,235	731,058	696,368
Site 4	Green 100	Older Core,	25,000	625,000	519,565	482,708	435,286
Site 5	Green 100 HD Flats	Older Core,	25,000	625,000	-288,387	-474,601	-660,816
Site 6	Green 60	Older Core,	25,000	625,000	510,626	476,024	426,445
Site 7	Green 60 HD Flats	Older Core,	25,000	625,000	-314,894	-499,463	-684,033
Site 8	Green 33	Older Core,	25,000	625,000	831,878	763,987	696,096
Site 9	Green 21	Older Core,	25,000	625,000	799,304	729,644	659,984
Site 10	Green 15	Older Core,	50,000	650,000	492,945	419,150	345,264
Site 11	Brown 120 Housing	Older Core,	1,000,000	1,200,000	426,927	383,600	333,351
Site 12	Brown Housing 75	Older Core,	1,000,000	1,200,000	414,812	367,901	319,682
Site 13	Brown Housing 30	Older Core,	1,000,000	1,200,000	743,420	656,211	566,353
Site 14	Brown Housing 18	Older Core,	1,000,000	1,200,000	775,919	684,933	588,853
Site 15	Brown Housing 9	Older Core,	1,000,000	1,200,000	1,080,351	989,917	899,483
Site 16	Brown Housing 6	Older Core,	1,000,000	1,200,000	1,155,523	1,063,909	971,693
Site 17	Flats 225	Older Core,	1,000,000	1,200,000	-94,589	-229,571	-364,552
Site 18	Flats 90	Older Core,	1,000,000	1,200,000	-2,217,008	-2,409,361	-2,604,248
Site 19	Flats 35	Older Core,	1,000,000	1,200,000	-2,506,203	-2,720,051	-2,936,082
Site 20	Flats 18	Older Core,	1,000,000	1,200,000	-1,584,386	-1,706,322	-1,828,258
Site 21	Flats 9	Older Core,	1,000,000	1,200,000	-536,685	-617,288	-697,891
Site 22	Flats 6	Older Core,	1,000,000	1,200,000	-825,668	-949,674	-1,073,679

# **Appendix O Appraisal Results – Varied Developer Contributions**

## O.1 Rural and Higher Value Flanks

			EUV	BLV	Residual Value	•											
					£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000	£55,000	£60,000
Site 1	Strategic Green 2,500	Rural & Flan	25,000	250,000	1,094,353	1,037,751	980,436	923,121	865,805	808,490	751,175	693,860	636,347	577,618	518,889	460,159	401,430
Site 2	Strategic Green 1,000	Rural & Flan	25,000	250,000	1,287,791	1,221,637	1,155,484	1,089,331	1,023,177	957,024	890,870	824,717	758,564	690,975	623,045	555,115	487,185
Site 3	Large Green 300	Rural & Flan	25,000	625,000	1,286,935	1,213,294	1,139,653	1,066,012	992,371	918,729	845,088	771,447	697,806	624,165	550,524	476,883	403,242
Site 4	Green 100	Rural & Flan	25,000	625,000	1,230,140	1,130,927	1,031,714	932,500	833,287	734,074	634,860	535,647	436,434	337,220	238,007	138,794	39,116
Site 5	Green 100 HD Flats	Rural & Flan	25,000	625,000	984,487	538,558	86,848	-381,047	-853,631	-1,338,491	-1,823,351	-2,310,847	-2,803,751	-3,296,655	-3,791,401	-4,291,885	-4,792,368
Site 6	Green 60	Rural & Flan	25,000	625,000	1,245,178	1,142,607	1,040,036	937,465	834,893	732,322	629,751	527,179	424,608	322,037	219,466	116,894	11,193
Site 7	Green 60 HD Flats	Rural & Flan	25,000	625,000	1,017,686	556,664	83,113	-400,619	-889,789	-1,391,085	-1,892,381	-2,393,677	-2,898,982	-3,408,425	-3,917,868	-4,427,311	-4,936,754
Site 8	Green 33	Rural & Flan	25,000	625,000	1,941,046	1,784,465	1,627,884	1,471,304	1,314,723	1,158,142	1,001,562	844,981	688,401	531,820	375,239	217,311	54,164
Site 9	Green 21	Rural & Flan	25,000	625,000	1,922,070	1,760,909	1,599,749	1,438,588	1,277,428	1,116,267	955,107	793,946	632,786	471,625	307,386	139,418	-29,682
Site 10	Green 15	Rural & Flan	50,000	650,000	1,682,575	1,519,856	1,357,136	1,194,417	1,031,698	868,979	706,260	542,388	374,952	204,709	33,974	-136,760	-307,495
Site 11	Brown 120 Housing	Rural & Flan	1,000,000	1,200,000	1,227,396	1,113,747	1,000,098	886,449	772,800	659,151	545,502	431,853	318,204	204,555	90,906	-26,097	-145,344
Site 12	Brown Housing 75	Rural & Flan	1,000,000	1,200,000	1,236,959	1,119,970	1,002,981	885,993	769,004	652,015	535,026	418,038	301,049	184,060	66,512	-55,950	-178,702
Site 13	Brown Housing 30	Rural & Flan	1,000,000	1,200,000	2,162,785	1,960,007	1,757,230	1,554,452	1,351,675	1,148,897	946,120	743,342	540,564	336,708	126,143	-86,624	-299,391
Site 14	Brown Housing 18	Rural & Flan	1,000,000	1,200,000	2,228,314	2,019,691	1,811,068	1,602,445	1,393,822	1,185,199	976,576	767,953	557,427	342,122	123,222	-95,678	-314,578
Site 15	Brown Housing 9	Rural & Flan	1,000,000	1,200,000	2,582,711	2,369,935	2,157,158	1,944,381	1,731,605	1,518,828	1,306,051	1,088,732	869,788	648,890	425,632	202,374	-20,885
Site 16	Brown Housing 6	Rural & Flan	1,000,000	1,200,000	2,677,941	2,465,164	2,252,388	2,039,611	1,825,438	1,606,494	1,387,550	1,168,606	946,207	722,949	499,691	276,432	53,174
Site 17	Flats 225	Rural & Flan	1,000,000	1,200,000	807,515	486,464	165,413	-166,753	-503,619	-851,445	-1,200,502	-1,551,252	-1,906,158	-2,262,402	-2,623,053	-2,983,704	-3,344,355
Site 18	Flats 90	Rural & Flan	1,000,000	1,200,000	-843,015	-1,331,909	-1,820,803	-2,311,062	-2,808,041	-3,305,021	-3,802,001	-4,304,410	-4,808,943	-5,313,476	-5,818,009	-6,322,541	-6,827,074
Site 19	Flats 35	Rural & Flan	1,000,000	1,200,000	-1,109,487	-1,617,424	-2,125,361	-2,635,855	-3,152,137	-3,668,419	-4,184,701	-4,700,983	-5,217,265	-5,733,547	-6,251,256	-6,774,720	-7,298,184
Site 20	Flats 18	Rural & Flan	1,000,000	1,200,000	-25,386	-512,273	-1,010,173	-1,514,743	-2,019,314	-2,524,490	-3,037,269	-3,550,048	-4,062,827	-4,575,606	-5,088,385	-5,601,164	-6,120,858
Site 21	Flats 9	Rural & Flan	1,000,000	1,200,000	458,292	135,808	-186,676	-510,605	-844,811	-1,179,016	-1,513,222	-1,847,428	-2,181,634	-2,516,030	-2,855,354	-3,194,679	-3,534,004
Site 22	Flats 6	Rural & Flan	1,000,000	1,200,000	705.065	208,935	-287,194	-785,546	-1.299.709	-1.813.871	-2.328.034	-2.842.197	-3.356.360	-3.870.815	-4.392.853	-4.914.891	-5.436.929

