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Plan Viability & CIL Review Study Regulation 19 Stage

Babergh & Mid Suffolk District Councils



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Executive Summary

- ES 1 The main objective in this viability assessment is to provide Babergh District Council & Mid Suffolk District Council, (the 'Districts') with an evidence base to assist in identifying the viability impacts of emerging planning policies in its Joint Local Plan. This report builds on our previous Plan Viability & CIL Review report dated, June 2019 for Regulation 18 Stage.
- ES 2 The viability testing has been an evidenced based approach and followed best practice set out in the revised National Planning Policy Framework (NPPF), CIL Regulations and revised Planning Practice Guidance (PPG).

Approach to Study

ES 3 As best practice recommends that it is not appropriate to test every site planned, a typology approach has been undertaken. These typologies are based on the planned development identified in the Councils emerging Joint Local Plan, including greenfield and brownfield development and residential and commercial uses. Development appraisals have been undertaken to test the viability of proposed allocations against the Councils proposed policies. A bespoke viability model has been created in Microsoft Excel. The model calculates the Residual Land Value (RLV) for each scenario with results displayed in a series of tables. Figure ES-1 illustrates the principles of a RLV appraisal.

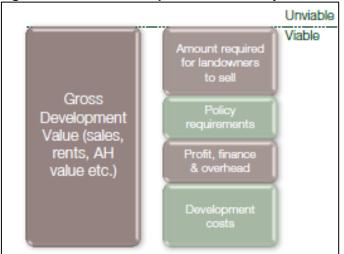


Figure ES-1 Elements required for a viability assessment

Source: Harman Report¹

ES 4 In order to advise on the ability of the proposed uses/scheme to support affordable housing and, other policy obligations. The residual land values in the appraisals have been assessed against

¹ Harman report, 2012, Viability Testing Local Plans, Advice for planning practitioners, page 30

suitable benchmark land value. The benchmark land values have been calculated on the Existing Use Value plus Premium method as recommended in the PPG.

How to interpret the viability appraisals

- ES 5 The results of the appraisals are interpreted as follows:
 - If the 'balance' is positive (i.e. the residual land values equals or exceeds the benchmark land value), then the policy is viable. We describe this as being 'viable for plan making purposes herein'.
 - If the 'balance' is negative, then the policy is not viable for plan making purposes and the affordable housing targets should be reviewed.
- ES 6 This is illustrated in Table ES-1 of a hypothetical appraisal. In this case the RLV at £1.528 million is £128,000 higher than the assumed threshold land value of £1.4 million meaning the balance is positive.

Table ES- 1 Example Appraisal Viability Summary RESIDUAL LAND VALUE 1 756 080 Residual Land Value (gross) 1,756,089 @ 5.0% SDLT (87,804)1,756,089 @ (17,561) Acquisition Agent fees 1,756,089 @ Acquisition Legal fees (8,780) 1,756,089 @ Interest on Land 6.5% 1,527,798 190,975 per plot Residual Land Value (net) 6,684,114 £ per ha 2,705,024 £ per acre TRESHOLD LAND VALUE 35 dph Site Area 0.23 ha 0.56 acres 13,722 sqft/ac 3,150 sqm/ha density check ,125,000 £ per ha 2,478,754 £ per acre Threshold Land Value 175,000 £ per plot 1,400,000 BALANCE 559,114 £ per ha 226,271 £ per acre 127,798 urplus/(Deficit)

Source: AspinallVerdi

- ES 7 In addition to the above, a series of sensitivity scenarios has been prepared for each of the typologies. Examples of the sensitivity results are set out in Tables ES- 2 and ES- 3. This is to assist in the analysis of the viability (and particularly the viability buffer); by examining the sensitivity of the appraisals to key variables such as affordable housing, TLV, profit, density and build rate. These sensitivity appraisals should be interpreted as follows:
 - In each sensitivity table there are two variables, in the two examples in Tables ES- 2 and ES- 3, the variable across the top is the percentage of affordable housing. Down the lefthand side, we have assumed differing levels of profit in the first sensitivity output and differing TLV in the second sensitivity output. Each coloured cell represents the scheme

surplus/deficit for a given sensitivity scenario. In each sensitivity testing cell table, you will find the corresponding scheme surplus/deficit from the appraisal, which we have circled in red in for reference.

• The example in Table ES- 2 assumes 40% affordable housing, with 17.5% profit on market housing GDV and a TLV of £6.12m per hectare – this produces a surplus of £127,796. This same surplus is circled in the sensitivity results in and Table ES- 3 because they represent the same assumption in the appraisal. The sensitivity testing in Table ES- 2 shows that when a higher profit margin is sought from 17.5% to 20% the scheme surplus reduces to £76,000 with 40% affordable housing. In the second scenario (and Table ES-3) when TLV increases, but all other assumptions remain the same, viability becomes more marginal. At £8.625 million per net hectare TLV development is unviable even with 10% affordable housing because the scheme generated a deficit of £149,000 per net hectare.

Table ES- 2 Example 1 of development appraisal sensitivity tables

	d d				AH - % on site				
lalance (RLV - TLV)	127,798	10%	15%	20%	25%	30%	35%	40%	
	15.0%	498,580	439,429	380,278	321,128	301,082	240,540	179,998	
	16.0%	467,980	410,529	353,078	335,525	276,722	217,920	159 118	
Profit (private sales)	17.5%	422,080	367,179	312,278	296,375	240,182	183,990	127,798	
W 03	18.0%	406,780	352,729	338,647	283,325	228,002	172,680	117,358	
	19.0%	376,180	323,829	310,807	257,225	203,642	150,060	96,478	
	20.0%	345,580	334,810	282.967	231,125	179,282	127,440	75,598	

Source: AspinallVerdi

Table ES- 3 Example 2 of development appraisal sensitivity tables

					AH - % on site			
Balance (RLV - TLV)	127,798	10%	15%	20%	25%	30%	35%	40%
11.1	4,125,000	879,222	824,322	769,421	753,518	697,325	641,133	584,940
	4,625,000	764,937	710,036	655,135	639,232	583,040	526,847	470,655
TLV (per ha)	5,125,000	650,651	595,750	540,850	524,946	468,754	412,561	356,369
	5,625,000	536,365	481,465	426,564	410,661	354,468	298,276	242 083
	6,125,000	422,080	367,179	312,278	296,375	240,182	183,990	127,798
	6,625,000	307,794	252,893	197,993	182,089	125,897	69,704	10,012
	7,125,000	193,508	138,607	83,707	67,803	11,611	(44,581)	(100,774)
	7,625,000	79,222	24,322	(30,579)	(46,482)	(102,675)	(158,867)	(215,060)
	8,125,000	(35,063)	(89,964)	(144,865)	(160,768)	(216,960)	(273,153)	(329,345)
	8,625,000	(149,349)	(204,250)	(259,150)	(275,054)	(331,246)	(387,439)	(443,631)

Source: AspinallVerdi

- ES 8 As you can see from the above, the typologies are very sensitive to small changes to key inputs and particularly affordable housing, TLV and profit.
- ES 9 In making the recommendations regard is made to the appraisal results and sensitivities 'in the round'. Therefore, if one particular scheme is not viable, whereas other similar typologies are highly viable, regard is made to the viable schemes in forming policy and cross checking the viability of the outlying scheme against the sensitivity tables (e.g. a small reduction in profit, or a small reduction in TLV which is within the margins of the 'viability buffer').

Typologies

ES 10 Based on our analysis of the type of development coming forward in the emerging Joint Local Plan we have devised the typologies set out in Table ES- 4.

Table ES- 4 Generic scenarios

No. of dwellings	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha
Greenfield					
8 – rural & policy off scenarios	20	0.4	90%	22	0.36
8 – low density	8	1	90%	9	0.90
15	15	1	90%	17	0.90
30	16	1.9	80%	20	1.52
50	18	2.8	80%	22	2.24
85	18	4.7	80%	23	3.76
150	18	8.3	70%	26	5.81
250	18	13.9	70%	26	9.73
Brownfield					
8 - policy off scenarios	20	0.4	90%	22	0.36
8 – low density	11	0.7	90%	13	0.63
15	20	0.8	90%	21	0.72
40	18	2.2	80%	23	1.76
40	70	0.6	80%	83	0.48
(flats)					
50	20	2.5	80%	25	2.00
50	70	0.7	80%	89	0.56
(flats)					
70	35	2	80%	44	1.60
Greenfield – Large S	Sites				
350	20	18	70%	28	12.50
600	24	25	70%	34	18
1,000	22	45	65%	34	30

Source: AspinallVerdi, October 2020

ES 11 Some of the generic typologies above are based on a specific sites size and density. This is the case where a site is an outlier and cannot be grouped with other due to its number of units and/or

- density. Though the number of units and density are site specific all other value and cost assumptions are not site specific and are consistent with our other testing.
- ES 12 In addition to regular residential testing, we have also tested two elderly accommodation scenarios as follows
 - Brownfield, 50 unit, 100dph Over 55 flatted accommodation scenario
 - Greenfield, 50 unit, 100dph Extra care flatted accommodation scenario
- ES 13 Based on the planned growth non-residential testing has also been undertaken of the following scenarios:
 - Convenience retail budget 2,000 sqm
 - Convenience retail express 350 sqm
 - Comparison retail (town centre) smaller format 500 sqm
 - Comparison retail (town centre) larger format 1,000 sqm
 - Office 500 sqm
 - Industrial unit 1,000 sqm

Results of viability testing

Residential

- ES 14 The analysis shows that that the Districts draft policies are viable with a 35% affordable housing contribution and the current indexed linked CIL of £143.29 psm. There is scope for the Districts to increase their current residential CIL charges to £200 psm and still maintain viable development. There is also a viability surplus to fund S.106 up to £10,100 per dwelling
- ES 15 In general terms brownfield development is less viable than greenfield development. The results show that the Districts draft policies are generally viable with the lower S106 ask of £1,500 per dwelling, current indexed linked CIL of £143.29 psm and 35% affordable housing. But once the S106 increases then the current indexed linked CIL of £143.29 psm and 35% affordable housing is unviable. A reduced affordable housing ask of 15% enables viable development with the enhanced S106 costs, whilst also leaving a 30% viability buffer.
- ES 16 Brownfield flatted development is unviable with a S106 cost of £1,500 per dwelling. The results show that the Districts draft policies are unviable with the current indexed linked CIL of £143.29 psm and 35% affordable housing. Even reducing affordable housing does not make these typologies viable. An increase in the cost of the S106 obligation would only make viability worse, given the unviable nature with the lower sum we have not tested the higher sum for this reason.

The unviable nature of development is not a concern as this type of development only forms a small element of the overall planned growth.

- ES 17 The greenfield rural exception scenario testing shows that development is not viable with 100% affordable housing and will require an element of market housing to cross-fund development. The appraisal results show that development starts to become marginally viable with 30% market housing. This is with a S106 contribution of £1,500 per dwelling
- ES 18 The results of our testing show that elderly accommodation development is unviable in the Districts on both greenfield and brownfield sites even with a 0% affordable housing contribution. Therefore, again the Councils will need to take a flexible approach with policy on these types of development.

Non-residential testing

- ES 19 Retail and office development are unviable and industrial development marginally viable. We therefore recommend that the Districts should not seek anything too onerous in terms of policy to help ensure viable development.
- ES 20 Again, due to the mixed viability picture of non-residential uses, we recommend that the Council seek Section 106 obligations on a scheme by scheme basis, subject to viability.

Recommendations

- ES 21 We have found that the emerging Joint Local Plan is generally viable. The bulk of generic typologies, representing most of the sites and proposed units in the Districts can viably provide their affordable housing target i.e. 35%. In addition, the scenarios show a viability surplus which can be used to fund section 106 contributions where appropriate.
- ES 22 A number of scenarios, including flatted, elderly and most commercial scenarios, are unviable.

 The allocations covered by these generic typologies do not constitute the bulk of development thus do not impact the overall viability of the plan. For these sites the Councils should take a flexible approach in terms of policy asks.
- ES 23 Our analysis has also shown that there is scope to increase the residential CIL charge for greenfield development to £200 psm but there is a need to reduce it on brownfield sites. Table ES- 5 sets out what the proposed new CIL rates would look like. As demonstrated in this report the CIL rates contain sufficient buffers to absorb changes in the market.

Table ES- 5 Proposed new CIL rates

Use	Affordable housing	CIL £ psm
Greenfield development – residential	35%	£200
Greenfield smaller sites (9 dwellings or fewer) which trigger affordable housing	35%	£80
Greenfield smaller sites (9 dwellings or fewer) which don't trigger affordable housing	N/a	£200
Brownfield housing development	20% /15%	£10 / £45
Brownfield flats development & smaller housing sites (9 dwellings or fewer) which trigger affordable housing	0%	£0
Brownfield smaller housing sites (9 dwellings or fewer) which don't trigger affordable housing	N/a	£90
Elderly accommodation (includes age restricted and sheltered but not general needs housing adapted).	0%	£0
All other uses	0%	£0

Source: AspinallVerdi, October 2020

1 Introduction

- 1.1 The main objective in this viability assessment is to provide Babergh District Council & Mid Suffolk District Council, (the 'Districts') with an evidence base to assist in identifying the viability impacts of emerging planning policies in its Joint Local Plan. This report builds on our previous Plan Viability & CIL Review report dated, June 2019 for Regulation 18 Stage.
- 1.2 The draft Joint Local Plan sets out the vision for Babergh & Mid-Suffolk District Councils as follows:
 - 'Enabling sustainable economic growth;
 - Enhancing and protecting the environment;
 - Delivering appropriate housing; and
 - Supporting strong and healthy communities & delivering Infrastructure.
- 1.3 To achieve the vision the draft Local Plan sets out the following objectives:³

• Housing:

 Delivery of the right types of homes, of the right tenure in the right place meeting need.

Economy:

- Encourage the development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity.
- To encourage inward investment to the Districts by supporting infrastructure improvements that will enable the continued growth of The Port of Felixstowe and strengthen the Districts' links to The Port of Felixstowe and the rest of the UK.

• Environment:

- To protect and enhance environmental assets (including designated sites, landscapes, heritage, biodiversity net gains, green spaces, air and water quality, and river corridors) for current and future generations.
- Ensure new development avoids areas of flood risk and reduces future flood risk.
- To reduce the drivers of climate change as much as possible from a social, economic and environmental perspective, with the ambition to be carbon neutral by 2030.

• Healthy Communities & Infrastructure

³ Babergh District Council & Mid Suffolk District Council, Joint Local Plan, Paragraph 03.03



² Babergh District Council & Mid Suffolk District Council, Joint Local Plan, Paragraph 03.01

- To enable all communities to thrive, grow, be healthy, active and self-sufficient through supporting the provision of the necessary infrastructure, and encouraging more sustainable travel.
- To support communities to deliver plans and projects at the district and neighbourhood levels, specifically providing opportunities for the District Councils supporting communities on the development on neighbourhood plans.
- To work with the communities of Hadleigh and Sudbury in Babergh and Eye,
 Needham Market and Stowmarket in Mid Suffolk in the development of a vision and strategy for these towns.
- 1.4 The viability assessment is be based on the 'viability standards' outlined in the revised National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), the Local Housing Delivery Group publication 'Viability Testing Local Plans', 2012; the Royal Institution of Chartered Surveyors (RICS) 'Financial Viability in Planning 1st Edition', 2012.; and the RICS Financial viability in planning: conduct and reporting. 1st Edition, May 2019.
- 1.5 The remainder of this report is structured as follows:

Section	2 –	National	Planning	Т		
Policy Context						

This section sets out the statutory requirements for the Local Plan and CIL viability including the NPPF, CIL Regulations and PPG.

Section 3 – Methodology

This section sets out our methodology to establish the viability of the various land uses and development typologies used in the testing. We also set out the professional guidance used when undertaking the economic viability appraisals and some important principles of land economics.

Section 4 - Local Plan Context

This section sets out the details of the emerging planning policies of the Joint Local Plan and their associated costs. In addition, we set out details of the existing Community Infrastructure Charging Schedules.

Section 5 – Developing viability scenarios

This section sets out each of the scenarios that we have used in the viability testing and how they have been devised.

Section 6 – Appraisal inputs & assumptions

This section sets out our viability inputs and assumptions that have been used in the development appraisals. Also, the assessment of greenfield and brownfield land values that have been used in the viability testing.



Section 7 – Viability testing results This section sets out our viability testing results across all

the scenarios.

Section 8 – Recommendations In the final section we set our policy recommendations

based on our evidence gathered and the results of our

viability testing.

Declaration

1.6 In accordance with Royal Institution of Chartered Surveyors (RICS) Financial viability in planning: conduct and reporting 1st edition, May 2019 we declare the following:

Objectivity, impartiality and reasonableness

1.7 We can confirm that we have undertaken our financial viability assessment with objectivity, impartiality and without interference. In doing so we have made reference to all appropriate sources of information to form our conclusions and recommendations.

Conflict of interests

1.8 We confirm that we have undertaken a conflict of interest check in relation to this instruction and we are not aware of any deemed conflicts in relation to this instruction. We confirm that we are currently acting on behalf of the Districts for site specific Section 106 assessments.

Not formal valuations

1.9 This report and the accompanying appraisals have been prepared in line with RICS valuation guidance. However, it is first and foremost a supporting document to support the delivery of the Joint Local Plan. The appraisals are not a formal 'Red Book' (RICS Valuation, Global Standards 2017) valuation and should not be relied upon as such.

Impact of Covid-19

1.10 Since our June 2019 study we have seen the emergence of the global pandemic caused by Covid-19. As a result of the global pandemic the UK entered a period of 'lockdown' with the government advising that to 'unnecessary social contact' should be avoided - this resulted in households self isolating. As a result of the government measures, people were encouraged to work from homes. Furthermore, the government introduced various initiatives such as the furlough scheme and the Coronavirus Act to help support businesses.



- 1.11 At the time of writing (August/September 2020) there has been an easing of social distancing measures. But depending on the number of new cases reported, areas are subject to potential 'local lockdowns.'
- 1.12 During the last few months we are starting to see a number of indicators as to the effect of the global pandemic has had on the UK economy. What is currently unclear is whether these are 'short-term shock' or more of a 'long-term structural' change.
- 1.13 Due to these significant uncertainties, when policy makers are making decisions based on viability evidence in the current climate, they must ensure there is a larger 'viability buffer' than would usually be assumed. In essence a degree of caution should be taken when imposing onerous planning policies and more surplus should be left as the profitability and viability of development is likely to reduce.

MHCLG – planning system reform consultations

- 1.14 On the 06 August 2020, the government opened two consultations where they have suggested major changes to the UK planning system in the coming years. The two consultations are due to close in October and we currently do not know when any changes are likely to be implemented.
- 1.15 The first proposes changes to our current system to speed up housing delivery in the short term.
 The second looks longer-term and proposes a complete overhaul to the existing system. We summarise both these White Paper documents as follows:

Changes to the current planning system consultation⁴

- 1.16 This document outlines several changes to the existing planning system. The four main points are listed below.
 - changes to the standard method for assessing local housing need.
 - securing of 'First Homes' through developer contributions in the short term until the transition to a new system.
 - supporting small and medium-sized builders by temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing.
 - extending the current Permission in Principle to major development.
- 1.17 The potential change with the greatest impact on this viability study would be the increase in the threshold for small sites which need to contribute towards affordable housing:



⁴ MHCLG, Changes to the current planning system consultation, August 2020

Planning for the future consultation⁵

- 1.18 This document outlines considerable long-term changes to the UK planning system. The outcome of this consultation will likely mean changes to primary legislation rather than just the NPPF.
- 1.19 A number of significant changes are proposed not least including the way local authorities' evidence and create local plans. Amongst other things, the way viability is considered in the planning system will be transformed with proposals including the removal of Section 106 agreements and community infrastructure levy (CIL). These would be replaced with a single consolidated 'Infrastructure Levy' which would include all planning gain developer contributions including affordable housing.
- 1.20 These changes could have a significant impact on the Babergh District Council & Mid Suffolk District Council Local Plan and this viability assessment. We don't know what future plans may look like under the new system but it is likely that viability assessments such as this will change considerably.



⁵ MHCLG, Planning for the Future – White Paper, August 2020

2 National planning policy context

2.1 Our economic viability appraisal has been carried out having regard to the NPPF, PPG on viability and CIL Regulations. We set out the pertinent points of these documents as follows:

National Planning Policy Framework (NPPF) (February 2019)

2.2 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It was first published on 27 March 2012 and the Ministry of Housing, Communities & Local Government (MHCLG) issued a revised version in July 2018 which was updated again in February 2019 to reflect the introduction of the standard method for assessing local housing need.

Plans should be deliverable

- 2.3 The NPPF requires local plans to be deliverable, paragraph 16 of the revised NPPF states: *'Plans should:*
 - a) be prepared with the objective of contributing to the achievement of sustainable development;
 - b) be prepared positively, in a way that is aspirational but deliverable;
 - c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
 - d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
 - e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
 - f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant). '6

Planning contribution/obligations

2.4 The setting of development contributions should not place the delivery of the plan at risk:

'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



⁶ MHCLG, February 2019, National Planning Policy Framework, paragraph 16

- (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."⁷
- 2.5 The NPPF states that planning obligations must only be sought where they meet all of the following tests:
 - '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.'8

Affordable housing

- 2.6 The NPPF sets a 10 units threshold for seeking affordable housing contributions, except in designated rural areas:
 - '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).'9
- 2.7 The NPPF defines major development as follows:
 - '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."¹⁰
- 2.8 Where affordable housing is sought, local planning authorities should seek at least 10% provision where there is identified need:
 - 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, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to 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 purposebuilt accommodation for the elderly or students);



⁷ Ibid, paragraph 34

⁸ Ibid, paragraph 56

⁹ Ibid, paragraph 63

¹⁰ Ibid, page 68

- 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.'11

Vacant building credit

2.9 The NPPF allows for affordable housing obligations to be reduced if there are any existing buildings on site:

'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."¹²

Planning Practice Guidance (PPG) Viability

2.10 Alongside the NPPF, updates to the PPG 'Viability and plan-making' were also applied. The guidance is now much more prescriptive on the methodology to determine the land value and as such Chapter 3 details our approach to land value taking into account those revisions.

Viability to be resolved at planning making stage

2.11 The PPG builds on the NPPF in that viability matters should be resolved at the plan making stage rather than decision-making stage, thus placing further weight on viability assessments early in the process:

'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.'13

Setting of policy requirements for contributions

- 2.12 The PPG explains that Plans should set out the contributions expected from development. The contributions 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).'14
- 2.13 When setting policies these will need to be informed through evidence, based on the infrastructure and affordable housing need for the area. There is also a need for clarity of policy requirements so that these can be reflected in the land value:

12 Ibid, paragraph 63

¹⁴ Ibid, Paragraph: 001 Reference ID: 10-001-20190509



¹¹ Ibid, paragraph 64

¹³ MHCLG, 09 May 2019, Planning Practice Guidance, Paragraph: 002 Reference ID: 10-002-20190509

'These 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. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development.¹⁵

- 2.14 In setting planning policy requirements local authorities need to have regard to the impact these have on development viability: 'The role for viability assessment is primarily at the plan making stage. 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.'16
- 2.15 The PPG also places an emphasis on addressing education requirements when considering viability at plan-making stage:

'When considering viability it is recommended that plan makers and local authorities for education work collaboratively to identify which schools are likely to expand, and where new schools will be needed as a result of planned growth.

It is important that costs and land requirements for education provision are known to inform site typologies and site-specific viability assessments, with an initial assumption that development will provide both funding for construction and land for new schools required onsite, commensurate with the level of education need generated by the development.'17

2.16 Ultimately the PPG is clear that total cumulative costs of policies should not render development unviable:

'The total cumulative cost of all relevant policies should not be of a scale that will make development unviable. Local planning authorities should set out future spending priorities for developer contributions in an Infrastructure Funding Statement.'18

Need for engagement

2.17 The PPG places a greater emphasis on engagement at plan-making stage, from both plan makers and stakeholders:

18 Ibid



¹⁵Ibid, Paragraph: 001 Reference ID: 10-001-20190509

¹⁶ Ibid, Paragraph: 002 Reference ID: 10-002-20180724

¹⁷Ibid, Paragraph: 029 Reference ID: 10-029-20190509

'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.

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.'19

PPG for CIL

- 2.18 There is a separate section of the PPG for CIL. The CIL PPG was first published in June 2014 and last updated in September 2019. The PPG is intended to provide clarity on the CIL Statutory Regulations which were first introduced in April 2010 and amended in February 2011, November 2012, April 2013, February 2014, and March 2015.²⁰ The Regulations have never been consolidated.
- 2.19 The PPG requires that 'charging authorities should think strategically in their use of the levy to ensure that key infrastructure priorities are delivered to facilitate growth and the economic benefit of the wider area'.²¹ Also, 'when deciding the levy rates, an authority must strike an **appropriate balance** between additional investment to support development and the potential effect on the viability of developments..²² (our emphasis)
- 2.20 In this respect, CIL Regulation 14 requires that -

A charging authority must strike what appears to the charging authority to be an appropriate balance between —

- (a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
- (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.²³

²³ The Community Infrastructure Levy Regulations 2010, 6 April 2010 under section 222(2)(b) of the Planning Act 2008 Regulation 14



¹⁹ Ibid, Paragraph: 006 Reference ID: 10-006-20190509

²⁰ https://www.local.gov.uk/pas/pas-topics/infrastructure/cil-regulations-and-dclg-documents

²¹ MHCLG, 01 September 2019, PPG CIL, Paragraph: 012 Reference ID: 25-012-20190901

²² Ibid, Paragraph: 010 Reference ID: 25-010-20190901

- 2.21 Paragraph 019 of the CIL guidance state that, 'a charging authority should be able to explain how their proposed levy rate or rates will contribute towards new infrastructure to support development across their area. Charging authorities will need to summarise their viability assessment. Viability assessments should be **proportionate**, **simple**, **transparent** and publicly available in accordance with the viability guidance... This evidence should ... [show] the potential effects of the proposed levy rate or rates on the economic viability of development across the authority's area. ²⁴ hence this report.
- 2.22 Paragraph 020 states that, 'a charging authority must use 'appropriate available evidence' (as defined in the section 211(7A) of the Planning Act 2008) to inform the preparation of their draft charging schedule. It is recognised that the available data is unlikely to be fully comprehensive. Charging authorities need to demonstrate that their proposed levy rate or rates are informed by 'appropriate available' evidence and consistent with that evidence across their area as a whole.' 25 (our emphasis)

'In addition, a charging authority should directly sample an appropriate range of types of sites across its area, in line with planning practice guidance on viability. This will require support from local developers'²⁶.

'Charging authorities that decide to set **differential rates** may need to undertake more finegrained sampling, on a higher proportion of total sites, to help them to estimate the boundaries for their differential rates. .. Fine-grained sampling is also likely to be necessary where they wish to differentiate between categories or scales of intended use.' ²⁷ (our emphasis)

'A charging authority's proposed rate or rates should be reasonable, given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence. For example, this might not be appropriate if the evidence pointed to setting a charge right at the margins of viability. There is room for some pragmatism. It would be **appropriate to ensure that a 'buffer' or margin is included**, so that the levy rate is able to support development when economic circumstances adjust.' ²⁸ (our emphasis)

2.23 Paragraph 022 confirms that 'the regulations allow charging authorities to apply **differential rates** in a flexible way, to help ensure the viability of development is not put at risk'. And, 'differential rates should not be used as a means to deliver policy objectives.'

'Differential rates may be appropriate in relation to -

- geographical zones within the charging authority's boundary
- types of development; and/or



²⁴ MHCLG, 01 September 2019, PPG CIL, Paragraph: 019 Reference ID: 25-019-20190901

²⁵ Ibid, Paragraph: 020 Reference ID: 25-020-20190901

²⁶ Ibid

²⁷ Ibid

²⁸ Ibid

- scales of development.'29 (our emphasis)
- 2.24 It is important to note that the CIL Regulations refer to 'use' here rather than 'type' of development. Regulation 13 states that –

'A charging authority may set differential rates—

- (a) for different zones in which development would be situated [2010 Regulations];
- (b) by reference to different intended **uses** of development [2010 Regulations];
- (c) by reference to the intended gross internal area of development [2014 Regulations];
- (d) by reference to the intended number of dwellings or units to be constructed or provided under a planning permission [2014 Regulations].'30
- 2.25 This is important because development on brownfield land could be considered a 'type' of development, but it is not a 'use'. Paragraph: 023³¹ refers to 'How can rates be set by type of use?' This states that 'the definition of 'use' for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987'.
- 2.26 The PPG also acknowledges that different existing land uses will result in a different uplift in values, and need to be considered when setting different CIL rates: 'the uplift in land value that development creates is affected by the existing use of land and proposed use. For example, viability may be different if high value uses are created on land in an existing low value area compared to the creation of lower value uses or development on land already in a higher value area. Charging authorities can take these factors into account in the evidence used to set differential levy rates, in order to optimise the funding received through the levy'32.
- 2.27 PPG Paragraph 022 goes on, 'a charging authority that plans to set differential rates should seek to **avoid undue complexity.** Charging schedules with differential rates should not have a disproportionate impact on particular sectors or specialist forms of development. Charging authorities may wish to consider how any differential rates appropriately reflect the viability of the size, type and tenure of housing needed for different groups in the community, including accessible and adaptable housing, as set out in the National Planning Policy Framework. Charging authorities should consider the views of developers at an early stage'. 33 (our emphasis)

'If the evidence shows that the area includes a zone, which could be a strategic site, which has low, very low or zero viability, the charging authority should consider setting a low or zero levy



²⁹ Ibid, Paragraph: 022 Reference ID: 25-022-20190901

³⁰ The Community Infrastructure Levy Regulations 2010 and (Amendment) Regulations 2014

³¹ MHCLG, 01 September 2019, PPG CIL, Paragraph: 023 Reference ID: 25-023-2019090

³² Ibid, Paragraph: 025 Reference ID: 25-025-2019090

³³ Ibid, Paragraph: 022 Reference ID: 25-022-20190901

rate in that area. The same principle should apply where the evidence shows similarly low viability for particular types and/or scales of development'. ³⁴

Striking the appropriate balance

2.28 When setting a CIL rate, charging authorities should set it at a level which does not threaten the ability to viably develop the sites and scale of development identified in the relevant Plan. They need to draw on the infrastructure planning evidence that underpins the development strategy for their area:

'a charging authority must strike what appears to the charging authority to be an appropriate balance between:

- (a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
- (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.'35
- 2.29 The levy is supposed to have a positive economic effect on development across a local plan area. When deciding the levy rates, an appropriate balance must be struck between additional investment to support development and the potential effect on the viability of developments.
- 2.30 In other words, the 'appropriate balance' is the level of CIL which maximises the delivery of development in the area. If the CIL charging rate is above this appropriate level, there will be less development than planned, because CIL will make too many potential developments unviable. Conversely, if the charging rates are below the appropriate level, development will also be compromised, because it will be constrained by insufficient infrastructure.
- 2.31 The CIL guidance requires viability assessments to be proportionate, simple, transparent and publicly available as well as being an area-based approach, involving broad tests of viability across the area in order to underpin the charge, all of this being in accordance with viability guidance.

The setting of different rates

- 2.32 It is important to note that the CIL Regulations refer to 'use' here rather than 'type' of development. Regulation 13 states that: 'A charging authority may set differential rates:
 - (a) for different zones in which development would be situated;

³⁵ CIL Regulations, 6 April 2010, under section 222(2)(b) of the Planning Act 2008 Regulation 14



³⁴ Ibid, Paragraph: 022 Reference ID: 25-022-20190901

- (b) by reference to different intended uses of development.
- (c) by reference to the intended gross internal area of development;
- (d) by reference to the intended number of dwellings or units to be constructed or provided under a planning permission.'36
- 2.33 Ultimately the 'proposed rate or rates <u>should be reasonable</u>, given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence. For example, this might <u>not be appropriate if the evidence pointed to setting a charge right at the margins of viability</u>. There is room for some pragmatism. It would be appropriate to ensure that a 'buffer' or margin is included, so that the levy rate is able to support development when economic circumstances adjust. In all cases, the charging authority should be able to explain its approach clearly. ³⁷
- 2.34 In considering a suitable buffer, research indicates that the 'viability buffers (typically set at around 30%) have been introduced to try and account for instances where developers have paid for land before CIL was introduced.'38
- 2.35 The same research highlights though that 'CIL is a relatively minor development cost, around 2% of total market value on average compared with the impact of s106 costs prior to the introduction of CIL. Viability modelling shows that the introduction of CIL has limited impact on development viability and does not make, on its own, a viable scheme unviable.'39

Other developer contributions

- 2.36 The PPG acknowledges that infrastructure can be funded in a number of ways i.e. CIL, Section 106, and Section 278. But local authorities need to be clear of their 'infrastructure needs and what developers will be expected to pay for through which route.
 - Authorities can choose to use funding from different routes to fund the same infrastructure. Authorities should set out in infrastructure funding statements which infrastructure they expect to fund through the levy and through planning obligations (see regulation 121A).^{'40}
- 2.37 Because the levy is intended to provide infrastructure to support development across the area it is acknowledged that there might be a need for some site-specific mitigation, which could be captured outside CIL through a Section 106 Obligation.