### **O.2 Central Milton Keynes**

			EUV	BLV	Residual Value												
					£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000	£55,000	£60,000
Site 5	Green 100 HD Flats	Older Core,	25,000	625,000	1,609,709	1,163,781	717,852	271,924	-192,921	-660,816	-1,142,498	-1,627,358	-2,112,218	-2,603,036	-3,095,941	-3,588,845	-4,085,744
Site 7	Green 60 HD Flats	Older Core,	25,000	625,000	1,669,620	1,208,599	747,577	282,785	-200,301	-684,033	-1,182,439	-1,683,735	-2,185,031	-2,686,327	-3,194,615	-3,704,058	-4,213,501
Site 17	Flats 225	Older Core, I	1,000,000	1,200,000	1,261,103	940,052	619,001	297,951	-27,686	-364,552	-706,555	-1,055,613	-1,404,670	-1,757,832	-2,112,781	-2,470,866	-2,831,517
Site 18	Flats 90	Older Core,	1,000,000	1,200,000	-175,960	-647,742	-1,132,928	-1,621,821	-2,110,715	-2,604,248	-3,101,228	-3,598,207	-4,095,187	-4,599,563	-5,104,096	-5,608,629	-6,113,162
Site 19	Flats 35	Older Core, I	1,000,000	1,200,000	-403,909	-898,566	-1,406,503	-1,914,440	-2,422,377	-2,936,082	-3,452,365	-3,968,647	-4,484,929	-5,001,211	-5,517,493	-6,033,775	-6,552,117
Site 20	Flats 18	Older Core,	1,000,000	1,200,000	644,869	157,983	-328,904	-819,118	-1,323,688	-1,828,258	-2,332,829	-2,841,379	-3,354,158	-3,866,937	-4,379,716	-4,892,495	-5,405,274
Site 21	Flats 9	Older Core,	1,000,000	1,200,000	921,870	599,386	276,902	-45,582	-368,066	-697,891	-1,032,097	-1,366,303	-1,700,509	-2,034,715	-2,368,920	-2,704,533	-3,043,858
Site 22	Flats 6	Older Core,	1,000,000	1,200,000	1,418,262	922,132	426,003	-70,126	-566,256	-1,073,679	-1,587,842	-2,102,004	-2,616,167	-3,130,330	-3,644,493	-4,160,820	-4,682,858
		Older Core,	1,000,000	1,200,000	641,703	-461,067	-1,583,954	-2,737,310	-3,900,835	-5,064,974	-6,247,955	-7,431,245	-8,631,038	-9,833,208	-11,035,379	-12,241,611	-13,461,396
Site 24	HD Flats 120	Older Core, I	1,000,000	1,200,000	-6,380,542	-7,647,357	-8,920,965	-10,194,573	-11,468,181	-12,741,788	-14,015,396	-15,306,779	-16,598,571	-17,890,363	-19,182,155	-20,473,947	-21,765,740
Site 25	Flats with Undercroft 125	Older Core,	1,000,000	1,200,000	-290,059	-655,373	-1,030,466	-1,405,559	-1,780,653	-2,158,137	-2,539,339	-2,920,542	-3,301,744	-3,682,947	-4,064,149	-4,450,571	-4,837,258
Site 26	Flats with Undercroft 42	Older Core,	1,000,000	1,200,000	-331,747	-701,562	-1,080,098	-1,458,635	-1,837,171	-2,216,125	-2,600,765	-2,985,405	-3,370,045	-3,754,685	-4,139,325	-4,523,966	-4,910,570

### **O.3 Older Centres and City Estates**

		1	EUV	BLV	Residual Value												
		1	201	DEV	£0	£5,000	£10.000	£15.000	£20,000	£25.000	£30.000	£35.000	£40.000	£45.000	£50,000	£55.000	£60,000
Site 1	Strategic Green 2,500	смк	25.000	250.000	1.094.353	1.037.751	980,436	923,121	865.805	808,490	751,175	693,860	636,347	577,618	518,889	460,159	401,430
Site 2	Strategic Green 1.000	CMK	25,000	250,000	1,287,791	1,221,637	1,155,484	1.089.331	1.023.177	957.024	890,870	824,717	758,564	690,975	623.045	555,115	487,185
Site 3	Large Green 300	CMK	25.000	625,000	1,286,935	1,213,294	1,139,653	1.066.012	992.371	918,729	845,088	771,447	697,806	624,165	550.524	476,883	403,242
Site 4	Green 100	CMK	25,000	625,000	1,230,140	1,130,927	1,031,714	932,500	833,287	734,074	634,860	535,647	436,434	337,220	238,007	138,794	39,116
Site 5	Green 100 HD Flats	CMK	25,000	625,000	3,172,765	2,726,836	2,280,908	1,834,980	1,389,052	943,123	497,195	43,447	-424,448	-894,946	-1,379,806	-1,864,666	-2,349,526
Site 6	Green 60	CMK	25,000	625,000	1,245,178	1,142,607	1,040,036	937,465	834,893	732,322	629,751	527,179	424,608	322,037	219,466	116,894	11,193
Site 7	Green 60 HD Flats	CMK	25,000	625,000	3,299,456	2,838,435	2,377,414	1,916,392	1,455,371	994,350	533,328	58,627	-425,104	-911,472	-1,412,768	-1,914,064	-2,415,360
Site 8	Green 33	CMK	25,000	625,000	1,941,046	1,784,465	1,627,884	1,471,304	1,314,723	1,158,142	1,001,562	844,981	688,401	531,820	375,239	217,311	54,164
Site 9	Green 21	CMK	25,000	625,000	1,922,070	1,760,909	1,599,749	1,438,588	1,277,428	1,116,267	955,107	793,946	632,786	471,625	307,386	139,418	-29,682
Site 10	Green 15	CMK	50,000	650,000	1,682,575	1,519,856	1,357,136	1,194,417	1,031,698	868,979	706,260	542,388	374,952	204,709	33,974	-136,760	-307,495
Site 11	Brown 120 Housing	CMK	1,000,000	1,200,000	1,227,396	1,113,747	1,000,098	886,449	772,800	659,151	545,502	431,853	318,204	204,555	90,906	-26,097	-145,344
Site 12	Brown Housing 75	CMK	1,000,000	1,200,000	1,236,959	1,119,970	1,002,981	885,993	769,004	652,015	535,026	418,038	301,049	184,060	66,512	-55,950	-178,702
Site 13	Brown Housing 30	CMK	1,000,000	1,200,000	2,162,785	1,960,007	1,757,230	1,554,452	1,351,675	1,148,897	946,120	743,342	540,564	336,708	126,143	-86,624	-299,391
Site 14	Brown Housing 18	CMK	1,000,000	1,200,000	2,228,314	2,019,691	1,811,068	1,602,445	1,393,822	1,185,199	976,576	767,953	557,427	342,122	123,222	-95,678	-314,578
Site 15	Brown Housing 9	CMK	1,000,000	1,200,000	2,582,711	2,369,935	2,157,158	1,944,381	1,731,605	1,518,828	1,306,051	1,088,732	869,788	648,890	425,632	202,374	-20,885
Site 16	Brown Housing 6	CMK	1,000,000	1,200,000	2,677,941	2,465,164	2,252,388	2,039,611	1,825,438	1,606,494	1,387,550	1,168,606	946,207	722,949	499,691	276,432	53,174
Site 17	Flats 225	CMK	1,000,000	1,200,000	2,395,073	2,074,022	1,752,971	1,431,921	1,110,870	789,819	468,769	147,718	-185,320	-522,186	-867,918	-1,216,975	-1,566,033
Site 18	Flats 90	CMK	1,000,000	1,200,000	1,422,433	972,800	523,167	65,663	-406,119	-879,921	-1,368,815	-1,857,709	-2,346,603	-2,840,234	-3,337,214	-3,834,194	-4,331,173
Site 19	Flats 35	CMK	1,000,000	1,200,000	1,293,528	826,408	347,431	-142,700	-632,831	-1,133,169	-1,641,106	-2,149,043	-2,656,980	-3,170,370	-3,686,652	-4,202,934	-4,719,216
Site 20	Flats 18	CMK	1,000,000	1,200,000	2,266,337	1,802,309	1,336,814	859,336	372,961	-113,925	-600,812	-1,098,335	-1,602,905	-2,107,475	-2,612,046	-3,120,823	-3,633,602
Site 21	Flats 9	CMK	1,000,000	1,200,000	2,054,330	1,745,288	1,429,036	1,112,783	790,879	468,395	145,911	-176,573	-499,057	-831,901	-1,166,107	-1,500,313	-1,834,519
Site 22	Flats 6	CMK	1,000,000	1,200,000	3,187,704	2,701,162	2,208,996	1,712,867	1,216,737	720,608	224,478	-271,651	-767,781	-1,279,848	-1,794,011	-2,308,174	-2,822,337
Site 23	HD Flats 225	CMK	1,000,000	1,200,000	4,421,603	3,351,434	2,281,265	1,211,096	136,375	-986,511	-2,111,660	-3,275,185	-4,438,710	-5,603,492	-6,786,473	-7,969,728	-9,166,071
Site 24	HD Flats 120	CMK	1,000,000	1,200,000	-1,982,704	-3,233,885	-4,487,125	-5,740,364	-6,993,604	-8,259,394	-9,533,002	-10,806,609	-12,080,217	-13,353,825	-14,627,433	-15,907,508	-17,199,300
Site 25	Flats with Undercroft 125	CMK	1,000,000	1,200,000	942,677	597,718	252,759	-102,949	-464,901	-834,596	-1,209,689	-1,584,782	-1,959,875	-2,337,025	-2,718,228	-3,099,430	-3,480,633
Site 26	Flats with Undercroft 42	CMK	1,000,000	1,200,000	924,632	576,511	221,167	-144,103	-509,372	-883,673	-1,262,209	-1,640,746	-2,019,282	-2,397,819	-2,782,315	-3,166,955	-3,551,595