³⁶ CIL Regulations amendment, 23rd February 2014, under section 222(2)(b) of the Planning Act 2008 Regulation 13

³⁷ MHCLG, 01 September 2019, PPG,: Paragraph: 020 Reference ID: 25-020-20190901

³⁸ CIL Review Team, October 2016, A New Approach To Developer Contributions, Page 54

³⁹ Ibid

⁴⁰ MHCLG, 01 September 2019, PPG, Paragraph: 169 Reference ID: 25-169-20190901

Can the levy be paid 'in kind' rather than in cash?

- 2.38 The charging authority can accept 'land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy.'41
- 2.39 Such an agreement is subject to the Charging Authority discretion. If a Charging Authority wished to adopt this approach 'of accepting infrastructure payments, they must publish a policy document which sets out conditions in detail. This document should confirm that the authority will accept infrastructure payments and set out the infrastructure projects, or types of infrastructure, they will consider accepting as payment (this list may be the same list provided for the purposes of regulation 123).'42

PPG for housing for older & disabled people

2.40 There is a separate section of the PPG to help guide Districts in preparing policies on housing for older and disabled people (published 26 June 2019). The PPG recognises the necessity to plan for the housing needs of disabled people:

'The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives. Unsuitable or unadapted housing can have a negative impact on disabled people and their carers. It can lead to mobility problems inside and outside the home, poorer mental health and a lack of employment opportunities. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing. An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs throughout their lifetime.'43

2.41 Where an identified need exists, planning policies can set out the proportion of new housing that will be delivered to the following standards:

'M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement)

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site specific factors.'44



⁴¹ Ibid, Paragraph: 133 Reference ID: 25-133-20190901

⁴² Ibid, Paragraph: 134 Reference ID: 25-134-20190901

⁴³ MHCLG, 26 June 2019, Paragraph: 002 Reference ID: 63-002-20190626

⁴⁴ MHCLG, 26 June 2019, Paragraph: 002 Reference ID: 63-015-20190626

2.42 The PPG recognises the diversity of specialist housing, stating:

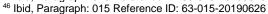
'There is a significant amount of variability in the types of specialist housing for older people. The list above provides an indication of the different types of housing available, but is not definitive. Any single development may contain a range of different types of specialist housing.'45

2.43 In regards to how the viability of specialist housing for older people should be addressed, the PPG states the following:

'Viability guidance sets out how plan makers and decision takers should take account of viability, including for specialist housing for older people. 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. Plans can set out different policy requirements for different types of development. These 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 Community Infrastructure Levy and section 106.

Viability guidance states that 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. Such circumstances could include types of development which may significantly vary from standard models of development for sale (for example housing for older people).'46

⁴⁵ Ibid, Paragraph: 010 Reference ID: 63-015-20190626





3 Methodology

3.1 In this section of the report, we set out our methodology to establish the viability of the various land uses and development typologies to use in the testing. We also set out the professional guidance that we have had regard to in undertaking the economic viability appraisals.

Viability modelling best practice

- 3.2 The general principle is that affordable housing, CIL and other planning obligations will be levied on the increase in land value resulting from the grant of planning permission. However, there are fundamental differences between land economics and every development scheme is different. Therefore, in order to derive planning contributions (including CIL) and understand the 'appropriate balance,' it is important to understand the micro-economic principles which underpin the viability analysis.
- 3.3 The uplift in value is calculated using a Residual Land Value (RLV) appraisal Figure 3-1 illustrates the principles of a RLV appraisal.

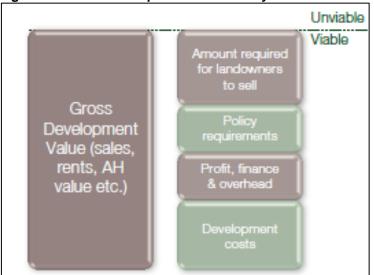


Figure 3-1 Elements required for a viability assessment

Source Harman Report⁴⁷ 2012

- 3.4 Our specific appraisals for each of the land uses and typologies are set out in the relevant section below.
- 3.5 In order to advise on the ability of the proposed uses/scheme to support affordable housing, other policy obligations and CIL we have benchmarked the residual land values from the viability

⁴⁷ Local Housing Delivery Group, Local Government Association / Home Builders Federation / NHBC, 20 June 2012, Viability Testing Local Plans, Advice for planning practitioners, Edition 1 (the 'Harman' report) page 30



- analysis against existing or alternative land use relevant to the particular typology the Threshold Land Value (TLV).
- 3.6 A scheme is viable if the total of all the costs of development including land acquisition, planning obligations, CIL and profit are less than the Gross Development Value (GDV) of the scheme. Conversely, if the GDV is less than the total costs of development (including land, S106s, CIL and profit) the scheme will be unviable.
- 3.7 If the balance is positive, then the policy is viable. If the balance is negative, then the policy is not viable and the CIL and/or affordable housing rates should be reviewed.
- 3.8 This approach is summarised on the diagram in Figure 3-2.

GDV (inc. AH)

//ess

Fees
S106/CIL
Build Costs
Profit
Interest etc.

RLV

No. Units / Size
X Density
Size of site (ha)
X TLV (£/ha)

TLV

Source: AspinallVerdi

What to test?

3.9 For plan wide viability testing it is not necessary to test every proposed development site but to base the testing on the 'type of sites' which are reflective of the development proposed over the plan period – this is known as testing of 'typologies.' Where there are key sites (strategic sites) that are fundamental to the delivery of the plan these need to be considered separately. The PPG explains this as follows:

'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



<u>circumstances a more detailed assessment</u> may be necessary <u>for particular areas or key sites</u> on which the delivery of the plan relies.'48

What is meant by a typology approach to viability?

3.10 Typologies for the viability testing are to be based on the proposed development in the plan to ensure the testing represents the type of development coming forward. In doing so it is appropriate to consider 'shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development.'49

Viability testing of key sites

3.11 The PPG considers key sites as those sites that are crucial to the delivery of the plan '...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.'50

Development appraisal inputs

3.12 In devising the inputs to use in the appraisals, it is acceptable to use standardised inputs, rather than relying on site specifics: 'All viability assessments, including any undertaken at the planmaking stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.'51

Gross development value

3.13 The Gross development value is the cumulative value of the completed development. For plan wide viability assessments '... <u>average figures</u> can be used, <u>with adjustment</u> to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data.'52

Development costs

3.14 The PPG explains, as with values, cost should also reflect local market conditions, it also places an emphasis to identify development costs at plan-making stage: Local market development costs could relate to dealing with local ground conditions, environmental mitigation, flood risk, design requirements, sustainability etc. The PPG states 'As far as possible, costs should be identified at the plan making stage. Plan makers should identify where costs are unknown and identify where further viability assessment may support a planning application.' 53



⁴⁸ MHCLG, 05 May 2019, PPG, Paragraph: 004 Reference ID: 10-004-20190509

⁴⁹ Ibid, Paragraph: 004 Reference ID: 10-003-20180724

⁵⁰ MHCLG, 24 July 2018, PPG, Paragraph 005 Reference ID: 10-005-20180724

⁵¹ MHCLG, National Planning Policy Framework (NPPF), February 2019. Paragraph 57

⁵² Ibid, Paragraph: 011 Reference ID: 10-011-20180724

⁵³ MHCLG, 05 May 2019, PPG, Paragraph 014 Reference ID: 10-014-20190509

Benchmark (threshold) land value

3.15 Benchmark land value, also referred to as threshold land value, has been subject to much debate in recent years due to trying to establish the most appropriate method to determine it for planning purposes. The two most common approaches have been Existing Use plus and Market Value adjusted for policy. The latter, although a more market facing approach, has faced criticism⁵⁴ because practitioners have not been adjusting land values fully for policy. The PPG now provides a clear single method (Existing Use plus Premium) in determining land value:

'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 fully 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+)'55

- 3.16 The PPG also sets out the factors that should be considered when establishing the land value:
 - '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



⁵⁴ Sayce, S, et al, January 2017, Viability and the planning system: the relationship between economic viability testing, land values and affordable housing in London
55 MHCLG, 05 May 2019, PPG, Paragraph: 013 Reference ID: 10-013-20190509

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."56

- 3.17 Despite the clarity the PPG brings, there is still uncertainty on how the premium is calculated. This was highlighted in the research undertaken by Sarah Sayce: 'Overall, the 'EUV plus' approach was favoured by the majority of respondents, despite the recognition that the premium element can be difficult to assess in some circumstances.'57
- 3.18 The PPG explains 'The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully 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.'58

- 3.19 In helping to inform the professional judgement, a balance needs to be struck between the competing interests (developers, landowners and the aims of the planning) 'to secure maximum benefits in the public interest through the granting of planning permission.'59
- 3.20 In considering suitable premiums to apply we are mindful of the following:
 - The Harman Report 60 was published in response to the introduction of viability becoming more prominent in the planning system post the introduction of the NPPF. Although the Harman Report pre-dates the current iteration of the PPG on viability it does recommend the EUV plus approach to determine land value for planning purposes. The Harman report also advocates that when assessing an appropriate Benchmark Land Value, consideration should be given to 'the fact that future plan policy requirements will have an impact on land values and owners' expectations. '61 Harman, does acknowledge that reference to market values will provide a useful 'sense check' on the Benchmark Land Values that are being used in the appraisal model; however, 'it is not recommended that these are used as the

⁶⁰ Local Housing Delivery Group Chaired by Sir John Harman, 20 June 2012, Viability Testing Local Plans, Advice for planning practitioners
⁶¹ Ibid, page 29





⁵⁶ MHCLG, 09 May 2019, PPG, Paragraph: 014 Reference ID: 10-014-20190509

⁵⁷ Sayce, S, et al, January 2017, viability and the planning system: the relationship between economic viability testing, land values and affordable housing in London, page 6

⁵⁸ MHCLG, 09 May 2019, PPG, Paragraph: 016 Reference ID: 10-016-20190509

⁵⁹ MHCLG, 24 July 2018, PPG, 3.21 Paragraph: 010 Reference ID: 10-010-20180724

basis for input into a model.'62 It also acknowledges that for large greenfield sites, 'land owners are rarely forced or distressed sellers, and generally take a much longer term view over the merits or otherwise of disposing of their asset.'63 It refers to these 'prospective sellers' as 'potentially making a once in a lifetime decision over whether to sell an asset that may have been in the family, trust or institution's ownership for many generations.'64 In these circumstances, Harman states that for these greenfield sites that 'the uplift to current use value sought by the landowner will invariably be significantly higher than in an urban context and requires very careful consideration.'65

- HCA Area Wide Viability Model although now a dated document, the HCA Area Wide Viability Model (Annex 1 Transparent Viability Assumptions) provides guidance on the size of the premium. The guidance states that 'Benchmarks and evidence from planning appeals tend to be in a range of 10% to 30% above EUV in urban areas. For greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value'.66
- Inspector's Post-Hearing Letter to North Essex Authorities the Inspector's letter is in relation to, amongst other things, the viability evidence of three proposed garden communities in North Essex. The three Garden Communities would provide up to 43,000 dwellings in total. The majority of land for the Garden Communities is in agricultural use, and the Inspector recognised that the EUV for this use would be around £10,000 per gross acre. In this case, the Inspector was of the opinion that around a x10 multiple (£100,000 per gross acre) would provide sufficient incentive for a landowner to sell. But given 'the necessarily substantial requirements of the Plan's policies' a price 'below £100,000/acre could be capable of providing a competitive return to a willing landowner'. For The Inspector, however, judged that 'it is extremely doubtful that, for the proposed GCs, a land price below £50,000/acre half the figure that appears likely to reflect current market expectations would provide a sufficient incentive to a landowner. The margin of viability is therefore likely to lie somewhere between a price of £50,000 and £100,000 per acre. 168

Conclusion on approach to land value

3.21 Current guidance is clear that the land value assessment needs to be based on Existing Use plus Premium and not a Market Value approach. Although the assessment of the Existing Use can be informed by comparable evidence the uncertainty lies in how the premium is calculated. Whatever is the resulting land value (i.e. Existing Use plus Premium) the PPG is clear that this



⁶² Ibid

⁶³ Ibid, page 30

⁶⁴ Ibid

⁶⁵ Ibid

⁶⁶ HCA, August 2010, Area Wide Viability Model (Annex 1 Transparent Viability Assumptions)

⁶⁷ Planning Inspectorate,15 May 2020, Examination of the Shared Strategic Section 1 Plan - North Essex Authorities, Paragraph 204

²⁰⁴ ⁶⁸Ibid, Paragraph 205

must reflect the cost of complying with policies: '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.' ⁶⁹ Furthermore, we need to ensure that the maximum benefits in the public interested are secured once any future granting of planning permission is made.

Viability modelling approach

- 3.22 We have undertaken viability testing using a bespoke Microsoft Excel model. The model calculates the Residual Land Value (RLV) for each scenario with results displayed in a series of tables.
- 3.23 As mentioned above, a scheme is viable if the RLV is positive for a given level of profit. We describe this situation herein as being 'fundamentally' viable. This does not mean that a scheme will come forward for development as the RLV for a particular scheme has to exceed the landowner's TLV. In Development Management terms every scheme will have a different RLV and every landowner's motivations will be different (TLV). For Plan Making purposes it is important to benchmark the RLVs from the viability analysis against existing or alternative land use relevant to the particular typology.

How to interpret the viability appraisals

- 3.24 The results of the appraisals should be interpreted as follows:
 - If the 'balance' is positive, then the policy is viable. We describe this as being 'viable for plan-making purposes herein'.
 - If the 'balance' is negative, then the policy is not viable for plan-making purposes and the CIL rates and/or Affordable Housing targets should be reviewed.
- 3.25 This is illustrated in Table 3-1 of our hypothetical appraisals. In this case the RLV at £1.528 million is £128,000 higher than the assumed threshold land value of £1.4 million meaning the balance is positive.



⁶⁹ MHCLG, 24 July 2018, PPG, Paragraph: 012 Reference ID: 10-012-20180724

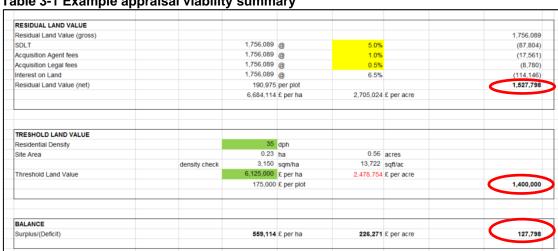


Table 3-1 Example appraisal viability summary

Source: AspinallVerdi 2020

- 3.26 In addition to the above, we have also prepared a series of sensitivity scenarios for each of the typologies. Examples of the sensitivity results are set out in Table 3-2 and Table 3-3. This is to assist in the analysis of the viability (and particularly the viability buffer); by examining the sensitivity of the appraisals to key variables such as affordable housing, TLV, profit, density and build rate. These sensitivity appraisals should be interpreted as follows:
 - In each sensitivity table, there are two variables, in the two examples in Table 3-2 and Table 3-3 the variable across the top is the percentage of affordable housing. Down the left hand side, we have assumed differing levels of profit in the first sensitivity output and differing TLV in the second sensitivity output. Each coloured cell represents the scheme surplus/deficit for a given sensitivity scenario. In each sensitivity testing cell table, you will find the corresponding scheme surplus/deficit from our appraisal, which we have circled in red in for reference.
 - The example in Table 3-2 assumes 40% affordable housing, with 17.5% profit on market housing GDV and a TLV of £6.12m per hectare - this produces a surplus of £127,796. This same surplus is circled in the sensitivity results in Table 3-3, because they represent the same inputs and assumptions in the appraisal. We can see through the sensitivity testing in Table 3-2 when a higher profit margin is sought from 17.5% to 20% the scheme surplus reduces to £76,000 with 40% affordable housing. In the second scenario (Table 3-3) when TLV increases, but all other inputs and assumptions remain the same, viability becomes more marginal. At £8.625 million per net hectare TLV development is unviable even with 10% affordable housing because the scheme generated a deficit of £149,000.



Table 3-2 Example 1 of development appraisal sensitivity tables

					AH - % on site				
alance (RLV - TLV)	127,798	10%	15%	20%	25%	30%	35%	40%	
	15.0%	498,580	439,429	380,278	321,128	301,082	240,540	179,998	
	16.0%	467,980	410,529	353,078	335,525	276,722	217,920	159 118	
Profit (private sales)	17.5%	422,080	367,179	312,278	296,375	240,182	183,990	127,798	
	18.0%	406,780	352,729	338,647	283,325	228,002	172,680	117,358	
	19.0%	376,180	323,829	310,807	257,225	203,642	150,060	96,478	
	20.0%	345,580	334,810	282,967	231,125	179,282	127,440	75,598	

Source: AspinallVerdi 2019

Table 3-3 Example 2 of development appraisal sensitivity tables

					AH - % on site			
Balance (RLV - TLV)	127,798	10%	15%	20%	25%	30%	35%	40%
12	4,125,000	879,222	824,322	769,421	753,518	697,325	641,133	584,940
	4,625,000	764,937	710,036	655,135	639,232	583,040	526,847	470,655
TLV (per ha)	5,125,000	650,651	595,750	540,850	524,946	468,754	412,561	356,369
	5,625,000	536,365	481,465	426,564	410,661	354,468	298,276	242.083
	6,125,000	422,080	367,179	312,278	296,375	240,182	183,990	127,798
	6,625,000	307,794	252,893	197,993	182,089	125,897	69,704	13,512
	7,125,000	193,508	138,607	83,707	67,803	11,611	(44,581)	(100,774)
	7,625,000	79,222	24,322	(30,579)	(46,482)	(102,675)	(158,867)	(215,060)
	8,125,000	(35,063)	(89,964)	(144,865)	(160,768)	(216,960)	(273,153)	(329,345)
	8,625,000	(149,349)	(204,250)	(259,150)	(275,054)	(331,246)	(387,439)	(443,631)

Source: AspinallVerdi, 2020

- 3.27 As you can see from the above, the typologies are very sensitive to small changes to key inputs and particularly affordable housing, TLV and profit.
- 3.28 In making our recommendations we have had regard to the appraisal results and sensitivities 'in the round'. Therefore, if one particular scheme is not viable, whereas other similar typologies are highly viable, we have had regard to the viable schemes in forming policy and cross-checked the viability of the outlying scheme against the sensitivity tables (e.g. a small reduction in profit, or a small reduction in TLV which is within the margins of the 'viability buffer').

Stakeholder engagement

3.29 As part of our Regulation 18, June 2019 study we undertook a stakeholder event on 30 October 2018 at Ipswich Football Club. The purpose of the event was to understand the viability issues faced by the development industry in the Districts and to test our emerging assumptions and viability inputs. During the event, representatives indicated that despite some 'pockets' of high-value areas across the Districts, in general terms values were around £3,000 psm. At the event, we sought written comments about our emerging assumptions and viability inputs, post presentation, but nothing was received.



4 Local Plan context

- 4.1 The Districts have prepared the draft Joint Local Plan policies. This document needs to test those proposed policies to ensure they do not impact negatively on the viability of the Plan.
- 4.2 The proposed policies that could have an impact on viability have been the focus of the testing in this report. Our assessment is made through a 'traffic light system': policies marked red (high impact) are presumed to have a direct impact on the viability and have been incorporated into the economic appraisal. Where a policy is considered to have medium risk (amber colour), generally it has an indirect impact on the viability and has been factored into the study during the property market cost and value assumptions. Where policies have a low risk (green colour), generally they have limited indirect impact on viability. Our assessment of the emerging policies in the draft Joint Local Plan is contained in Appendix 1, with a summary set out in Table 4-1 on how the costs are reflected in our appraisals.



Table 4-1 Policy costs inputs & assumptions

Policy reference	Element	Cost	Comment
Policy SP02 Policy LP08 &	Affordable Housing	Delivered on-site	Values based on consultations with Registered Providers.
Policy LP06 -		through a reduction	
		in capital value of	
		market units	
Policy SP08 – Infrastructure		Included in indexed	S106 costs based on comparable schemes and reflect site
Provision		linked CIL	specific mitigation measures. CIL costs based on curren
		Residential sites	CIL charging schedules (detailed provided in Figure 4-1
		£1,500 per dwelling	and Figure 4-3) and reflect the items listed in the respective
		allowance or	S123 lists (detailed set out in Figure 4-5 and Figure 4-6)
		enhanced S106 with	
		an additional £8,600	
		per dwelling.	
Policy SP09 - Cross-boundary	Recreational	£121.89 per dwelling	The relevant RAMS zone for Babergh and Mid Suffolk is
mitigation of effects on	Disturbance Avoidance		Zone A which is £121.89 per dwelling.
Protected Habitats	and Mitigation Strategy		
	(RAMS).		
Policy LP06 - Mix and type of	Affordable housing	£521 per dwelling	Cost is based on the DCLG Housing Standards Review,
composition. Policy LP07 -	included on-site,	applied -adaptable	Final Implementation Impact Assessment, March 2015,
	bungalows included as	dwellings under Part	paragraphs 153 and 157.
	part of housing mix and	M4 (2) of the building	



Policy reference	Element	Cost	Comment
Supported and Special Needs	cost included for Part	regulations. Applied	
Housing.	M4(2) requirements	to 50% of all	
		dwellings.	
LP18 – Biodiversity &	Biodiversity net gain	£42,545 per gross	Cost calculated on gross site area. We have relied upon
Geodiversity		hectare of	calculation set out in the Biodiversity Net Gain and Local
		development land	Nature Recovery Strategies, 2019. Fees for surveys
			covered through professional fee allowance (see Table
			6-4).
Policy LP25 - Sustainable	Renewable/low carbon	£3,500 per dwelling	Cost reflects renewable/low carbon energy production
Construction and Design	energy		equipment to provide at least 10% of predicted energy
			requirements. The policy is not prescriptive on how this
			should be delivered. This could be a combination of
			passive solar design, solar thermal (solar hot water), solar
			electricity (photovoltaics or 'PV'), heat pumps and
			combined heat and power (Micro-CHP).
			There has been no recent published research on the
			costs for achieving 10% renewable energy. In 2006, the
			Energy Saving Trust published research 'Meeting the 10
			per cent target for renewable energy in housing – a guide
			for developers and planners', which indicated a cost of
			between £2,500 and £5,000 per dwelling – our figure used
			is a mid-point in the range stated. Cost consultant's



Policy reference	Element	Cost	Comment
			Currie & Brown ⁷⁰ state that the cost of a 2kWp PVs as
			£2,940 and Air Source Heat Pump (ASHP) for a semi-
			detached house as £4,200. Again, our figure falls in the
			range of the two technology solutions.
			There could potentially be an element of double counting
			with the cost of achieving Policy SP10 'Renewable energy
			generation contributes positively to carbon emissions
			reductions through displacement of grid electricity, or by
			direct partial consumption at the point of generation. Such
			contributions support the gradual decarbonisation of the
			electricity grid and, combined with smart local
			supply/demand solutions and/or energy storage
			technologies, provide a robust approach towards more
			resilient energy strategies. In that respect it was important
			to consider PV generation within the research work.
			Renewable heat generation also has an important role to
			play reducing energy required for hot water generation.'71
			Including an additional cost for renewable energy could
			therefore be considered a conservative approach to the
			viability testing but ensures both elements of the policy
			requirements (Policy LP25 & SP10) are met.

Currie & Brown, December 2018, Centre for Sustainable Energy Cost of carbon reduction in new buildings, Page 16 & Page 25 Currie & Brown, September 2019, Tunbridge Wells Borough Council Energy Policy Viability Report Final Report, Page 13 29



Policy reference	Element	Cost	Comment
Policy LP25 - Sustainable	Water efficiency	£9 per dwelling	Meet the higher water efficiency standards of 110 litres
Construction and Design			per person per day, as set out in building regulations part
			G2 - This is based Department for Communities and Local
			Government Housing Standards Review Cost Impact
			September 2014 by EC Harris.
Policy SP10 - Climate Change	Carbon reduction	£2,557 per dwelling -	Cost based on MHCLG The Future Homes Standard 2019
		20% reduction in	Consultation on changes to Part L (conservation of fuel and
		CO2	power) and Part F (ventilation) of the Building Regulations
			for new dwellings: Impact Assessment.
LP29 - Flood Risk and	Surface run-off –	Covered through the	Based on the assessment of previous schemes.
Vulnerability	delivered as SuDs	external allowance	
Policy LP30 - Designated	Open space	Delivered through	Ditto.
Open Spaces		the difference	
		between gross to net	
		developable area	
Policy LP32 - Safe,	Travel plan	Covered through	Ditto.
Sustainable and Active		professional fees	
Transport		allowance.	



Policy reference	Element	Cost	Comment
Policy LP32 - Safe,	Electric charging points	£1,000 per dwelling	The estimated cost of providing a facility on site provided
Sustainable and Active		housing schemes	by Energy Saving Trust.72 Multi charge point used in non-
Transport		assumed wallbox	residential and elderly accommodation scenarios.
		£10,000 multi charge	Cost supported through recent advice by Swindon
		point.	Borough Council and for their Whole Plan Wide Viability
			study we are advising on.
Policy LP32 - Safe,	Other items listed in the	Included in indexed	S106 costs based on comparable schemes and CIL is
Sustainable and Active	policy such as school	linked CIL	based on indexed rates in current CIL charging Schedule.
Transport	transport contributions,	Residential sites	Any site specific costs that exceed the S106 allowance
	etc which are not	£1,500 per dwelling	will need to be captured in any surplus generated and/or
	covered through the	allowance or	reduced land value.
	above costs.	enhanced S106 with	
		an additional £8,600	
		per dwelling.	
Policy LP33 - Managing	Site specific or area	Ditto.	Ditto.
Infrastructure Provision	wide Infrastructure.		
Policy LP34 - Health and	Health centres, schools	Ditto.	Enhanced S106 costs for larger sites to reflect primary
Education Provision	etc.		school, early year provision but not secondary school. Any
			site specific secondary costs that exceed the S106



 $^{^{72}\} https://www.energysavingtrust.org.uk/scotland/grants-loans/domestic-charge-point-funding$

Element	Cost	Comment	
		allowance will need to be captured in any surplus	
		generated and/or reduced land value.	
Site specific mitigation	Ditto.	Ditto.	
measures that are not			
included in the S123 list.			
	Site specific mitigation measures that are not	Site specific mitigation Ditto. measures that are not	



Babergh & Mid Suffolk CILs

4.3 The document needs to test the viability of the Districts current CIL charges and assess whether there is a justification for varying the existing charges.

Babergh CIL

4.4 Babergh District Council's current CIL Charging Schedule came into effect in January 2016. Figure 4-1 sets out the CIL charges in the schedule. In accordance with Regulation 40 of the CIL Regulations, these rates are subject to indexation of 1.246.⁷³ All residential scenarios tested at the higher rate of £115 psm which is £143.29 psm once indexed linked.

Figure 4-1 Babergh CIL charging schedule

Development Type*	Zone	Proposed CIL rate (per sqm)
Residential development (1-2 dwellings)	Low	£90
(Use Class C3, excluding 'specialist older persons housing'**) Residential development (3+ dwellings)	Low	£50
(Use Class C3, excluding 'specialist older persons housing'**)		0115
Residential development (Use Class C3, excluding 'specialist older persons housing'**)	High	£115
Strategic Sites (Chilton Woods - Sudbury, strategic broad location for growth - East of Sudbury / Gt Cornard, Lady Lane - Hadleigh, Babergh Ipswich Fringe, Brantham Regeneration Area)	n/a	£0
Wholly or mainly Convenience retail***	District	£100
All other uses	District	£0

Source: Babergh and Mid Suffolk District Councils, Accessed 03 December 2018

⁷³ Calculated as TPI index as of Q.4 2015 of 268 and RICS CIL index as of 28 October 2019 of 334



4.5 Figure 4-2 sets out the Charging Zones for the different residential CIL rates as set out in the Charging Schedule in Figure 4-1.

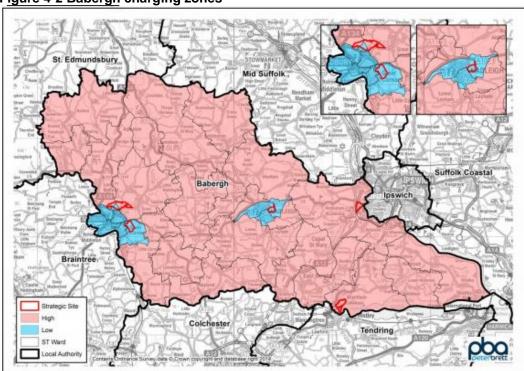


Figure 4-2 Babergh charging zones

Source: Babergh and Mid Suffolk District Councils, accessed 03 December 2018

Mid Suffolk CIL

4.6 Mid Suffolk's current CIL Charging Schedule, came into effect in January 2016. Figure 4-3 sets out the current CIL charges in the schedule. Again, in accordance with Regulation 40 of the CIL Regulations, these rates are subject to indexation of 1.246.⁷⁴ All residential scenarios tested at the higher rate of £115 psm which is £143.29 psm once indexed linked.

Figure 4-3 Mid Suffolk CIL charging schedule

Development Type*	Zone	Proposed CIL rate (per sqm)
Residential development (1-14 dwellings)	Low	£75
(Use Class C3, excluding 'specialist older persons housing'**)		
Residential development (15+ dwellings)	Low	£50
(Use Class C3, excluding 'specialist older persons housing'**)		
Residential development	High	£115
(Use Class C3, excluding 'specialist older persons housing'**)		
Strategic Sites (Chilton Leys, Ashes Farm, Farriers Road and Union Road – Stowmarket, Eye Airfield, Lake Park – Needham Market)	n/a	£0
Wholly or mainly Convenience retail***	District	£100
All other uses	District	£0

Source: Babergh and Mid Suffolk District Councils, Accessed 03 December 2018



⁷⁴ Calculated as index as of Q.4 2015 of 271 and index as of Q.4 2018 of 328

4.7 Figure 4-4 sets out the Charging Zones for the different residential CIL rates as set out in the charging schedule in Figure 4-3.

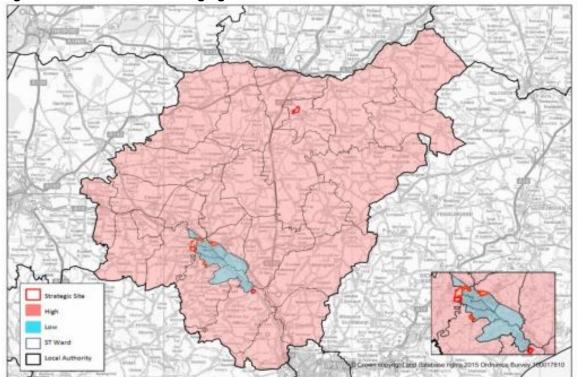


Figure 4-4 Mid Suffolk CIL charging schedule zones

Source: Babergh and Mid Suffolk District Councils, accessed 03 December 2018

Regulation 123 list

4.8 As shown in Figure 4-5 and Figure 4-6, the Districts currently collect the majority of its infrastructure through CIL. The emerging draft policies also indicate that this will be the case under the new Local Plan.