# **Appendix P Residential Sensitivity Testing**

## P.1 Rural and Higher Value Flanks

Values											
Values			EUV	RI V	Residual Va	lua					
		Value	201	DLV	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Strategic Green 2,500	Rural & Flan	25,000	250,000	514,161	673,367	830,263	986,447	1,142,632	1,298,190	1,451,910
Site 2	Strategic Green 1,000	Rural & Flan	25,000	250,000	618,508	803.823	985,562	1,167,050	1,348,538	1,529,323	1,708,544
Site 3	Large Green 300	Rural & Flan	25,000	625,000	472,299	642,777	813,254	983,731	1,154,208	1,324,036	1,492,306
Site 4	Green 100	Rural & Flan	25,000	625,000	135,832	364,903	593,973	823,044	1,052,115	1,280,286	1,506,911
Site 5	Green 100 HD Flats	Rural & Flan	25,000	625,000	-3,457,539	-2,710,159	-1,967,536	-1,235,619	-513,426	190,989	864,766
Site 6	Green 60	Rural & Flan	25,000	625,000	118,563	353,068	587,574	822,079	1,056,585	1,289,766	1,520,673
Site 7	Green 60 HD Flats	Rural & Flan	25,000	625,000	-3,587,895	-2,810,398	-2,042,742	-1,279,554	-526,200	209,153	916,595
Site 8	Green 33	Rural & Flan	25,000	625,000	228,180	583,457	937,692	1,291,928	1,646,163	2,000,399	2,354,634
Site 9	Green 21	Rural & Flan	25,000	625,000	184,099	541,705	891,522	1,241,340	1,591,157	1,940,974	2,290,792
Site 10	Green 15	Rural & Flan	50,000	650,000	-183,603	232,225	640,633	1,036,938	1,433,244	1,829,549	2,225,855
Site 11	Brown 120 Housing	Rural & Flan	1,000,000	1,200,000	-456,576	-208,727	30,795	259,754	488,031	716,307	944,584
Site 12	Brown Housing 75	Rural & Flan	1,000,000	1,200,000	-494,828	-254,789	-22,221	202,654	423,080	643,506	863,932
Site 13	Brown Housing 30	Rural & Flan	1,000,000	1,200,000	-54,487	409,477	856,095	1,302,712	1,749,330	2,195,947	2,642,565
Site 14	Brown Housing 18	Rural & Flan	1,000,000	1,200,000	-53,527	424,402	886,471	1,342,889	1,799,308	2,255,726	2,712,144
Site 15	Brown Housing 9	Rural & Flan	1,000,000	1,200,000	245,629	735,908	1,216,986	1,685,177	2,152,438	2,619,700	3,086,961
Site 16	Brown Housing 6	Rural & Flan	1,000,000	1,200,000	313,311	807,266	1,297,815	1,782,225	2,255,603	2,726,368	3,197,133
Site 17	Flats 225	Rural & Flan	1,000,000	1,200,000	-3,262,548	-2,522,952	-1,795,309	-1,078,468	-376,561	303,824	962,093
Site 18	Flats 90	Rural & Flan	1,000,000	1,200,000	-7,442,269	-6,406,203	-5,370,138	-4,352,411	-3,335,414	-2,336,129	-1,337,850
Site 19	Flats 35	Rural & Flan	1,000,000	1,200,000	-5,949,976	-5,157,906	-4,370,645	-3,583,383	-2,796,121	-2,021,730	-1,248,958
Site 20	Flats 18	Rural & Flan	1,000,000	1,200,000	-4,723,976	-3,962,157	-3,200,338	-2,441,115	-1,693,318	-945,520	-219,443
Site 21	Flats 9	Rural & Flan	1,000,000	1,200,000	-1,482,933	-761,260	-59,410	635,943	1,326,505	2,002,706	2,665,414
Site 22	Flats 6	Rural & Flan	1,000,000	1,200,000	-2,281,436	-1,171,169	-91,399	978,374	2,048,148	3,105,981	4,155,083
Site 28	10,000 Greenfield	Rural & Flan	25,000	250,000	276,199	378,802	480,323	580,534	680,612	779,385	877,288
Site 29	1,500 Brownfield	Rural & Flan	1,000,000	1,200,000	623,610	844,597	1,064,172	1,280,597	1,497,021	1,713,006	1,928,684
BCIS											
			EUV	BLV	Residual Va						
		BCIS			-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Strategic Green 2,500	Rural & Flan	25,000	250,000	1,041,168	935,715	830,263	724,519	616,465	508,411	399,895
Site 2	Strategic Green 1,000	Rural & Flan	25,000	250,000	1,228,959	1,107,260	985,562	863,863	739,203	614,236	489,269
Site 3	Large Green 300	Rural & Flan	25,000	625,000	1,051,118	932,186	813,254	694,322	575,390	456,458	337,526
Site 4	Green 100	Rural & Flan	25,000	625,000	962,670	778,322	593,973	409,625	225,277	40,503	-152,786
Site 5	Green 100 HD Flats	Rural & Flan	25,000	625,000	-480,151	-1,219,502	-1,967,536	-2,724,963	-3,485,407	-4,254,709	-5,026,846
Site 6	Green 60	Rural & Flan	25,000	625,000	967,006	777,290	587,574	397,858	208,142	15,497	-183,564
Site 7	Green 60 HD Flats	Rural & Flan	25,000	625,000	-492,278	-1,263,111	-2,042,742	-2,825,202	-3,617,503	-4,409,805	-5,202,106
Site 8	Green 33	Rural & Flan	25,000	625,000	1,509,381					73,137	-226,789
Site 9					, ,	1,223,537	937,692	651,848	366,004		
	Green 21	Rural & Flan	25,000	625,000	1,456,246	1,173,884	891,522	609,161	324,194	29,385	-266,886
Site 10	Green 15	Rural & Flan	25,000 50,000	625,000 650,000	1,456,246 1,247,515	1,173,884 944,074	891,522 640,633	609,161 329,665	324,194 11,276	29,385 -307,113	-634,927
Site 11	Green 15 Brown 120 Housing	Rural & Flan Rural & Flan	25,000 50,000 1,000,000	625,000 650,000 1,200,000	1,456,246 1,247,515 445,270	1,173,884 944,074 238,374	891,522 640,633 30,795	609,161 329,665 -186,293	324,194 11,276 -409,306	29,385 -307,113 -634,259	-634,927 -862,135
Site 11 Site 12	Green 15 Brown 120 Housing Brown Housing 75	Rural & Flan Rural & Flan Rural & Flan	25,000 50,000 1,000,000 1,000,000	625,000 650,000 1,200,000 1,200,000	1,456,246 1,247,515 445,270 384,163	1,173,884 944,074 238,374 183,195	891,522 640,633 30,795 -22,221	609,161 329,665 -186,293 -233,267	324,194 11,276 -409,306 -451,784	29,385 -307,113 -634,259 -671,350	-634,927 -862,135 -893,544
Site 11 Site 12 Site 13	Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30	Rural & Flan Rural & Flan Rural & Flan Rural & Flan	25,000 50,000 1,000,000 1,000,000 1,000,000	625,000 650,000 1,200,000 1,200,000 1,200,000	1,456,246 1,247,515 445,270 384,163 1,609,472	1,173,884 944,074 238,374 183,195 1,232,783	891,522 640,633 30,795 -22,221 856,095	609,161 329,665 -186,293 -233,267 479,406	324,194 11,276 -409,306 -451,784 92,261	29,385 -307,113 -634,259 -671,350 -302,984	-634,927 -862,135 -893,544 -706,568
Site 11 Site 12 Site 13 Site 14	Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18	Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan	25,000 50,000 1,000,000 1,000,000 1,000,000 1,000,000	625,000 650,000 1,200,000 1,200,000 1,200,000 1,200,000	1,456,246 1,247,515 445,270 384,163 1,609,472 1,642,567	1,173,884 944,074 238,374 183,195 1,232,783 1,264,519	891,522 640,633 30,795 -22,221 856,095 886,471	609,161 329,665 -186,293 -233,267 479,406 505,044	324,194 11,276 -409,306 -451,784 92,261 110,935	29,385 -307,113 -634,259 -671,350 -302,984 -285,736	-634,927 -862,135 -893,544 -706,568 -690,524
Site 11 Site 12 Site 13 Site 14 Site 15	Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18 Brown Housing 9	Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan	25,000 50,000 1,000,000 1,000,000 1,000,000 1,000,000	625,000 650,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,456,246 1,247,515 445,270 384,163 1,609,472 1,642,567 1,972,709	1,173,884 944,074 238,374 183,195 1,232,783 1,264,519 1,595,312	891,522 640,633 30,795 -22,221 856,095 886,471 1,216,986	609,161 329,665 -186,293 -233,267 479,406 505,044 828,650	324,194 11,276 -409,306 -451,784 92,261 110,935 434,212	29,385 -307,113 -634,259 -671,350 -302,984 -285,736 38,224	-634,927 -862,135 -893,544 -706,568 -690,524 -357,763
Site 11 Site 12 Site 13 Site 14 Site 15 Site 16	Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18 Brown Housing 9 Brown Housing 6	Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan	25,000 50,000 1,000,000 1,000,000 1,000,000 1,000,000	625,000 650,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,456,246 1,247,515 445,270 384,163 1,609,472 1,642,567 1,972,709 2,061,034	1,173,884 944,074 238,374 183,195 1,232,783 1,264,519 1,595,312 1,682,121	891,522 640,633 30,795 -22,221 856,095 886,471 1,216,986 1,297,815	609,161 329,665 -186,293 -233,267 479,406 505,044 828,650 909,343	324,194 11,276 -409,306 -451,784 92,261 110,935 434,212 517,464	29,385 -307,113 -634,259 -671,350 -302,984 -285,736 38,224 125,586	-634,927 -862,135 -893,544 -706,568 -690,524 -357,763 -266,292
Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17	Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18 Brown Housing 9 Brown Housing 6 Flats 225	Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan	25,000 50,000 1,000,000 1,000,000 1,000,000 1,000,000	625,000 650,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,456,246 1,247,515 445,270 384,163 1,609,472 1,642,567 1,972,709 2,061,034 -358,902	1,173,884 944,074 238,374 183,195 1,232,783 1,264,519 1,595,312 1,682,121 -1,070,466	891,522 640,633 30,795 -22,221 856,095 886,471 1,216,986 1,297,815 -1,795,309	609,161 329,665 -186,293 -233,267 479,406 505,044 828,650 909,343 -2,529,600	324,194 11,276 -409,306 -451,784 92,261 110,935 434,212 517,464 -3,271,872	29,385 -307,113 -634,259 -671,350 -302,984 -285,736 38,224 125,586 -4,020,791	-634,927 -862,135 -893,544 -706,568 -690,524 -357,763 -266,292 -4,771,458
Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18	Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18 Brown Housing 9 Brown Housing 6 Flats 225 Flats 90	Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan	25,000 50,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000	625,000 650,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,456,246 1,247,515 445,270 384,163 1,609,472 1,642,567 1,972,709 2,061,034 -358,902 -3,036,220	1,173,884 944,074 238,374 183,195 1,232,783 1,264,519 1,595,312 1,682,121 -1,070,466 -4,202,814	891,522 640,633 30,795 -22,221 856,095 886,471 1,216,986 1,297,815 -1,795,309 -5,370,138	609,161 329,665 -186,293 -233,267 479,406 505,044 828,650 909,343 -2,529,600 -6,554,462	324,194 11,276 -409,306 -451,784 92,261 110,935 434,212 517,464 -3,271,872 -7,738,785	29,385 -307,113 -634,259 -671,350 -302,984 -285,736 38,224 125,586 -4,020,791 -8,923,109	-634,927 -862,135 -893,544 -706,568 -690,524 -357,763 -266,292 -4,771,458 -10,113,144
Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19	Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18 Brown Housing 9 Brown Housing 6 Flats 225 Flats 90 Flats 35	Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan	25,000 50,000 1,000,000 1,000,000 1,000,000 1,000,000	625,000 650,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,456,246 1,247,515 445,270 384,163 1,609,472 1,642,567 1,972,709 2,061,034 -358,902 -3,036,220 -2,537,621	1,173,884 944,074 238,374 183,195 1,232,783 1,264,519 1,595,312 1,682,121 -1,070,466 -4,202,814 -3,454,133	891,522 640,633 30,795 -22,221 856,095 886,471 1,216,986 1,297,815 -1,795,309 -5,370,138 -4,370,645	609,161 329,665 -186,293 -233,267 479,406 505,044 828,650 909,343 -2,529,600 -6,554,462 -5,287,156	324,194 11,276 -409,306 -451,784 92,261 110,935 434,212 517,464 -3,271,872 -7,738,785 -6,204,452	29,385 -307,113 -634,259 -671,350 -302,984 -285,736 38,224 125,586 -4,020,791 -8,923,109 -7,133,714	-634,927 -862,135 -893,544 -706,568 -690,524 -357,763 -266,292 -4,771,458 -10,113,144 -8,062,975
Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20	Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18 Brown Housing 9 Brown Housing 6 Flats 225 Flats 90 Flats 35 Flats 18	Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan	25,000 50,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000	625,000 650,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,456,246 1,247,515 445,270 384,163 1,609,472 1,642,567 1,972,709 2,061,034 -358,902 -3,036,220 -2,537,621 -1,614,575	1,173,884 944,074 238,374 183,195 1,232,783 1,264,519 1,595,312 1,682,121 -1,070,466 -4,202,814 -3,454,133 -2,401,744	891,522 640,633 30,795 -22,221 856,095 886,471 1,216,986 1,297,815 -1,795,309 -5,370,138 -4,370,645 -3,200,338	609,161 329,665 -186,293 -233,267 479,406 505,044 828,650 909,343 -2,529,600 -6,554,462 -5,287,156 -4,000,313	324,194 11,276 -409,306 -451,784 92,261 110,935 434,212 517,464 -3,271,872 -7,738,785 -6,204,452 -4,800,288	29,385 -307,113 -634,259 -671,350 -302,984 -285,736 38,224 125,586 -4,020,791 -8,923,109 -7,133,714 -5,600,263	-634,927 -862,135 -893,544 -706,568 -690,524 -357,763 -266,292 -4,771,458 -10,113,144 -8,062,975 -6,411,155
Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 21	Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18 Brown Housing 9 Brown Housing 6 Flats 225 Flats 90 Flats 35 Flats 18 Flats 9	Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan	25,000 50,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000	625,000 650,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,456,246 1,247,515 445,270 384,163 1,609,472 1,642,567 1,972,709 2,061,034 -358,902 -3,036,220 -2,537,621 -1,614,575 1,112,162	1,173,884 944,074 238,374 183,195 1,232,783 1,264,519 1,595,312 1,682,121 -1,070,466 -4,202,814 -3,454,133 -2,401,744 526,660	891,522 640,633 30,795 -22,221 856,095 886,471 1,216,986 1,297,815 -1,795,309 -5,370,138 -4,370,645 -3,200,338 -59,410	609,161 329,665 -186,293 -233,267 479,406 505,044 828,650 909,343 -2,529,600 -6,554,462 -5,287,156 -4,000,313 -646,959	324,194 11,276 -409,306 -451,784 92,261 110,935 434,212 517,464 -3,271,872 -7,738,785 -6,204,452 -4,800,288 -1,254,332	29,385 -307,113 -634,259 -671,350 -302,984 -285,736 38,224 125,586 -4,020,791 -8,923,109 -7,133,714 -5,600,263 -1,861,704	-634,927 -862,135 -893,544 -706,568 -690,524 -357,763 -266,292 -4,771,458 -10,113,144 -8,062,975 -6,411,155 -2,469,076
Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 21 Site 22	Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18 Brown Housing 9 Brown Housing 6 Flats 225 Flats 90 Flats 35 Flats 18 Flats 9 Flats 6	Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan	25,000 50,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000	625,000 650,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,456,246 1,247,515 445,270 384,163 1,609,472 1,642,567 1,972,709 2,061,034 -358,902 -3,036,220 -2,537,621 -1,614,575 1,112,162 1,711,892	1,173,884 944,074 238,374 183,195 1,232,783 1,264,519 1,595,312 1,682,121 -1,070,466 -4,202,814 -3,454,133 -2,401,744 526,660 810,246	891,522 640,633 30,795 -22,221 856,095 886,471 1,216,986 1,297,815 -1,795,309 -5,370,138 -4,370,645 -3,200,338 -59,410 -91,399	609,161 329,665 -186,293 -233,267 479,406 505,044 828,650 909,343 -2,529,600 -6,554,462 -5,287,156 -4,000,313 -646,959 -995,322	324,194 11,276 -409,306 -451,784 92,261 110,935 434,212 517,464 -3,271,872 -7,738,785 -6,204,452 -4,800,288 -1,254,332 -1,254,332	29,385 -307,113 -634,259 -671,350 -302,984 -285,736 38,224 125,586 -4,020,791 -8,923,109 -7,133,714 -5,600,263 -1,861,704 -2,864,160	-634,927 -862,135 -893,544 -706,568 -690,524 -357,763 -266,292 -4,771,458 -10,113,144 -8,062,975 -6,411,155 -2,469,076 -3,798,579
Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 21	Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18 Brown Housing 9 Brown Housing 6 Flats 225 Flats 90 Flats 35 Flats 18 Flats 9	Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan Rural & Flan	25,000 50,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000 1,000,000	625,000 650,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,456,246 1,247,515 445,270 384,163 1,609,472 1,642,567 1,972,709 2,061,034 -358,902 -3,036,220 -2,537,621 -1,614,575 1,112,162	1,173,884 944,074 238,374 183,195 1,232,783 1,264,519 1,595,312 1,682,121 -1,070,466 -4,202,814 -3,454,133 -2,401,744 526,660	891,522 640,633 30,795 -22,221 856,095 886,471 1,216,986 1,297,815 -1,795,309 -5,370,138 -4,370,645 -3,200,338 -59,410	609,161 329,665 -186,293 -233,267 479,406 505,044 828,650 909,343 -2,529,600 -6,554,462 -5,287,156 -4,000,313 -646,959	324,194 11,276 -409,306 -451,784 92,261 110,935 434,212 517,464 -3,271,872 -7,738,785 -6,204,452 -4,800,288 -1,254,332	29,385 -307,113 -634,259 -671,350 -302,984 -285,736 38,224 125,586 -4,020,791 -8,923,109 -7,133,714 -5,600,263 -1,861,704	-634,927 -862,135 -893,544 -706,568 -690,524 -357,763 -266,292 -4,771,458 -10,113,144 -8,062,975 -6,411,155 -2,469,076