Figure 4-5 Babergh - regulation 123 list

, 5
Provision of passenger transport
Provision of library facilities
Provision of additional pre-school places at existing establishments
Provision of primary school places at existing schools
Provision of secondary, sixth form and further education places
Provision of health facilities
Provision of leisure and community facilities
Provision of 'off site' open space
Strategic green infrastructure (excluding suitable alternative natural greenspace)
Maintenance of new and existing open space and strategic green infrastructure
Strategic flooding
Provision of waste infrastructure

Source: Babergh and Mid Suffolk District (2016), accessed 03 December 2018

Figure 4-6 Mid Suffolk – regulation 123 list

Public transport improvements
Provision of library facilities
Provision of additional pre-school places at existing establishments
Provision of primary school places at existing schools
Provision of secondary, sixth form and further education places
Provision of health facilities
Provision of leisure and community facilities
Provision of 'off site' open space
Strategic green infrastructure (excluding suitable alternative natural greenspace)
Maintenance of new and existing open space and strategic green infrastructure
Strategic flooding
Provision of waste infrastructure

Source: Babergh and Mid Suffolk District (2016), accessed 03 December 2018



5 Developing viability scenarios

- 5.1 We now set out the scenarios to use in our viability testing. As we have explained in Chapter 3 it is not necessary to test every proposed development the Plan but a typology approach is acceptable.
- 5.2 Typologies for the viability testing are to be based on the proposed development in the Plan to ensure the testing represents the type of development coming forward. In doing so it is appropriate to consider 'shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development.'⁷⁵

Residential typologies

- 5.3 General needs residential typologies are developed through the following analysis:
 - different sale values based on the detailed analysis undertaken in the Property Market Report in Appendix 2 – this is to establish whether the testing can be varied by sale values.
 Property prices are now a commonly used method to vary typologies – such an approach is explained in the Harman report:
 - 'Account should also be taken of significant variations in strength of the market across a local authority area, reflected by sales values and sales rate. If a significant proportion of sites within a typology fall into a stronger or weaker market area then additional typologies should be considered.
 - There is a balance to be struck here between representation of the main 'viability characteristics' of the land supply pipeline and limiting the number of typologies to a manageable number, for clarity of analysis.' ⁷⁶
 - pattern of proposed developed referenced back to the analysis of sales values to assess
 whether sites are coming forward in 'single area of value' or multiple areas' of value this
 is to support, or otherwise, to vary the testing by sale values.
 - pattern of proposed development greenfield/brownfield, number of units and development density cross referenced with values – this is to support varying the testing by land use type, size and density – all of which change the economics of development.
 - dwelling types and mix here we consider the Districts' need for market and affordable tenures and the type of housing (e.g. 1, 2, 3, 4-bed plus units).
- Although we have set out the analysis in stages, in reality, there have been multiple iterations across all the stages to establish the final typologies used in the testing.

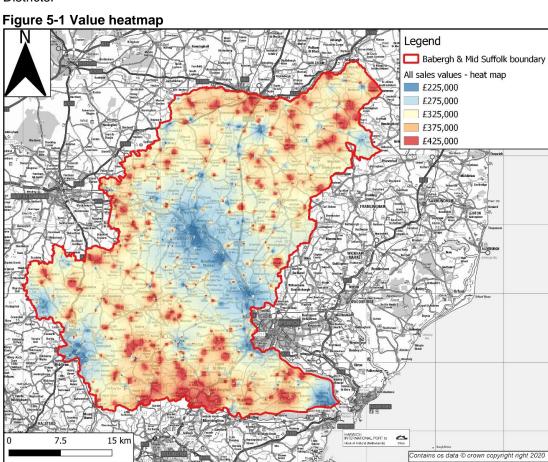
⁷⁶ Harman, June 2012, Viability Testing of Local Plans: Advice for planning practitioners, page 42



⁷⁵ Ibid, Paragraph: 004 Reference ID: 10-004-20190509

Establishing the value zones

Our analysis has shown that there is not sufficient justification to vary the testing by multiple value zones. In considering whether to vary the testing by values we have had regard to our detailed market analysis set out in Chapter 2 of the Property Market Report in Appendix 2. As illustrated in the heatmap in Figure 5-1 and supported by the Property Market Report, there is some price variation across the Districts on a price per unit basis. But when we analysed prices on a £psm basis we established that in reality there is a narrow price difference across the Districts. The price difference on a per unit basis is driven by smaller units being developed in the market towns along the A14 corridor (e.g. Great Blakenham, Needham Market and Stowmarket) and Sudbury. In the rural areas larger properties are being developed, and although are achieving relatively high values on a unit basis, once devalued on a £psm basis the values are akin to the A14 corridor and around Sudbury. Our conclusions were also supported through our stakeholder event, where feedback was provided on the day, that in reality there is very little variation in prices £psm in the Districts.



Source: Land Registry, Babergh & Mid Suffolk District Councils, AspinallVerdi, accessed August 2020

5.6 Based on our market analysis in Chapter 2 of the Property Market Report in Appendix 2 we have used the values in Table 5-1 in our assessment.



Table 5-1 Proposed sale values in viability testing

Typology	Unit Size sqm	Unit Price	£psm
1-bed flat	50	£160,000	£3,200
2-bed flat	61	£190,000	£3,115
1-bed house	50	£180,000	£3,600
(single storey)			
2-bed house	79	£250,000	£3,164
3-bed house	90	£290,000	£3,222
4-bed house	110	£350,000	£3,181

Source: Property Market Report Appendix 2, 2020

Dwelling sizes

5.7 The unit sizes used in Table 5-1 reflect minimum recommended space standards (see Figure 5-2) and that being developed in the Districts (summarised in Table 5-2 with further analysis in the Property Market Report in Appendix 2). When we cross reference the minimum space standards with the consented schemes in Table 5-2, we see that market units being delivered can be much larger than the minimum space standards. But the affordable units are typically in line with the minimum space standards. Based on the evidence available, we consider the unit sizes reasonable and robust as they reflect both the aims of the draft plan in providing a range of type of housing and what the market will deliver. For affordable units, developers provide units at the minimum space standard in Figure 5-2, as such we have used the smaller units in the testing i.e. 1-bed at 50 sqm (single storey), 2-bed at 70 sqn, 3-bed at 84 sqm and 4-bed at 97 sqm.



Figure 5-2 New build residential minimum space standards

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
	1p	39 (37) *			1.0
1b	2p	50	58		1.5
	3p	61	70		
2b	4p	70	79		2.0
	4p	74	84	90	
3b	5p	86	93	99	2.5
	6p	95	102	108	
	5p	90	97	103	
	6p	99	106	112	
4b	7p	108	115	121	3.0
	8p	117	124	130	
	6p	103	110	116	
5b	7p	112	119	125	3.5
	8p	121	128	134	
	7p	116	123	129	
6b	8p	125	132	138	4.0

Source: MHCLG (March 2015) Technical housing standards – nationally described space standard

Table 5-2 Analysis of unit sizes of consented schemes

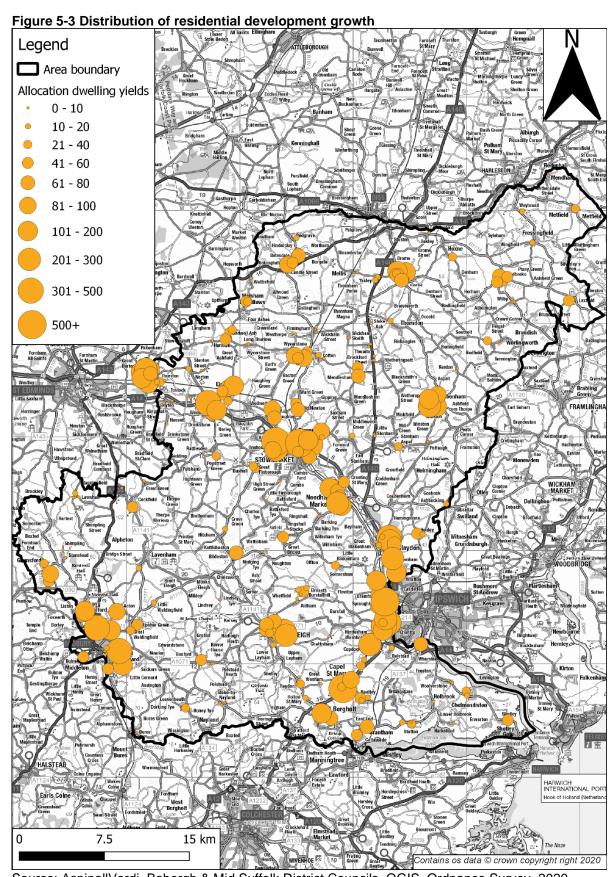
No. of Bedrooms	Market units sqm	Affordable units sqm
1	N/a	55.9 – 64
2	45 – 80	69 – 95
3	79 – 163	81.4 - 84.5
4+	96 – 233	N/a

Source: Babergh & Mid Suffolk Planning Portal, AspinallVerdi (April 2019)

Pattern of proposed residential development

5.8 The next step is to see whether those sites being promoted in the Strategic Housing & Economic Land Availability Assessment (SHELAA) comprise greenfield or brownfield sites (to allow further variation of the testing). The SHELAA data provides a range of the number of units each site will yield. We have overlaid the SHELAA sites on a map of the Districts – see Figure 5-3. The analysis in Figure 5-3 shows that the majority of the proposed development is located along the A14 corridor and the major towns and settlements. All of the large developments are located on greenfield sites with larger developments proposed on the fringes of Stowmarket, Sproughton, Capel St Mary and Great Conrad. Smaller sites are being promoted sporadically across the Districts. There are few sites being promoted that are brownfield in nature.









Potential greenfield residential sites

5.9 There are 220 greenfield sites with a total of 16,840 units. The bulk of sites are reasonably small with more than half of them with 40 units or less. The densities of all greenfield sites are wide ranging from 1 to 60 dwellings per gross hectare.

Table 5-3 Greenfield SHELAA sites

Capacity Banding	No. in banding	No. in band % split	Total no. of units	Total no. of units % split	Gross density range (dph)
0-10	67	30%	511	3%	5-39
11-20	31	14%	498	3%	1-43
21-40	30	14%	858	5%	2-60
41-60	24	11%	1,235	7%	5-28
61-80	15	7%	1,071	6%	6-33
81-100	12	5%	1,151	7%	9-35
101-200	20	9%	2,950	18%	6-35
201-300	10	5%	2,746	16%	11-32
301-500	7	3%	3,125	19%	8-30
501+	4	2%	2,695	16%	20-25
Total	220	100%	16,840	100%	

Source: Babergh & Mid Suffolk District Councils and AspinallVerdi, 2020

Potential brownfield residential sites

5.10 Table 5-4 shows all brownfield housing SHELAA sites analysed using size bands. Overall, there are 36 sites on brownfield land in the Districts. The largest band is for small sites with 12 sites with a capacity of between 0-10 units. Gross densities across all the sites range from between 2 dph to 82 dph.

Table 5-4 Brownfield SHELAA sites

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Capacity	No. in	No. in band	Total no. of	Total no. of	Gross
Banding	banding	% split	units	units % split	density
					range (ha)
0-10	12	33%	78	8%	2-35
11-20	6	17%	98	10%	7-35



Capacity	No. in	No. in band	Total no. of	Total no. of	Gross
Banding	banding	% split	units	units % split	density
					range (ha)
21-40	7	19%	199	20%	15-68
41-60	7	19%	347	34%	12-82
61-80	4	11%	291	29%	23-48
Total	36	100%	1,013	100%	

Source: Babergh & Mid Suffolk District Councils and AspinallVerdi, 2020

Residential typologies

Based on our analysis of the type of development proposed through the SHELAA we have devised the typologies set out in Table 5-5. Any changes in development density for the SHELAA sites are reflected through the sensitivity tables in the appraisals. As we explained in Chapter 2, the NPPF provides a threshold of 10 units or more, or a site area of 0.5 hectares or more before affordable housing is applied. The Districts have indicated that sites come forward at below the 10 units threshold but trigger policy because the sites are greater than 0.5 hectares - we have reflected this in the scenarios in Table 5-5. Furthermore, the Districts wish to understand the impact planning policies have on the viability of smaller sites which fall below the NPPF threshold (10 units/0.5 hectares) and on rural exemption sites.⁷⁷ These have been reflected in a slightly higher density scenario of 8 dwellings in the typologies in Table 5-5.

Table 5-5 Generic scenarios

No. of dwellings	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha
Greenfield					
8 – rural & policy off scenarios	20	0.4	90%	22	0.36
8 – low density	8	1	90%	9	0.90
15	15	1	90%	17	0.90
30	16	1.9	80%	20	1.52
50	18	2.8	80%	22	2.24
85	18	4.7	80%	23	3.76

⁷⁷ Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. (https://www.planningportal.co.uk/directory_record/489/rural_exception_site)



No. of dwellings	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha
150	18	8.3	70%	26	5.81
250	18	13.9	70%	26	9.73
Brownfield					
8 - policy off scenarios	20	0.4	90%	22	0.36
8 – low density	11	0.7	90%	13	0.63
15	20	0.8	90%	21	0.72
40	18	2.2	80%	23	1.76
40	70	0.6	80%	83	0.48
(flats)					
50	20	2.5	80%	25	2.00
50	70	0.7	80%	89	0.56
(flats)					
70	35	2	80%	44	1.60

Source: AspinallVerdi, 2020

Larger sites testing

5.12 As highlighted in Table 5-3 and Table 5-4 the Districts do not have any strategic sites that are considered fundamental to the delivery of the plan. But the Districts do have several larger sites planned around the edge of Ipswich and the market towns. To reflect these larger sites we have agreed with the Districts to test the scenarios set out in Table 5-6.

Table 5-6 Larger scenarios

No. of dwellings	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha
Greenfield					
350	20	18	70%	28	12.50
600	24	25	70%	34	18
1,000	22	45	65%	34	30

Source: AspinallVerdi, 2020

Dwelling types and mix

5.13 To inform an appropriate dwelling mix to use in the viability testing we have considered the Districts Strategic Housing Market Assessment (SHMA), January 2019. As shown in Figure 5-4,



the SHMA sets out the requirements for market housing in Babergh over the next 18 years and those for Mid Suffolk set out in Figure 5-5.

Figure 5-4 Size of new owner-occupied accommodation required in Babergh over the next 18 years (number of households)

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	598	1,183	585	12.2%
Two bedrooms	5,037	6,765	1,729	36.1%
Three bedrooms	12,327	13,774	1,447	30.2%
Four or more bedrooms	10,065	11,098	1,033	21.5%
Total	28,026	32,820	4,794	100.0%

Source: Strategic Housing Market Assessment - Partial Part 2 update (January 2019)

Figure 5-5 Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years (number of households)

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or more bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

Source: Strategic Housing Market Assessment - Partial Part 2 update (January 2019)

5.14 Based on the SHMA we have used the blended market dwellings mix set out in Table 5-7.

Table 5-7 Blended market unit requirements

No. of Bedrooms	Babe	gh District Mid Suffolk		d Suffolk	Blended
	No. of dwellings	Percentage of District wide need	No. of dwellings	Percentage of District wide need	
1	1,183	4%	1221	3%	3.3% (assumed bungalow)
2	6,765	21%	8,380	21%	20.9%
3	13,774	42%	15,784	40%	40.8%
4+	11,098	34%	14,303	36%	35.0%
Total	32,820		39,688		

Source: Strategic Housing Market Assessment - Partial Part 2 update (January 2019), AspinallVerdi



- 5.15 With regards to affordable housing dwelling mix, we have considered the mix set out in the Districts emerging draft Policy SP02 Affordable Housing and evidence of what is being currently delivered on schemes in the Districts.
- 5.16 Figure 5-6 and Figure 5-7 explain the affordable housing need across the Districts.