## **P.2 Central Milton Keynes**

Values											
			EUV	BLV	Residual Va	lue					
		Value			-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 5	Green 100 HD Flats	CMK	25,000	625,000	-1,286,683	-447,824	364,588	1,146,116	1,927,643	2,709,171	3,490,699
Site 7	Green 60 HD Flats	CMK	25,000	625,000	-1,332,800	-457,795	394,421	1,209,965	2,024,883	2,839,802	3,654,720
Site 17	Flats 225	CMK	1,000,000	1,200,000	-1,128,481	-312,311	472,218	1,237,648	2,003,078	2,768,508	3,533,938
Site 18	Flats 90	CMK	1,000,000	1,200,000	-4,423,364	-3,241,545	-2,080,755	-928,323	190,131	1,261,938	2,327,883
Site 19	Flats 35	CMK	1,000,000	1,200,000	-3,638,308	-2,722,887	-1,824,044	-925,472	-58,016	798,029	1,623,182
Site 20	Flats 18	CMK	1,000,000	1,200,000	-2,493,287	-1,623,755	-755,647	82,172	918,317	1,730,057	2,528,542
Site 21	Flats 9	CMK	1,000,000	1,200,000	587,430	1,389,939	2,172,236	2,942,826	3,713,416	4,484,006	5,254,596
Site 22	Flats 6	CMK	1,000,000	1,200,000	903,739	2,147,662	3,374,356	4,582,198	5,767,721	6,953,244	8,138,767
Site 23	HD Flats 225	CMK	1,000,000	1,200,000	-6,632,665	-4,548,109	-2,489,996	-491,469	1,432,509	3,322,460	5,212,410
Site 24	HD Flats 120	CMK	1,000,000	1,200,000	-14,404,123	-12,157,858	-9,916,661	-7,677,659	-5,477,710	-3,277,762	-1,124,120
Site 25	Flats with Undercroft 125	CMK	1,000,000	1,200,000	-2,658,733	-1,987,744	-1,327,169	-666,594	-29,203	584,684	1,191,286
Site 26	Flats with Undercroft 42	CMK	1,000,000	1,200,000	-2,721,091	-2,046,644	-1,380,626	-714,609	-70,725	561,800	1,173,399
Site 30	750 Flats	CMK	1,000,000	1,200,000	-1,151,382	-154,926	769,708	1,676,156	2,582,605	3,463,841	4,344,014
BCIS											
			EUV	BLV	Residual Va	lue					
		BCIS			-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 5	Green 100 HD Flats	CMK	25,000	625,000	1,740,528	1,052,558	364,588	-349,658	-1,080,617	-1,828,651	-2,578,629
Site 7	Green 60 HD Flats	CMK	25,000	625,000	1,829,036	1,112,042	394,421	-355,048	-1,117,207	-1,896,837	-2,676,468
Site 17	Flats 225	CMK	1,000,000	1,200,000	1,805,588	1,138,903	472,218	-208,701	-911,095	-1,635,939	-2,362,827
Site 18	Flats 90	CMK	1,000,000	1,200,000	168,113	-939,332	-2,080,755	-3,228,369	-4,391,442	-5,558,036	-6,734,196
Site 19	Flats 35	CMK	1,000,000	1,200,000	-49,443	-922,347	-1,824,044	-2,725,742	-3,640,490	-4,557,002	-5,473,513
Site 20	Flats 18	CMK	1,000,000	1,200,000	763,515	3,934	-755,647	-1,541,392	-2,328,561	-3,119,923	-3,919,898
Site 21	Flats 9	CMK	1,000,000	1,200,000	3,289,346	2,730,791	2,172,236	1,608,120	1,032,391	446,321	-139,749
Site 22	Flats 6	CMK	1,000,000	1,200,000	5,115,305	4,255,990	3,374,356	2,489,939	1,588,293	686,648	-214,998
Site 23	HD Flats 225	CMK	1,000,000	1,200,000	1,299,864	-561,059	-2,489,996	-4,472,708	-6,470,942	-8,489,646	-10,538,211
Site 24	HD Flats 120	CMK	1,000,000	1,200,000	-4,928,765	-7,403,186	-9,916,661	-12,431,297	-14,945,933	-17,489,303	-20,039,843
Site 25	Flats with Undercroft 125	CMK	1,000,000	1,200,000	-143,263	-726,678	-1,327,169	-1,927,660	-2,533,355	-3,143,626	-3,753,898
Site 26	Flats with Undercroft 42	CMK	1,000,000	1,200,000	-186,120	-775,385	-1,380,626	-1,985,868	-2,594,082	-3,209,082	-3,824,083
Site 30	750 Flats	CMK	1.000.000	1,200,000	2,340,995	1.555.351	769,708	-22,281	-886.093	-1.768.830	-2.732.03