Figure 5-6 Babergh affordable housing mix, and all other Affordable housing variables (number of units)

Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total
Shared	134 (26.4%)	165 (32.6%)	156 (30.9%)	51 (10.1%)	506 (100%)
ownership					
Social rent &	271 (27.6%)	228 (23.2%)	225 (22.9%)	259 (26.4%)	984 (100%)
Affordable					
rent					
Discount					
home	106 (21.3%)	173 (34.8%)	145 (29.2%)	72 (14.5%)	496 (100%)
ownership &					
starter homes					
Total	511	566	526	382	1986
Total per	28	32	29	21	110
annum					

Source: Policy SP02 – Affordable Housing in the draft Joint Local Plan

Figure 5-7 Mid Suffolk affordable housing mix, and all other Affordable housing variables (number of units)

Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total
Shared	147 (25.2%)	187 (32.1%)	148 (25.4%)	100 (17.2%)	583 (100%)
ownership					
Social rent & Affordable rent	289 (22.4%)	361 (28.0%)	303 (23.5%)	335 (26.0%)	1,288 (100%)
Discount home ownership & starter homes	97 (18.2%)	143 (20.7%)	131 (22.5%)	59 (11.9%)	430 (100%)
Total	533	691	582	494	2301
Total per annum	30	38	32	27	127

Source: Policy SP02 – Affordable Housing in the draft Joint Local Plan

5.17 Based on the affordable housing requirements in Figure 5-6 and Figure 5-7 we calculate the affordable tenure split.

Table 5-8 Total number of affordable units per annum by tenure

	Shared ownership No. of	Affordable rent ownership No. of units	Intermediate home ownership ⁷⁸ No. of
Babergh District	units per annum 506 units	per annum 984 units	units per annum 496 units
Mid-Suffolk District	583 units	1,288 units	430 units

⁷⁸ Stated as discount home ownership & stater homes in Figure 5-6 and Figure 5-7.

Aspinal

	Shared	Affordable rent	Intermediate home
	ownership No. of units per annum	ownership No. of units per annum	ownership ⁷⁸ No. of units per annum
Total	1,089 units	2,272 units	926 units
% split	25%	53%	22%

Source: Policy SP02 - Affordable Housing in the draft Joint Local Plan, AspinallVerdi (May 2019)

- 5.18 The Districts have informed us that despite emerging Policy SP02 Affordable Housing setting out a tenure and typology mix across the plan period, this does differ from what is currently being delivered on sites. Furthermore, on 07 February 2020 the government withdrew their advice on Starter Homes. The Districts informed us that prior to the changes to Starter Homes that they were advised by MHCLG not to accept this tenure because there were no regulations in place. As a consequence, where the Districts had Starter Homes in Section 106 agreements they were being reverted to Shared Ownership or Discounted Market sale. We have subsequently agreed with the Districts that we label our testing of Starter Homes as intermediate home ownership. In addition, the Districts currently have the highest demand on their register for 1 and 2 bed homes.
- 5.19 Using a combination of the evidence in Table 5-8 and working with the Districts we have used the blended affordable housing mix set out in Table 5-9 in the viability testing.

Table 5-9 Blended affordable housing requirements

No. of	Shared ownership	Affordable	Intermediate home	Blended
Bedrooms		rent	ownership	
1	2.54% of units	10.6% of units	3.24% of units (assumed flats)	16.38% of units
2	15.24% of units	29.15% of	11.8% of units	57.35% of units
		units	(assumed flats on brownfield sites and houses on greenfield)	
3	6.35% of units	12.19% of units	5.40% of units	23.51% of units
4+	1.27% of units	1.06% of units	1.08% of units	2.75% of units
Total	25.40% of units	53.00% of units	21.60% of units	

Source: Policy SP02 - Affordable Housing in the draft Joint Local Plan, AspinalIVerdi





Affordable housing tenure mix

- 5.20 Draft Policy LP08 Affordable Housing explains that the following mix of affordable housing is required across the Districts:
 - 984 for Babergh and 1288 for Mid Suffolk is to be for affordable rent / social rent
 - 506 for Babergh and 583 for Mid Suffolk is to be for shared ownership
 - 495 for Babergh and 430 for Mid Suffolk is to be for discounted home ownership/intermediate home ownership.
- 5.21 Based on the emerging requirement in draft Policy SP02 we have used the affordable housing tenure mix set out in Table 5-10.

Table 5-10 Affordable housing tenure mix

Tenure	Babergh – no. of	Mid Suffolk- no. of	Total no.	Blended
	dwellings	dwellings	of	mix
			dwellings	
Affordable/social rent	984	1,288	2,272	53.00%
Shared ownership	506	583	1,089	25.40%
Intermediate home ownership	495	430	925	21.60%
Total	1,985	2,301	4,286	100%

Source: Policy SP02 – Affordable Housing in the draft Joint Local Plan, AspinallVerdi

5.22 Intermediate home ownership tenure has not been tested for over 55 or extra care facilities because intermediates homes are targeted at people under the age of 40. Intermediate home ownership has also not been included in rural exception site testing as the Districts have informed us that this tenure would not be allowed on these sites.

Elderly accommodation typology

5.23 The draft Plan Policy LP07: Supported and Special Needs Housing sets out the need for specialist elderly accommodation. New build retirement housing in the Districts usually takes the form of; bungalows, age restricted flatted accommodation with shared communal facilities, or C2 use sheltered housing. Based on our Property Market Report in Appendix 2, we have tested the scenarios set out in Table 5-11.



Table 5-11 Elderly accommodation scenario

Scenario	Type of specialist accommodation	No. of units	Development density per net ha	Dwelling mix
Brownfield	Over 55 flatted accommodation	50	100	75% 1-Bed & 25% 2-Bed
Greenfield	Extra care flatted accommodation	50	100	75% 1-Bed & 25% 2-Bed

Source: AspinallVerdi, October 2020

Non-residential typologies

5.24 With regards to commercial property, there is less price variation across a local authority with values predominantly driven by lease length and strength of occupier (i.e. covenant).

Retail typologies

- 5.25 In determining convenience scenarios, we have had regard to the following occupier requirements:
 - Tesco typically only seek sites for their express format i.e. circa 2,200 sqft in main urban areas
 - Waitrose stores tend to vary greatly in their format, dependent on the location and size of the site with examples in their portfolio of between 2,500 – 56,000 sqft
 - Aldi and Lidl: a
 - o Prominent sites in town, Borough, edge of centre or out of town locations
 - Unit sizes flexible on design and scale between 14,000 and 26,500 sqft
 - 1.3 -1.5 acres plus for standalone units or up to 4 acres for mixed-use sites
 - Iceland's requirements for this format is 10 15,000 sqft size units located on out-oftown retail parks.
- 5.26 Based on current occupier requirements we have tested the following scenarios:
 - Express 350 sqm, with 20% site coverage / gross to net 90%
 - Budget 2,000 sqm, with 35% site coverage / gross to net 85%
- 5.27 As set out in our Property Market Report in Appendix 2 the comparison retail market is in a state of flux with currently limited new store requirement to base our viability testing. Based on general take-up identified in our Property Market Report in Appendix 2, we have assumed the following scenarios:
 - Smaller format town centre



- o 500 sqm Gross Internal Area (GIA)
- o Site coverage 80%
- Gross to net site area 90%
- Larger format town centre
 - o 1,000 sqm GIA
 - Site coverage 40%
 - Gross to net site area 90%

Employment typology

- 5.28 To reflect the planned employment growth, we have tested office and industrial development as follows:
- 5.29 We have tested the following office scenario:
 - 500 sqm GIA/85% gross to net on the unit
 - Site coverage 40%
 - Gross to net site area 90%
- 5.30 We have tested an industrial scenario as follows:
 - 1,000 sqm GIA -
 - Site coverage 40%
 - Gross to net site area 90%



6 Appraisal inputs & assumptions

6.1 This section of the report sets out the inputs and assumptions that we have used in the development appraisals. First, we outline the values used across all uses, then build costs, and then finally land values.

Value inputs

Residential market value inputs & assumptions

Based on our Property Market Report in Appendix 2 we have used the sale values set out in Table 6-1. The values are reflective of new build achieved sale values, both on a unit and a £psm basis. These were informed by a comprehensive analysis of market evidence and are reflective of new build achieved sale values, both on a unit and a £psm basis. Given the wide range of unit sizes for each typology delivered in the Districts we have not averaged out the values as this could distort the analysis e.g. averaging values on a £psm then applying the average to the unit sizes in the study could result in very high/very low unit prices not seen in the Districts. Through an iterative process, we have considered proposed unit sizes, proposed development densities and sold prices (on a unit basis and £psm) to formulate our opinion of values to use. With our values falling in the range of evidence gathered in Chapter 2 of the Property Market Report in Appendix 2.

Table 6-1 Market value appraisal inputs

Typology	Unit Size sqm	Unit Price	£psm
1-bed flat	50	£160,000	£3,200
2-bed flat	61	£190,000	£3,115
1-bed house	58	£180,000	£3,600
2-bed house	79	£250,000	£3,164
3-bed house	90	£290,000	£3,222
4-bed house	110	£350,000	£3,181

Source: Property Market Report Appendix 2, 2020

Affordable housing value inputs & assumptions

- 6.3 Based on consultations with Registered Providers (RPs) we have based our affordable housing values on the following rates and comments:
 - Affordable rent at 50% 80% of market values.



- Intermediate at 70% 75% of market values.
- Some of the larger RPs refrain from taking 'off the shelf' units via S106 agreements due to diseconomies of scale and instead prefer to focus on land package agreements, where there is potential grant funding available.
- 6.4 For our testing, we have adopted:
 - Affordable rent 50% of market value
 - Shared ownership 70% of market value
 - Intermediate home ownership 80% of market value (values capped at £250,000)

Elderly accommodation value inputs & assumptions

6.5 Table 6-2 sets out the value inputs used in our elderly accommodation appraisal; this is based on our Property Market Report in Appendix 2.

Table 6-2 Elderly accommodation value inputs

Typology	Unit Size sqm	Unit Price	£psm
1-bed flat	50	£210,000	£4,900
2-bed flat	70	£280,000	£4,000

Source: Property Market Report Appendix 2, 2020

Non-residential value inputs & assumptions

6.6 Based on our Property Market Report in Appendix 2 we have used the rents, yield and rent-free/void periods as set out in Table 6-3.

Table 6-3 Non-residential rents and yields appraisal inputs

Scenario	GIA sqm	Rent psf	Yield	Rent free/void
Convenience - Express	350	£18.00 psf (£194 psm)	5.9%	9 months
Convenience - Budget	2,000	£15.00 psf (£161 psm)	5.9%	9 months
Comparison - Smaller format – town centre	500	£20 psf (£215 psm)	8.5%	12 months
Comparison- larger format – town centre	1,000	£20 psf (£215 psm)	10.5%	12 months
Office	500	£15 psf (£161 psm)	5.8%	12 months



Scenario	GIA sqm	Rent psf	Yield	Rent free/void
Industrial	1,000	£10.00 (£108 psm)	6.5%	12 months

Source: Property Market Report Appendix 2, 2020

Build costs inputs & assumptions

- 6.7 When considering costs to include in the appraisals the PPG explains they 'should be based on evidence which is reflective of local market conditions. As far as possible, costs should be identified at the plan making stage'.80
- 6.8 The PPG lists the following costs to include in the viability assessment:
 - 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'.⁸¹
- 6.9 Based on the guidance set out in the PPG we have used the build costs inputs and assumptions as set in Table 6-4 in our appraisals. Where site specific costs are greater than assumed this will need to be reflected in a reduced land value.

81 Ibid.



⁸⁰ MHCLG, 24 July 2018, PPG, Paragraph: 012 Reference ID: 10-012-2018072

Table 6-4 Appraisal build cost inputs & assumptions

Element	Cost	Comment
Build cost – houses	£1,155 psm	'Build costs based on appropriate data, for example that of the Building Cost
		Information Service.'82
		Based on median BCIS costs for estate housing generally – 5-year sample to
		reflect current building regulations, re-based for Suffolk. Copy of BCIS extract is
		contained in Appendix 3.
Build cost – flats	£1,296 psm	Based on median BCIS costs for flats generally – 5-year sample to reflect
		current building regulations, re-based for Suffolk. Copy of BCIS extract is
		contained in Appendix 3. – see additional comments above.
Convenience retail - build	£1,993 psm	BCIS ⁸² median build costs for hypermarkets and supermarkets, re-based to
costs		Suffolk, with a 25 year period in order to have a higher number of sample details
		contained in Appendix 3.
Comparison retail build costs	£1,927 psm	BCIS ⁸² median build costs for shops, re-based to Suffolk, with a 10-year period
		in order to ensure a sufficient sample size – details contained in Appendix 3.
Office build costs	£1,879 psm	BCIS ⁸² median build costs 'generally' for offices, re-based to Suffolk, with a 10
		year period in order to ensure a sufficient sample size - details contained in
		Appendix 3.



⁸² MHCLG, 24 July 2018, PPG, Paragraph: 012 Reference ID: 10-012-20180724

Element	Cost	Comment
Industrial build costs	£747 psm	BCIS ⁸² median build costs warehouse/stores 'generally', re-based to Suffolk,
		with a 10 year period in order to ensure a sufficient sample size – details
		contained in Appendix 3.
External works for services	15% of BCIS build costs	External works will vary, depending on on-site requirements. Industry norms and
and infrastructure		other schemes coming forward in the Districts.
Site abnormals – - applied to	£110,000 per net developable	Site abnormals will vary significantly from site to site. We have assumed our
brownfield development only	acre	allowance includes the cost for demolition and remediation. We have had regard
		to HCA (now Homes England) guidance on dereliction, demolition and
		remediation costs, March 2015, along with comparable and other schemes
		coming forward in the Districts.
Statutory Planning Fees	Based on national formula.	Fees as per the calculator set out in the Planning Portal website.
Planning Application	Calculated as a three times	Considered reasonable allowance for planning-related fees, other fees covered
Professional Fees, Surveys	multiplier to national formula	through professional fees allowance.
and reports	above.	
Professional fees	10% of BCIS build cost	Typically ranges between 8% - 12%, based on industry norms and other
		schemes coming forward in the Districts.
Contingency	5% of BCIS build cost	Typically ranges between 3% - 5%, based on industry norms and other schemes
		coming forward in the Districts.



Element	Cost	Comment
Residential - Sale Agents	1.5%	Source: Page 35 Harman report and comparable schemes
Costs		
Residential - Sale Legal	0.5%	As above.
Costs		
Residential - Marketing and	1.5%	As above.
Promotion		
Elderly accommodation -	5% market value	Comparable scheme analysis shows higher costs over 'general needs market
Marketing and Promotion		housing'. Cost allowance assumed still in line with the Harman report (P.35) but
		at the higher end.
Marketing and Promotion –	1.00% GDV	Ditto
commercial		
Profit on market housing	20.0% on GDV	'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.'83
Profit on affordable housing	6.0% on GDV	'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



⁸³ MHCLG, 05 May 2019, PPG, Paragraph: 018 Reference ID: 10-018-20190509

Element	Cost	Comment	
		and reduces risk. Alternative figures may also be appropriate for different	
		development types.'83	
Profit on retail, office and	20% of build costs	Commercial development is assessed by way of profit on costs and not GDV to	
industrial		reflect the developer who the sales the completed scheme onto an investor.	
Interest	7.5%	Gross interest inclusive of fees. Based on other schemes coming forward in the	
		Districts.	
SDLT on land value	5.0%	Slabbed figure.	
Agents fee on land value	1.0%	Industry norms and other schemes coming forward in the Districts.	
Legal fee on land value	0.5%	As above.	
Letting Agents Costs	10.0% rental value	Based on industry norms and other schemes coming forward in the Districts.	
Letting Legal Costs	5.0% rental value	Ditto	
Investment Sale Agents	1.0%GDV	Ditto	
Costs			
Investment Sale Legal Costs	0.50% GDV	Ditto	
Gross to net of general	85%	Based on schemes we have analysed previously	
needs flats			



Element	Cost	Comment
Gross to net of elderly	75%	Due to these types of schemes providing communal facilities the gross to net
accommodation		area ratio is reduced when compared to general needs flatted developments.
		Based on schemes we have analysed previously this is around 75% compared.
Gross to net on office	85%	This is based on comparable schemes.
accommodation		



Timescales

6.10 Timescales reflect both the development period and the sales period. These are inputs are reflected in the appraisals through the cashflow.

Residential timescales

- 6.11 In our assessment of timescales we have reviewed the lead-in time and build rates set out in the 'Babergh District Council Five-Year Housing Land Supply Position Statement 2020' Consultation Issue, August 2020 produced by Lichfields – see Figure 6-1. Lichfields explain⁸⁴ the lead in times as follows:
 - Lead-in Time (1) = the time from validation of first application to first completion; and
 - Lead-in Time (2) = the time from approval of first detailed permission to first completion.

Figure 6-1 Lead-in and build rates

Table 3.1 Local Lead-in Time Analysis

Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Mean	Median	Mean	Median	
10-99 dwellings	3.3 years	2.7 years	2.0 years	1.6 years	13
100-499 dwellings	3.4 years	3.3 years	1.7 years	1.6 years	37

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

Table 3.2 Local Build Rate Analysis

Site Size	Build Rate Averages	Build Rate Medians	Sample Size
10-49 dwellings	14 dpa	13 dpa	8
50-99 dwellings	29 dpa	32 dpa	17
100-499 dwellings	46 dpa	33 dpa	8

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

6.12 Lichfields explain that they have used the median lead-in times and build rates have been applied in their trajectory figures.⁸⁵ Taking the Lichfields analysis of 2.7 years lead-in for 10-99 dwelling and 3.3 years for 100-499 dwellings we have formulated the timing assumptions for the scenarios as set out in Table 6-5. It is assumed that the sales of the affordable housing units occur during the build period, in line with how the market operates on a 'golden brick' payment basis. Sale period for houses commences 7 – 9 months after the construction of units and continues 7 – 9 months post construction. For flats, we have assumed market sales commence on build complete of the units. These assumptions are in line with the timings adopted in the Council's draft published 5 Year Housing Land Supply Evidence prepared by Litchfields. The 600 and 1,000-

85 lbid, paragraph 3.22



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⁸⁴ Lichfields, August 2020, Babergh District Council Five-Year Housing Land Supply Position Statement 2020, paragraph 3.21

unit scenarios assume x2 outlets on-site, hence the timescales are compressed compared to the other scenarios in relation to the number of units.

No. of Units	al timing assumptio Lead in period	Build period	Sale period
Breenfield			
8	12 months	12 months	8 months (9 months after build start)
8	12 months	12 months	8 months (9 months after build start)
15	24 months	14 months	14 months (9 months after build start)
30	24 months	28 months	28 months (9 months after build start)
50	24 months	19 months	19 months (9 months after build start)
85	24 months	32 months	32 months (9 months afte build start)
150	28 months	55 months	55 months (12 months afte build start)
250	28 months	91 months	91 months (12 months after build start)
350	28 months	127 months	127 months (12 months aft build start)
600	28 months	66 months	66 months (12 months after build start)
1,000	28 months	182 months	182 months (12 months aft build start)
Brownfield			
8	12 months	12 months	8 months (9 months after build start)
8	12 months	12 months	8 months (9 months after build start)
15	24 months	14 months	14 months (9 months afte build start)
40	24 months	37 months	37 months (9 months afte build start)
50	24 months	19 months	19 months (9 months afte build start)
70	24 months	26 months	26 months (9 months afte build start)



No. of Units	Lead in period	Build period	Sale period
40	24 months	18 months	18 months (on scheme practical completion)
50	24 months	18 months	18 months (on scheme practical completion)

Elderly accommodation timescales

- 6.13 For elderly accommodation housing our disposal timescales have been extended compared to general needs housing to reflect the narrow market that can access these units, with the sale commencing on build complete on the units. The timescales are as follows:
 - Lead in period: 24 months
 - Construction 18 months
 - Sales period 24 months

Non-residential timescales

6.14 Table 6-6 sets out the timescales used in the non-residential testing appraisals. It is assumed the investments of the completed schemes are sold on build complete of the units.

Table 6-6 Convenience retail scenarios timescales

Scenario	GIA sqm	Lead in period	Development period
Convenience retail - Express	350	6 months	9 months
Convenience retail - Budget	2,000	6 months	9 months
Comparison retail - Smaller format	500	6 months	9 months
Comparison retail - Larger format	10,00	6 months	9 months
Office	500	6 months	12 months
Industrial	1,000	6 months	12 months

Source: AspinallVerdi, October 2020



Land value assessment

6.15 As we have set out in Chapter 3 of this report the recommended approach to establishing land value for planning purposes is the EUV plus Premium method. It is therefore important to understand the types of sites coming forward and then make an assessment of values with reference to comparable evidence.

Residential sites - land value assessment

6.16 Table 6-7 shows that the vast majority of residential planned growth will come forward on greenfield sites.

Table 6-7 No. of planned greenfield and brownfield sites

Type of site	No. of sites	Total no. of units proposed.
Greenfield sites	220	16,840
Brownfield sites	36	1,013

Source: SHELAA, AspinallVerdi

Greenfield land value assessment

6.17 In a greenfield context, we consider the existing use to be agricultural land for any potential proposed development in the draft Local Plan. Table 6-8 shows recent sold prices for agricultural land across Suffolk recorded by RICS/Royal Agricultural University (RAU) Rural Land Market Survey. The evidence in Table 6-8 shows that agricultural land across the District has traded in recent years has sold between £7,389 and £9,433 per gross acre (£18,258 and £23,310 per gross hectare).

Table 6-8 Agricultural land sold prices - Suffolk

1 4510 0 0	, igi ioaitai a		.a p	Janon			
Sold	Address	Size	Size	Description	Sold	Sold	Sold
date		acres	ha		price	price per	price
						acre	per
							hectare
H2-19	Alburgh	149	60	Bare land	£1.1m	£7,389	£18,258
Nov-19	Land at Thwaite	181	73	Bare land	£1.5m	£8,287	£20,479
Sept-18	Land at Risby	591	239	Block or arable land, part of which with irrigation	£5.575m	£9,433	£23,310



Sold	Address	Size	Size	Description	Sold	Sold	Sold
date		acres	ha		price	price per	price
						acre	per
							hectare
Dec-18	Land at Mendles ham	52	21	Three enclosures of bare arable land with access off public highway	£450,000	£8,654	£21,385

Source: RICS/RAU Farmland Market Directory of Land Prices, H&2 2019, H1 & H2 2018

6.18 In addition to considering sold prices, we have looked at asking prices of agricultural land. The data in Table 6-9. shows that the asking prices range between £8,290 and £9,045 per gross acres (£20,486 and £22.349 per gross hectare) and the size varies between 118 and 183 acres (11 and 17 hectares).

Table 6-0 Agricultural land acking prices

Address	Use	Quoting	Size	Price per	Size	Price
		price	Acres	Acre	На	per Ha
Bardwell, Suffolk	Ring-fenced block grade 3 arable land with former stock buildings, modern straw barn.	£3.14m	347.17	£9,045	140.5	£22,349
Lot 2, Rendham, Saxmundham	Ring fenced block of arable land	£485,000	57.75	£8,398	23.37	£20,753
Lot 3, Rendham, Saxmundham	Ring fenced block of arable land	£415,000	50.06	£8,290	20.26	£20,486

Source: UKlandandfarms, September 2020, Clarke & Simpson, September 2020

6.19 A telephone consultation with an active rural agent⁸⁶ indicates that there is currently a lack of supply of land to the market in Suffolk. They confirmed that land values within the Suffolk area vary based on their productive capacity and whether or not the land is equipped. The typical value range was quoted between £8,500 and £10,000 per gross acre (£21,000 and £24,711 per gross hectare) but transactions in the market are currently sparse. These comments support the most recent RICS Rural Land Market Survey87, where prices are within this range and demand is reportedly softening as a result of Brexit.



 ⁸⁶ Lacy Scott and Knight, 2019
 ⁸⁷ RICS, RICS/RAU Rural Land Market Survey H2 2018, Prices edge lower in H2, 2019

Residential sites – brownfield land value assessment

- 6.20 In our assessment of brownfield land values, we have considered previously development employment sites and applied a suitable premium. Again, due to a lack of published data for the Districts, we have considered the wider Suffolk area to ensure a sufficient sample size of comparables.
- 6.21 As shown in Table 6-10 there is little recorded evidence of brownfield employment land across the Districts and surrounding areas. The little evidence that is available shows that good quality serviced employment land achieves up to £450,000 per gross acre (£1.1 million per gross hectare) and lower grade around £150,000 per gross acre (£380,000 per hectare).

Table 6-10 Er	nployment land - b	rownfield ach	ieved pr	ices		
Date	Address	Comments	Size	Price	Size	Price per
				per	gross	gross
			gross	gross	hectare	hectare
			acres	acres		
21/11/2019	Plot 4, Phase II Williamsport Way, Lion Barn Industrial Estate, Needham Market		1.10	£454,545	0.45	£1,123,182
23/05/2018	Chilton Leys,		3.28	£202,172	1.3	£512,000
	Stowmarket					
01/06/2017	Land, Martlesham Heath Business Park, Anson Road		2.50	£230,000	1.01	£568,330
15/09/2016	Plot 2 Stowmarket Business Park, Ernest Nunn Rd, Stowmarket	Serviced site with tarmac surface, regular in shape with palisade fencing	1.01	£445,544	0.409	£1.1m
23/02/2015	Bury Road Thetford	Low grade employment land	1.57	£152,866	0.60	£377,732

Source: CoStar, September 2020; Radius Data Exchange, September 2020

6.22 To supplement the analysis of sold prices we have also analysed quoting prices for employment sites across the Districts and surrounding areas, advertised on CoStar. As shown in Table 6-11, there is little evidence of quoting prices and what little evidence there is shows a wide variation.



Table 6-11 Employment land quoting prices

Address	Comments	Size -	Price	Size	Price per gross
		gross	per	gross	hectare
		acres	gross	hectare	
			acres		
Land off Castleton Way, Eye	Site adjoins the Norwich to Ipswich A140 at the junction with Castleton Way.	11.04	£144,928	4.47	£358,132
Williamsport Way, Needham Market	Serviced plots available.	1 plus	£450,000	0.4 plus	£1.112m

Source: CoStar, September 2020

Development land values

6.23 In addition to our analysis of greenfield and brownfield existing use value, we have also considered some development land sales (Table 6-12) as our 'cross check' as explained in Chapter 3. But the PPG is clear that price paid should not be used as justification to fail to comply with policy.¹⁹ The evidence shows that the value of development land across Suffolk varies significantly.

Table 6-12 Suffolk development land values

Date	Location	Use	Sold	Size	Price	Size	Price per
			price	gross	per	gross	gross
				acres	gross	ha	hectare
					acre		
01/08/2017	Pearson Road, Ipswich	Residential Development Land	£10.5m	4.7	£2.23m	1.9	£5.5m
01/12/2016	Duke Street, Ipswich	Residential Development Land	£480,000	0.9	£533,333	0.37	£1.3m
01/03/2017	Marsh Road, Lowestoft	Static Caravan Development Land	£795,000	6	£132,500	2.4	£331,250
27/04/2018	School Road, Lowestoft	Residential/ Commercial Development Land	£1.425m	19.75	£72,151	7.99	£178,350

Source: CoStar, September 2020

6.24 The wide variation in the price of development land values across Suffolk is supported in the quoting prices set out in Table 6-13.



Table 6-13 Suffolk development land quoting prices

Location	Use	Quoting	Size	Price per	Size	Price per
		price	gross	gross	gross	gross
			acres	acre	hectares	hectare
Woodbridge, Suffolk	Residential Development Land	£850,000	3.75	£226,666	1.52	£559,210
Red Lodge, Bury St. Edmunds	Residential Development Land	£500,000	2.31	£216,450	0.93	£537,634
Perkins Way, Tostock, Bury St Edmunds	Residential Development Land	£650,000	1.07	£607,476	0.43	£1.5m
Turnpike Road, Bury St. Edmunds	Possible Residential Development Land	£500,000	2.31	£216,450	0.93	£537,634

Source: CoStar, September 2020

6.25 The analysis of development land values across Suffolk does not allow for any meaningful analysis given the large variance in prices achieved and sought.

Residential sites – conclusion land value assessment

- 6.26 Table 6-14 to Table 6-16 set out the greenfield and brownfield net land values used in our viability assessment; this is based on our analysis of achieved and quoting land prices, the PPG and the type of development proposed.
- 6.27 Where there is a S106 of £1,500 per dwelling greenfield land values are based on a benchmark land value of £100,000 gross per acre (£247,000 per gross hectare) details set out in Table 6-14. The land values used in the viability represents a multiplier between 11 and 14 times the agricultural land values set out in Table 6-8.
- 6.28 With regards the rural exception site testing we have used a lower land value of £50,000 per gross acre (£123,550 per gross hectare) to reflect the fact the policy ask (i.e. affordable housing) is greater.



Table 6-14 Greenfield land value development appraisal inputs – S106 @ £1,500 per dwelling

dwelling			•			-	-	
No. of Units	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha	Total site value	Land value per net ha	Land value net acre
Greenfield	– housinç	9						
8	20	0.4	90%	22	0.36	£98,800	£274,444	£111,062
8 (Rural Exception)	20	0.4	90%	22	0.36	£49,420	£137,278	£55,554
8	8	1	90%	9	0.9	£247,000	£274,444	£111,062
15	15	1	90%	17	0.9	£247,000	£274,444	£111,062
30	16	1.9	80%	20	1.5	£469,300	£308,750	£124,944
50	18	2.8	80%	22	2.2	£691,600	£308,750	£124,944
85	18	4.7	80%	23	3.7	£1,160,900	£308,750	£124,944
150	18	8.3	70%	26	5.8	£2,050,100	£352,857	£142,794
250	18	13.9	70%	26	9.7	£3,433,300	£352,857	£142,794
350	20	18	70%	28	12.5	£4,446,000	£352,857	£142,794
600	24	25	70%	34	18	£6,216,990	£352,837	£142,785
1,000	22	45	65%	34	30	£11,312,600	£380,000	£153,778

Source: AspinallVerdi, October 2020

6.29 In the scenarios where there is an enhanced S106 of £8,600 per dwelling (total S106 of £10,100 per dwelling) land value has been reduced to £85,000 per gross acre (£210,000 per gross hectare) – detail set out in Table 6-15. The justification for a reduced land value reflects the PPG on viability whereby land value needs to reflect all costs, hence an enhanced S106 cost results in a lower land value. The land values used in the viability represents a multiplier between 9 and 12-times agricultural land values set out in Table 6-8. Again, rural exemption sites are based on 50,000 per gross acre (£123,550 per gross hectare).



Table 6-15 Greenfield land value development appraisal inputs - S106 @ £10,100 per

dwelling						-	_	
No. of Units	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha	Total site value	Land value per net ha	Land value net acre
Greenfield	– housinç	9						
8	20	0.4	90%	22	0.36	£84,000	£233,333	£94,425
8 (Rural Exception)	20	0.4	90%	22	0.36	£49,420	£137,278	£55,554
8	8	1	90%	9	0.9	£210,000	£233,333	£94,425
15	15	1	90%	17	0.9	£210,000	£233,333	£94,425
30	16	1.9	80%	20	1.5	£399,000	£262,500	£106,228
50	18	2.8	80%	22	2.2	£588,000	£262,500	£106,228
85	18	4.7	80%	23	3.7	£987,000	£262,500	£106,228
150	18	8.3	70%	26	5.8	£1,743,000	£300,000	£121,403
250	18	13.9	70%	26	9.7	£2,919,000	£300,000	£121,403
350	20	18	70%	28	12.5	£3,780,000	£300,000	£121,403
600	24	25	70%	34	18	£5,285,700	£299,983	£121,397
1,000	22	45	65%	34	30	£9,618,000	£323,077	£130,742

Source: AspinallVerdi, October 2020

6.30 For brownfield sites we have used an existing use value of £150,000 per gross acre (£370,665 per gross hectare), this represents low grade employment land value. To the existing use value, we have applied 10% premium, to generate a benchmark land value of £165,000 per gross acre (£407,732 per gross hectare).

Table 6-16 Brownfield land value development appraisal inputs - all scenarios

No. of Units	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha	Total site value	Land value per net ha	Land value net acre
Brownfield	d – housin	g						
8	20	0.4	90%	22	0.4	£163,093	£407,732	£165,000



No. of Units	Gross dph	Gross site area ha	Gross to net	Net dph	Net site area ha	Total site value	Land value per net ha	Land value net acre
8	11	0.7	90%	13	0.6	£285,412	£475,687	£192,500
15	20	0.8	90%	21	0.7	£326,185	£465,979	£188,571
40	18	2.2	80%	23	1.8	£897,009	£498,339	£201,667
50	20	2.5	80%	25	2	£1,019,329	£509,664	£206,250
70	35	2	80%	44	1.6	£815,463	£509,664	£206,250
Brownfield	l – flatted							
40	70	0.6	80%	83	0.5	£244,639	£489,278	£198,000
50	70	0.7	80%	89	0.6	£285,412	£475,687	£192,500

- 6.31 These premiums over the existing use value are considered reasonable given the evidence set out in Chapter 3 and ensures that the maximum benefits in the public interest through the granting of planning permission.
- 6.32 Should the residual land value exceed the benchmark land value once all abnormal and policies costs are taken account for in the appraisal, then there is scope for the landowner to secure a higher premium and/or the developer a higher profit. Should any site specific assessments incur any additional costs that have not been allowed for in our benchmark land value assessments then these costs we need to be reflected in a reduced land value than that stated in Table 6-14 to Table 6-16.