## **P.3 Older Centres and City Estates**

Values											
			EUV	BLV	Residual Va	lue					
		Value			-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Strategic Green 2,500	Older Core, (	25,000	250,000	326,415	476,090	624,913	772,542	918,541	1,064,540	1,210,514
Site 2	Strategic Green 1,000	Older Core, (	25,000	250,000	400,964	574,194	747,423	918,490	1,088,142	1,257,794	1,427,418
Site 3	Large Green 300	Older Core, (	25,000	625,000	272,174	431,533	590,892	750,251	909,611	1,068,970	1,228,303
Site 4	Green 100	Older Core,	25,000	625,000	-141,934	81,054	295,185	509,317	723,448	937,580	1,151,675
Site 5	Green 100 HD Flats	Older Core, (	25,000	625,000	-2,831,543	-2,052,642	-1,286,683	-529,827	207,073	911,657	1,615,032
Site 6	Green 60	Older Core, (	25,000	625,000	-168,283	61,609	281,697	500,909	720,120	939,332	1,158,492
Site 7	Green 60 HD Flats	Older Core,	25,000	625,000	-2,936,967	-2,131,484	-1,332,800	-543,302	226,254	965,490	1,698,916
Site 8	Green 33	Older Core, (	25,000	625,000	-206,785	140,660	475,646	806,779	1,137,912	1,469,046	1,800,179
Site 9	Green 21	Older Core, (	25,000	625,000	-246,785	96,326	435,239	762,242	1,089,245	1,416,248	1,743,252
Site 10	Green 15	Older Core, (	50,000	650,000	-684,872	-283,040	105,669	491,588	864,632	1,235,091	1,605,551
Site 11	Brown 120 Housing	Older Core, (	1,000,000	1,200,000	-751,119	-516,021	-283,645	-57,724	160,504	373,893	587,281
Site 12	Brown Housing 75	Older Core, (	1,000,000	1,200,000	-780,916	-552,325	-327,845	-107,696	106,817	312,867	518,918
Site 13	Brown Housing 30	Older Core, (	1,000,000	1,200,000	-611,894	-166,548	270,610	691,041	1,108,531	1,526,021	1,943,511
Site 14	Brown Housing 18	Older Core, (	1,000,000	1,200,000	-623,741	-168,047	279,623	717,795	1,144,447	1,571,098	1,997,750
Site 15	Brown Housing 9	Older Core, (	1,000,000	1,200,000	-329,916	128,388	586,693	1,039,297	1,482,020	1,918,808	2,355,595
Site 16	Brown Housing 6	Older Core, (	1,000,000	1,200,000	-266,550	195,191	656,931	1,118,672	1,571,612	2,020,221	2,460,284
Site 17	Flats 225	Older Core, (	1,000,000	1,200,000	-2,641,880	-1,878,663	-1,128,481	-392,624	319,132	1,008,019	1,696,906
Site 18	Flats 90	Older Core, (	1,000,000	1,200,000	-6,574,865	-5,490,611	-4,423,364	-3,359,065	-2,312,913	-1,268,203	-257,251
Site 19	Flats 35	Older Core, (	1,000,000	1,200,000	-5,286,065	-4,462,187	-3,638,308	-2,814,429	-2,003,759	-1,195,044	-404,336
Site 20	Flats 18	Older Core, (	1,000,000	1,200,000	-4,086,174	-3,288,922	-2,493,287	-1,710,709	-928,130	-169,174	584,864
Site 21	Flats 9	Older Core, (	1,000,000	1,200,000	-878,742	-140,265	587,430	1,310,646	2,018,118	2,711,649	3,405,180
Site 22	Flats 6	Older Core, (	1,000,000	1,200,000	-1,351,910	-215,792	903,739	2,023,270	3,130,379	4,226,541	5,293,512
BCIS											
BCIS			EUV	BLV	Residual Va						
BCIS		BCIS			-10%	-5%	0%	+5%	+10%	+15%	+20%
BCIS Site 1	Strategic Green 2,500	Older Core,	<b>EUV</b> 25,000	BLV 250,000			0% 624,913	+5% 516,859	+10% 408,805	+15% 297,968	+20% 186,557
	Strategic Green 2,500 Strategic Green 1,000				-10%	-5%					
Site 1		Older Core,	25,000	250,000	-10% 837,449	-5% 731,996	624,913	516,859	408,805	297,968	186,557
Site 1 Site 2	Strategic Green 1,000	Older Core, (	25,000 25,000	250,000 250,000	-10% 837,449 992,235	-5% 731,996 870,536	624,913 747,423	516,859 622,456	408,805 497,488	297,968 372,521	186,557 244,947
Site 1 Site 2 Site 3	Strategic Green 1,000 Large Green 300	Older Core, Older Core, Older Core,	25,000 25,000 25,000	250,000 250,000 625,000	-10% 837,449 992,235 828,756	-5% 731,996 870,536 709,824	624,913 747,423 590,892	516,859 622,456 471,960	408,805 497,488 353,028	297,968 372,521 234,096	186,557 244,947 115,164
Site 1 Site 2 Site 3 Site 4	Strategic Green 1,000 Large Green 300 Green 100	Older Core, (Older Core, Older	25,000 25,000 25,000 25,000	250,000 250,000 625,000 625,000	-10% 837,449 992,235 828,756 663,882	-5% 731,996 870,536 709,824 479,534	624,913 747,423 590,892 295,185	516,859 622,456 471,960 110,837	408,805 497,488 353,028 -79,434	297,968 372,521 234,096 -274,630	186,557 244,947 115,164 -475,072
Site 1 Site 2 Site 3 Site 4 Site 5	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats	Older Core, Older	25,000 25,000 25,000 25,000 25,000	250,000 250,000 625,000 625,000 625,000	-10% 837,449 992,235 828,756 663,882 175,370	-5% 731,996 870,536 709,824 479,534 -545,990	624,913 747,423 590,892 295,185 -1,286,683	516,859 622,456 471,960 110,837 -2,034,716	408,805 497,488 353,028 -79,434 -2,791,788	297,968 372,521 234,096 -274,630 -3,552,232	186,557 244,947 115,164 -475,072 -4,320,222
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60	Older Core, Older Core, Older Core, Older Core, Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000	250,000 250,000 625,000 625,000 625,000 625,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129	-5% 731,996 870,536 709,824 479,534 -545,990 471,413	624,913 747,423 590,892 295,185 -1,286,683 281,697	516,859 622,456 471,960 110,837 -2,034,716 91,960	408,805 497,488 353,028 -79,434 -2,791,788 -106,386	297,968 372,521 234,096 -274,630 -3,552,232 -308,393	186,557 244,947 115,164 -475,072 -4,320,222 -514,683
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 Green 60 HD Flats	Older Core, Older	25,000 25,000 25,000 25,000 25,000 25,000 25,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771	-5% 731,996 870,536 709,824 479,534 -545,990 471,413 -560,543	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800	516,859 622,456 471,960 110,837 -2,034,716 91,960 -2,112,431	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -4,478,853
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 Green 60 HD Flats Green 33	Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000 625,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771 1,047,335	-5% 731,996 870,536 709,824 479,534 -545,990 471,413 -560,543 761,490	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800 475,646	516,859 622,456 471,960 110,837 -2,034,716 91,960 -2,112,431 187,618	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250 -111,745	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552 -413,784	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -4,478,853 -724,586
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 Green 60 HD Flats Green 33 Green 21	Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000 625,000 625,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771 1,047,335 999,962	-5% 731,996 870,536 709,824 479,534 -545,990 471,413 -560,543 761,490 717,601	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800 475,646 435,239	516,859 622,456 471,960 110,837 -2,034,716 91,960 -2,112,431 187,618 143,167	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250 -111,745 -153,104	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552 -413,784 -453,386	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -4,478,853 -724,586 -760,414
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 Green 60 HD Flats Green 33 Green 21 Green 15	Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 50,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000 625,000 625,000 650,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771 1,047,335 999,962 730,595	-5% 731,996 870,536 709,824 479,534 -545,990 471,413 -560,543 761,490 717,601 422,627	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800 475,646 435,239 105,669	516,859 622,456 471,960 110,837 -2,034,716 91,960 -2,112,431 187,618 143,167 -212,720	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250 -111,745 -153,104 -537,935	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552 -413,784 -453,386 -867,888	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -4,478,853 -724,586 -760,414 -1,197,842
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 Green 60 HD Flats Green 33 Green 21 Green 15 Brown 120 Housing	Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 50,000 1,000,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000 625,000 625,000 650,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771 1,047,335 99,962 730,595	-5% 731,996 870,536 709,824 479,534 -545,990 471,413 -560,543 761,490 717,601 422,627 -64,537	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800 475,646 435,239 105,669 -283,645	516,859 622,456 471,960 110,837 -2,034,716 91,960 -2,112,431 187,618 143,167 -212,720 -508,598	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250 -111,745 -153,104 -537,935 -735,057	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552 -413,784 -453,386 -867,888 -963,758	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -4,478,853 -724,586 -760,414 -1,197,842 -1,194,900
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 Green 60 HD Flats Green 33 Green 21 Green 15 Brown 120 Housing Brown Housing 75	Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 1,000,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000 625,000 625,000 1,200,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771 1,047,335 999,962 730,595 147,518 96,650	-5% 731,996 870,536 709,824 479,534 -545,990 471,413 -560,543 761,490 717,601 422,627 -64,537 -113,029	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800 475,646 435,239 105,669 -283,645 -327,845	516,859 622,456 471,960 110,837 -2,034,716 91,960 -2,112,431 187,618 143,167 -212,720 -508,598 -546,361	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250 -111,745 -153,104 -537,935 -735,057 -768,121	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552 -413,784 -453,386 -867,888 -963,758 -990,315	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -4,478,853 -724,586 -760,414 -1,197,842 -1,194,900 -1,215,628
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 Green 60 HD Flats Green 33 Green 21 Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30	Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 1,000,000 1,000,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000 625,000 625,000 650,000 1,200,000 1,200,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771 1,047,335 999,962 730,595 147,518 96,650	-5% 731,996 870,536 709,824 479,534 -545,990 471,413 -560,543 761,490 717,601 422,627 -64,537 -113,029 650,239	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800 475,646 435,239 105,669 -283,645 -327,845 270,610	516,859 622,456 471,960 110,837 -2,034,716 91,960 -2,112,431 187,618 143,167 -212,720 508,598 -546,361 -123,736	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250 -111,745 -153,104 -537,935 -735,057 -768,121 -521,782	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552 -413,784 -453,386 -867,888 -963,758 -990,315 -931,364	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -4,478,853 -724,586 -760,414 -1,197,842 -1,194,900 -1,215,628 -1,341,404
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 Green 60 HD Flats Green 33 Green 21 Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18	Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 1,000,000 1,000,000 1,000,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000 625,000 625,000 1,200,000 1,200,000 1,200,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771 1,047,335 999,962 730,595 147,518 96,650 1,026,927 1,047,239	-5% 731,996 870,536 709,824 479,534 -545,990 471,413 -560,543 761,490 717,601 422,627 -64,537 -113,029 650,239 669,191	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800 475,646 435,239 105,669 -283,645 -327,845 270,610 279,623	516,859 622,456 471,960 110,837 -2,034,716 91,960 -2,112,431 187,618 143,167 -212,720 -508,598 -546,361 -123,736 -117,049	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250 -111,745 -153,104 -537,935 -735,057 -768,121 -521,782 -516,668	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552 -413,784 -453,386 -867,888 -963,758 -990,315 -931,364 -927,746	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -724,586 -760,414 -1,197,842 -1,194,900 -1,215,628 -1,341,404 -1,338,823
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 13 Site 14 Site 15	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 HD Flats Green 33 Green 21 Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18 Brown Housing 18	Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 1,000,000 1,000,000 1,000,000 1,000,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000 625,000 625,000 1,200,000 1,200,000 1,200,000 1,200,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771 1,047,335 999,962 730,595 147,518 96,650 1,047,239 1,363,238	-5% 731,996 870,536 709,824 479,534 -545,990 471,413 -560,543 761,490 422,627 -64,537 -113,029 659,191 978,184	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800 475,646 435,239 105,669 -283,645 -327,845 270,610 279,623 586,693	516,859 622,456 471,960 110,837 -2,034,716 91,960 -2,112,431 187,618 143,167 -212,720 -508,598 -546,361 -123,736 -117,049 190,705	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250 -111,745 -153,104 -537,935 -735,057 -768,121 -521,782 -516,668 -205,282	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552 -413,784 -453,386 -867,888 -963,758 -990,315 -931,364 -927,746	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -744,885 -760,414 -1,197,842 -1,194,900 -1,215,628 -1,341,404 -1,348,823 -1,017,610
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 15 Site 15 Site 15	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 Green 60 HD Flats Green 33 Green 21 Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 30 Brown Housing 18 Brown Housing 9 Brown Housing 9	Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 1,000,000 1,000,000 1,000,000 1,000,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000 625,000 650,000 1,200,000 1,200,000 1,200,000 1,200,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771 1,047,335 999,962 730,595 147,518 96,650 1,026,927 1,047,239 1,363,238 1,434,588	-5% 731,996 870,536 709,824 479,534 -545,990 471,413 -560,543 761,490 717,601 422,627 -64,537 -113,029 650,239 669,191 978,184	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800 475,646 435,239 105,669 -283,645 -327,845 270,610 279,623 586,693	516,859 622,456 471,960 91,960 -2,112,431 187,618 143,167 -212,720 -508,598 -546,361 -123,736 -117,049 190,705 265,053	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250 -111,745 -153,104 -537,935 -735,057 -768,121 -521,782 -205,282 -126,825	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552 -413,784 -867,888 -963,758 -990,315 -931,364 -927,746 -927,746	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -724,586 -760,414 -1,197,842 -1,194,900 -1,215,628 -1,341,404 -1,338,823 -1,017,610 -927,804
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 Green 60 HD Flats Green 33 Green 21 Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 18 Brown Housing 18 Brown Housing 9 Brown Housing 6 Flats 225	Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 50,000 1,000,000 1,000,000 1,000,000 1,000,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000 625,000 625,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771 1,047,335 999,962 730,595 147,518 96,650 1,026,927 1,047,239 1,363,238 1,434,588 274,728	-5% 731,996 870,536 870,536 709,824 479,534 -545,990 471,413 -560,543 761,490 717,601 422,627 -64,537 -113,029 650,239 669,191 978,184 1,048,810 -415,920	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800 475,646 435,239 105,669 -283,645 -327,845 270,610 279,623 586,693 -586,6931 -1,128,481	516,859 622,456 471,960 110,837 -2,134,716 91,960 -2,112,431 187,618 143,167 -212,720 -508,598 -546,361 -123,736 -117,049 190,705 265,053 -1,853,324	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250 -111,745 -153,104 -537,935 -735,057 -768,121 -521,782 -516,668 -205,282 -126,825 -2,587,229	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552 -413,784 -453,386 -867,888 -963,758 -990,315 -931,364 -927,746 -607,229 -521,682 -3,328,459	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -4,478,853 -724,586 -760,414 -1,197,842 -1,194,900 -1,215,628 -1,341,404 -1,338,823 -1,017,610 -927,804 -4,077,378
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 Green 60 HD Flats Green 33 Green 21 Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 18 Brown Housing 18 Brown Housing 9 Brown Housing 9 Brown Housing 6 Flats 225 Flats 90	Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 1,000,000 1,000,000 1,000,000 1,000,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000 625,000 625,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771 1,047,335 999,962 730,595 147,518 96,650 1,026,927 1,047,239 1,363,238 1,434,588 274,728 -2,107,108	-5% 731,996 870,536 870,536 479,534 -545,990 471,413 -560,543 761,490 717,601 422,627 -64,537 -113,029 650,239 669,191 978,184 1,048,810 -415,920 -3,256,770	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800 475,646 435,239 105,669 -283,645 -327,845 270,610 279,623 586,693 656,931 -1,128,481 -4,423,364	516,859 622,456 471,960 110,837 -2,034,716 91,960 -2,112,431 187,618 143,167 -212,720 -508,598 -546,361 -123,736 -117,049 190,705 265,053 -1,853,324 -5,590,680	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250 -111,745 -153,104 -537,935 -735,057 -768,121 -521,782 -516,668 -205,282 -126,825 -2,587,229 -6,775,003	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552 -413,784 -453,386 -867,888 -963,758 -990,315 -931,364 -927,746 -607,229 -521,682 -3,328,459 -7,959,327	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -4,478,853 -724,586 -760,414 -1,197,842 -1,194,900 -1,215,628 -1,341,404 -1,338,823 -1,017,610 -927,804 -4,077,378 -9,143,651
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 15 Site 16 Site 17 Site 18 Site 19	Strategic Green 1,000 Large Green 300 Green 100 Green 100 HD Flats Green 60 Green 60 HD Flats Green 33 Green 21 Green 15 Brown 120 Housing Brown Housing 75 Brown Housing 75 Brown Housing 18 Brown Housing 9 Brown Housing 9 Brown Housing 6 Flats 225 Flats 90 Flats 35	Older Core, Older Core,	25,000 25,000 25,000 25,000 25,000 25,000 25,000 25,000 1,000,000 1,000,000 1,000,000 1,000,000	250,000 250,000 625,000 625,000 625,000 625,000 625,000 625,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	-10% 837,449 992,235 828,756 663,882 175,370 661,129 191,771 1,047,335 999,962 730,595 147,518 96,650 1,026,927 1,047,239 1,363,238 1,434,588 2-2,107,108 -1,817,794	-5% 731,996 870,536 870,536 709,824 479,534 -545,990 471,413 -560,543 761,490 717,601 422,627 -64,537 -113,029 650,239 669,191 978,184 1,048,810 -415,920 -3,256,770 -2,721,796	624,913 747,423 590,892 295,185 -1,286,683 281,697 -1,332,800 475,646 435,239 105,669 -283,645 -327,845 270,610 279,623 586,693 656,931 -1,128,481 -4,423,364 -3,638,308	516,859 622,456 471,960 110,837 -2,034,716 91,960 -2,112,431 187,618 143,167 -212,720 -508,598 -546,361 -123,736 -117,049 190,705 265,053 -1,590,680 -4,554,820	408,805 497,488 353,028 -79,434 -2,791,788 -106,386 -2,894,250 -111,745 -153,104 -537,935 -735,057 -768,121 -521,782 -516,668 -205,282 -126,825 -25,87,229 -6,775,003 -5,471,331	297,968 372,521 234,096 -274,630 -3,552,232 -308,393 -3,686,552 -413,784 -453,386 -867,888 -963,758 -990,315 -931,364 -627,746 -607,229 -521,682 -3,328,459 -7,959,327 -6,387,843	186,557 244,947 115,164 -475,072 -4,320,222 -514,683 -744,586 -760,414 -1,197,842 -1,194,900 -1,215,628 -1,338,823 -1,017,610 -927,804 -927,804 -927,804 -93,143,651 -7,316,907



# **Appendix Q Appraisals – Specialist Housing**

The pages in this appendix are not numbered.

# **Appendix R Appraisals – Non-Residential Development**

#### Greenfield

Greenf	i i i i i i i i i i i i i i i i i i i		04:	0#:	Offices - Park	Offices -	المشهور بالموا	ا مشهور بام ما	Distribution
			Offices - Central	Small	Offices - Park	Elsewhere	Industrial	Industrial - Small	Distribution
	CIL	£/m2	0	0	0	0	0	0	
Income		£/m2	5.000	200	5.000	5.000	4.500	400	5.000
income	£/m2		4.000	3,500	3,250	3,250	2,000	1,500	2,500
	Capital Value		18,000,000	630,000	14,625,000	14,625,000	8,550,000	600,000	12,500,000
	Buyers Costs		810,000	28,350	658,125	658,125	384,750	27,000	562,500
	Capital Value		17,190,000	601,650	13,966,875	13,966,875	8,165,250	573,000	11,937,500
	Capital Value		11,130,000	001,000	10,000,070	13,300,073	0,103,230	373,000	11,557,500
Costs	Land Used	Coverage	200%	60%	90%	200%	40%	40%	35%
		ha	0.250	0.033	0.556	0.250	1.125	0.100	1,429
		£/ha	50,000	50,000	50,000	50,000	25,000	50,000	25,000
		Uplift £/ha	600,000	600,000	600,000	600,000	600,000	600,000	600,000
		Site Cost	162,500	21,667	361,111	162,500	703,125	65,000	892,857
	Stamp Duty (on VT)	4.00%	6,500	867	14,444	6.500	28,125	2,600	35.714
	Acquisition	1.50%	2,438	325	5,417	2,438	10,547	975	13,393
	Acquisition	1.50 /6	2,430	323	5,417	2,430	10,547	975	13,333
	Strategic Promotion	0.00%	0	0	0	0	0	0	(
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,397	2,212	2,397	2,397	958	1,503	784
		£	11,983,300	442,444	11,983,300	11,983,300	4,310,820	601,344	3,920,400
	Infrastructure	15.00%	1,797,495	66,367	1,797,495	1,797,495	646,623	90,202	588,060
	BNG	3,150	788	105	1,750	788	3,544	315	4,500
	Abnormals	0.00%	0	0	0	0	0	0	C
	Fees	8.00%	1,102,464	40,705	1,102,464	1,102,464	396,595	55,324	360,677
	S106		0	0	0	0	0	0	C
	CIL		0	0	0	0	0	0	C
	Contingency	2.50%	344,520	12,720	344,520	344,520	123,936	17,289	112,712
	Finance Costs	0.00%	0	0	0	0	0	0	(
	Sales	2.50%	225,000	7,875	182,813	182,813	106,875	7,500	156,250
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal		15,482,503	591,407	15,452,202	15,440,316	5,647,065	795,548	5,211,705
	Interest	7.50%	580,594	22,178	579,458	579,012	211,765	29,833	195,439
	Profit % GDV	15.00%	2,578,500	90,248	2,095,031	2,095,031	1,224,788	85,950	1,790,625
	COSTS		18,641,597	703,833	18,126,691	18,114,359	7,083,618	911,331	7,197,769
Residu	al Land Worth	Site	-1,451,597	-102,183	-4,159,816	-4,147,484	1,081,632	-338,331	4,739,731
	Eviation Ha - M-III-	C/h-a	F0 000	F0 000	F0 000	F0 000	05.000	F0 000	05.000
	Existing Use Value	£/ha	50,000	50,000	50,000	50,000	25,000	50,000	25,000
	Benchmark Land Value Residual Value	£/na £/ha	650,000 -5,806,389	650,000 -3,065,480	650,000 -7,487,669	650,000 -16,589,936	625,000 961,451	650,000 -3,383,309	625,000 3,317,811

#### **Brownfield**

Brownf	ield								
			Offices - Central	Offices - Small	Offices - Park	Offices - Elsewhere	Industrial	Industrial - Small	Distribution
	CIL	£/m2	0	0	5.000	0	0	0	5.000
Income			5,000	200	5,000	5,000	4,500	400	5,000
	£/m2		4,000	3,500	3,250	3,250	2,000	1,500	2,500
	Capital Value		18,000,000	630,000	14,625,000	14,625,000	8,550,000	600,000	12,500,000
	Buyers Costs		810,000	28,350	658,125	658,125	384,750	27,000	562,500
	Capital Value		17,190,000	601,650	13,966,875	13,966,875	8,165,250	573,000	11,937,500
Costs	Land Used	Coverage	300%	100%	90%	300%	40%	40%	35%
		ha	0.167	0.020	0.556	0.167	1.125	0.100	1.429
		£/ha	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
		Uplift £/ha	0	0	0	0	0	0	C
		0.00%	200,000	200,000	200,000	200,000	200,000	200,000	200.000
		Site Cost	200,000	24,000	666,667	200,000	1,350,000	120,000	1,714,286
	Ctomp Duty (on VT)	4.00%	8,000	000	20,007	8,000	54,000	4,800	CO 574
	Stamp Duty (on VT)			960	26,667				68,571
	Acquisition	1.50%	3,000	360	10,000	3,000	20,250	1,800	25,714
	Strategic Promotion	0.00%	0	0	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2.397	2,212	2.397	2.397	958	1.503	784
	Construction	£	11,983,300	442,444	11,983,300	11,983,300	4,310,820	601,344	3,920,400
	Infrastructure	15.00%	1,797,495	66,367	1,797,495	1,797,495	646,623	90,202	588,060
	BNG	47,885	7,981	958	26,603	7,981	53,871	4,789	68,407
	Abnormals	5.00%	689,040	25,441	689,040	689,040	247,872	34,577	225,423
	Fees	8.00%	1,157,587	42,740	1,157,587	1,157,587	416,425	58,090	378,711
	S106	0.0070	0	0	0	0	0	0	0.0,
	CIL		0	0	0	0	0	0	C
	Contingency	5.00%	723,492	26,713	723,492	723,492	260,266	36,306	118,347
	Finance Costs	0.00%	0	0	0	0	0	0	
	Sales	2.50%	225,000	7,875	182,813	182,813	106,875	7,500	156,250
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal		16,614,894	633,856	16,616,995	16,572,707	6,137,002	859,407	5,569,884
	Interest	7.50%	623,059	23,770	623,137	621,476	230,138	32,228	208,871
	Profit % GDV	15.00%	2,578,500	90,248	2,095,031	2,095,031	1,224,788	85,950	1,790,625
	COSTS		19,816,453	747,874	19,335,164	19,289,214	7,591,927	977,585	7,569,379
Residu	al Land Worth	Site	-2,626,453	-146,224	-5,368,289	-5,322,339	573,323	-404,585	4,368,121
	Eviating Llas Value	£/ha	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000
	Existing Use Value		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Benchmark Land Value		1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
	Residual Value	£/ha	-15,758,716	-7,311,180	-9,662,920	-31,934,036	509,621	-4,045,851	3,057,685

Milton Keynes Viability Study