Elderly accommodation - land value assessment

6.33 It is envisaged that elderly accommodation development will come forward on brownfield sites. We have therefore used the same land value as general needs housing above £165,000 per gross acre (£407,732 per gross hectare) with a gross to net of 90% to reflect typical development in the area.

Convenience & comparison retail - land value assessment

6.34 It is assumed that convenience and comparison retail will come forward on brownfield sites, and we have used a land value of £150,000 per gross acre (£370,665 per gross hectare) – this is based on low grade employment land values.



Offices & industrial - land value assessment

6.35 We have assumed that employment will be developed on greenfield sites, again we have used a land value of £247,000 per gross hectare (£100,000 per gross acre) representing a premium over existing use agricultural land values as evidenced above.



7 Viability testing results

7.1 We set out below a summary of our viability findings for all the scenarios tested.

Assessment of draft Local Plan policies

- 7.2 We first provide our residential viability findings based on the policies set out in the Districts Regulation 19 draft Local Plan. The costs of the policies used in our viability testing are set out in Table 4-1. In the viability results below for residential, we set out the policy trade-offs between affordable housing and CIL. Further sensitivity testing is set out in the appraisals contained in Appendix 4 for S106 cost of £1,500 per dwelling and the Appendix 5 for appraisals for S106 costs of 10,100 per dwelling (i.e. containing the enhanced S106 costs of £8,600 per dwelling for early years and primary education). In some of the viability results different levels of affordable housing generate the same maximum CIL charge, this is because the surplus available between the different affordable housing bands is not sufficient to absorb a higher rate levied against the chargeable floor area.
- 7.3 The further sensitivities in the appraisals show:
 - Changes in S106 costs v changes in affordable housing
 - Changes in benchmark v changes in affordable housing
 - Changes in development density v changes in affordable housing
 - Changes in build costs v changes in affordable housing
 - Changes in GDV v changes in affordable housing
 - Changes in CIL v changes in S106 costs

Greenfield houses

Table 7-1 summarises the viability results for greenfield scenarios with a S106 cost of £1,500 per dwelling and Table 7-2 shows the results with the enhanced S106 costs of £8,600 per dwelling for early years and primary school education (i.e. total S106 costs of £10,100 per dwelling). The results show that the Districts draft policies are viable with the current indexed linked CIL of £143.29 psm. As we set out below and demonstrated in the viability results in Table 7-1 and Table 7-2 there is scope for the Districts to increase their current residential CIL charges and still maintain viable development. In scenarios of a higher percentage of affordable housing viability decreases, which typically means there is less viability surplus to fund CIL. But there is also an interplay with the CIL chargeable floorspace i.e. CIL in charged on market units and not affordable units. So in some scenarios, despite the percentage of affordable housing increasing, and hence reducing viability, the CIL charge increases because the surplus available to fund CIL is applied to a smaller total chargeable floor area.



Table 7-1 Greenfield generic viability testing results - S106 @ £1,500 per dwelling

No. of Units	Gross dwellings per hectare	Affordable housing								
	po. 1.00100	30%	35%	40%	45%	50%				
Greenfield ·	Greenfield - Maximum CIL £psm									
15	15	£480	£480	£480	£480	£480				
30	16	£480	£480	£500	£500	£520				
50	18	£480	£480	£480	£480	£500				
85	18	£500	£500	£500	£520	£520				
150	18	£460	£460	£460	£480	£480				
250	18	£440	£460	£460	£460	£480				

Source: AspinallVerdi, October 2020

Table 7-2 Greenfield generic viability testing results - S106 @ £10,100 per dwelling

No. of Units	Gross dwellings	Affordable housing							
	per hectare	30%	35%	40%	45%	50%			
Greenfield - Maximum CIL £psm									
15	15	£380	£360	£360	£340	£340			
30	16	£340	£340	£340	£340	£320			
50	18	£360	£360	£360	£340	£340			
85	18	£380	£380	£380	£380	£360			
150	18	£360	£360	£360	£340	£340			
250	18	£360	£340	£340	£340	£340			

Source: AspinallVerdi, October 2020

Greenfield larger sites

7.5 Table 7-3 summarises the viability results for larger greenfield scenarios with a S106 cost of £1,500 per dwelling and Table 7-4 shows the results with the enhanced S106 costs of £8,600 per dwelling (i.e. total S106 costs of £10,500 per dwelling). The results show that the Districts draft policies are viable with the current indexed linked CIL of £143.29 psm. Again, we set out below that there is scope for the Districts to increase its current residential CIL charges and still maintain viable development.



Table 7-3 Greenfield larger sites viability testing results - S106 @ £1,500 per dwelling

No. of	Gross	oo maamiy		able hou					
Units	dwellings per hectare	30%	35%	40%	45%	50%			
Greenfield - Maximum CIL £psm									
350	20	£440	£440	£460	£460	£480			
600	24	£500	£520	£520	£540	£560			
1,000	22	£440	£440	£440	£460	£480			

Source: AspinallVerdi, October 2020

Table 7-4 Greenfield larger sites viability testing results - S106 @ £10,100 per dwelling

No. of	Gross dwellings per hectare	Affordable housing							
Units		30%	35%	40%	45%	50%			
Greenfield - Maximum CIL £psm									
350	20	£360	£360	£360	£360	£340			
600	24	£400	£400	£400	£400	£420			
1,000	22	£340	£360	£360	£360	£360			

Source: AspinallVerdi, October 2020

Brownfield houses

7.6 Table 7-5 summarises the viability results for brownfield houses scenarios with a S106 cost of £1,500 per dwelling and Table 7-7 the results with the enhanced S106 costs of £8,600 per dwelling (i.e. total S106 costs of £10,500 per dwelling). The results show that the Districts draft policies are generally viable with the lower S106 ask of £1,500 per dwelling, current indexed linked CIL of £143.29 psm and 35% affordable housing. But once the S106 increases then the current indexed linked CIL of £143.29 psm and 35% affordable housing is unviable. A reduced affordable housing ask of 15% enables viable development with the enhanced S106 costs, whilst also leaving a viability buffer.

Table 7-5 Brownfield generic viability testing results - \$106 @ £1.500 per dwelling

No. of Units	Gross dwellings	Affordable housing						
	per hectare	15%	20%	25%	30%	35%		
Brownfield	houses – Max	imum CIL £	:psm					
15	20	£140	£100	£60	£10	unviable		
40	18	£140	£120	£80	£40	unviable		



No. of Units	Gross dwellings	Affordable housing						
	per hectare	15%	20%	25%	30%	35%		
50	20	£180	£140	£100	£60	£20		
70	35	£380	£360	£340	£300	£280		

Table 7-6 Brownfield generic viability testing results - S106 @ £10,100 per dwelling

No. of Units	Gross dwellings	Affordable housing							
	per hectare	15%	20%	25%	30%	35%			
Brownfield houses - Maximum CIL £psm									
15	20	£40	£0	unviable	unviable	unviable			
40	18	£60	£20	unviable	unviable	unviable			
50	20	£80	£40	unviable	unviable	unviable			
70	35	£280	£240	£220	£180	£140			

Source: AspinallVerdi, October 2020

Brownfield flats

7.7 Table 7-7 summarises the viability results for brownfield flats scenarios with a S106 cost of £1,500 per dwelling. The results show that the Districts draft policies are unviable with the current indexed linked CIL of £143.29 psm and 35% affordable housing. Even reducing affordable housing does not make these typologies viable. An increase in the cost of the S106 obligation would only make viability worse, given the unviable nature with the lower sum we have not tested the higher sum for this reason. The unviable nature of development is not a concern as this type of development only forms a small element of the overall planned growth.

Table 7-7 Brownfield flats viability testing results - S106 @ £1,500 per dwelling

No. of Units	Gross dwellings	Affordable housing					
	per hectare	15%	20%	25%	30%	35%	
Brownfield	d flats – Maximu	m CIL £psm					
40	70	unviable	unviable	unviable	unviable	unviable	
50	70	unviable	unviable	unviable	unviable	unviable	

Source: AspinallVerdi, October 2020



Smaller sites (9 dwellings or fewer)

7.8 As stated in Chapter 5, in the Districts some smaller developments of 9 dwellings or less trigger affordable housing policy because they come forward on sites of 0.5 hectares. As demonstrated in Table 7-8 and Table 7-9 this type of development on greenfield sites is viable with 35% affordable and a CIL of £143.29 psm but on brownfield sites are unviable.

Table 7-8 Smaller sites viability testing results - S106 @ £1,500 per dwelling

No. of Units d	Gross lwellings per hectare	Affordable housing							
		0%	15%	25%	30%	35%			
Greenfield	- Maximum CI	L £psm							
8 – low density	8	£280	£240	£200	£200	£180			
Brownfield	Brownfield houses - Maximum CIL £psm								
8 – low density	11	unviable	unviable	unviable	unviable	unviable			

Source: AspinallVerdi, October 2020

Table 7-9 Smaller sites viability testing results - S106 @ £10,100 per dwelling

No. of Units	Gross dwellings	Affordable housing							
	per hectare	0%	15%	25%	30%	35%			
Greenfield - I	Maximum CI	_ £psm							
8 – low density	8	£200	£180	£160	£140	£100			
Brownfield houses - Maximum CIL £psm									
8 - low density	11	unviable	unviable	unviable	unviable	unviable			

Source: AspinallVerdi, October 2020

Smaller sites impact of affordable housing policy

7.9 As also stated in Chapter 5, the Districts wish to understand the viability impact affordable housing is having on the smaller sites. As demonstrated in Table 7-10 and Table 7-11 greenfield development of this nature and there is scope to increase the CIL charge but brownfield development is unviable unless affordable housing is reduced.



Table 7-10 Smaller sites viability testing results - S106 @ £1,500 per dwelling

Tubic / To t	Jilialici Sites V	lability test	ing results –	0100 @ 21,50	o per aweiii	i i g		
No. of	Gross	Affordable housing						
Units	dwellings per hectare	0%	15%	25%	30%	35%		
Greenfield	Greenfield houses – Maximum CIL £psm							
				07.10				
8	20	£520	£520	£540	£540	£560		
Brownfield houses - Maximum CIL £psm								
8	20	£260	£180	£100	£60	unviable		

Source: AspinallVerdi, October 2020

Table 7-11 Smaller sites viability testing results - S106 @ £10,100 per dwelling

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No. of	Gross	Affordable housing							
Units	dwellings per hectare	0%	15%	25%	30%	35%			
Greenfield	Greenfield houses - Maximum CIL £psm								
8	20	£440	£420	£420	£420	£420			
Brownfield	Brownfield houses - Maximum CIL £psm								
8	20	£180	£80	£0	unviable	unviable			

Source: AspinallVerdi, October 2020

Rural exception sites

7.10 Rural exception sites testing shows that development is not viable with 100% affordable housing and will require an element of market housing to cross-fund development. The appraisal results show that development starts to become marginally viable with 30% market housing. Appraisals for rural exception site testing is set out in Appendix 6.

Elderly accommodation

7.11 Our viability testing results for elderly accommodation Appendix 7. Our results show that elderly accommodation development is currently unviable on both brownfield and greenfield sites.

Table 7-12 Fiderly accommodation - viability testing results

i abic i	L Liderly docon	modation	viability tostill	gresuits				
No. of Units	Gross dwellings		Affor	dable housii	ng			
	per hectare	0%	10%	25%	30%	35%		
Extra care – surplus per dwelling								
50	125	unviable	e unviable	unviable	unviable	unviable		



No. of Units	Gross dwellings	Affordable housing				
	per hectare	0%	10%	25%	30%	35%
Over 55	accommodation	– surplus per	dwelling			
50	125	unviable	unviable	unviable	unviable	unviable

Retail

7.12 Our viability testing results for convenience and comparison retail are set out in Appendix 8. Our results show that all retail scenarios are unviable. These results are not surprising given the structural changes occurring in the market at this point. The testing does not reflect the economics of an owner occupier solution which may be viable given the individual circumstances of the site and occupier funding/building requirements.

Employment use

7.13 Our viability testing results for industrial and office uses are set out in Appendix 9. Our results show that office development is currently unviable on a speculative basis. However, industrial development is marginally viable with biodiversity net gain. Again, the testing does not reflect the economics of an owner occupier solution which may be viable given the individual circumstances of the site and occupier funding/building requirements.

Assessment of potential CIL charges

7.14 Table 7-13 summaries the maximum CIL with all policies costs (Table 4-1) and 35% affordable housing. The final column in Table 7-13 analysis the maximum surplus with a 30% viability buffer. Guidance recommends that there should be a viability buffer²⁸ with research showing that on average the buffer is around 30%.³⁸

Table 7-13 Greenfield - summary of surplus viability for CIL

No. of Units	Gross dwellings per hectare	Max CIL £ psm – a@ £1.5k S106	CIL with 30% sensitivity buffer	Max CIL £ psm – a@ £10.1k S106	CIL with 30% sensitivity buffer - a @ £10.1k S106
8 (no AFH)	20	£560	£392	£420	£294
8 (with AFH)	8	£180	£126	£100	£70
15	15	£480	£336	£360	£252
30	16	£480	£336	£340	£238



No. of Units	Gross dwellings per hectare	Max CIL £ psm – a@ £1.5k S106	CIL with 30% sensitivity buffer	Max CIL £ psm – a@ £10.1k S106	CIL with 30% sensitivity buffer - a@ £10.1k S106
50	18	£480	£336	£360	£252
85	18	£500	£350	£380	£266
150	18	£460	£322	£360	£252
250	18	£460	£322	£340	£238
350	20	£440	£308	£360	£252
600	24	£520	£364	£400	£280
1,000	22	£440	£308	£360	£252

Table 7-14 Brownfield - summary of surplus viability for CIL with 15% affordable housing

Table 1-14	Diowilliela -	Summary or Su	ipius viability	101 CIL WILLI 137	a anordable nousing
No. of Units	Gross dwellings per hectare	Max CIL £ psm – a@ £1.5k S106	CIL with 30% sensitivity buffer	Max CIL £ psm – a@ £10.1k S106	CIL with 30% sensitivity buffer - with varied AH
8 (no AFH)	20	£180	£126	£80	£56
8 (with AFH)	11	unviable	unviable	unviable	unviable
15	20	£140	£98	£40	£28
40	18	£140	£98	£60	£42
50	20	£180	£126	£80	£56
70	35	£380	£266	£280	£196

Source: AspinallVerdi, October 2020

- 7.15 Following the analysis in Table 7-13 and Table 7-14, we have tested the CIL rates with a 30% buffer in the development appraisals and found that with a 30% buffer the rates can only absorb a maximum 5% fall in GDV. Given the current market uncertainty caused by COVID-19 and Brexit, with current predictions showing house prices to fall in the short-term a 30% CIL buffer (equating to a maximum 5% fall in GDV) is not sufficient. Current forecasts are set out as follows:
 - The Office for Budget Responsibility (OBR) expects house prices to fall 3.8% in 2021 in a moderate 'central' economic scenario⁸⁸;



⁸⁸ OBR, 2020, OBR predicts house price fall in 2021

- KPMG has predicted a house price fall of between 5.4% and 7.5% if there is a no-deal Brexit by October 2020⁸⁹; and
- EY ITEM Club has predicted that house prices could fall back 5% over the next few months and then stabilise⁹⁰
- 7.16 Caution does need to be applied when analysing just a single viability input variable as in reality should the market weaken, we may see build costs decrease which would improve viability. Furthermore, the PPG on viability is clear that land value should reflect all development costs, so should viability decrease beyond that allowed for in the viability assessment, due to changes in the market, then we would expect this to also be reflected in a lower land value.
- 7.17 Through several iterations with the appraisals we have found that a £200 psm CIL on greenfield housing sites (£80 psm CIL on smaller sites that trigger affordable housing) generates a viability buffer of up to 15% fall in GDV the results are shown Table 7-15. For brownfield housing scenarios 15% affordable housing and £45 psm CIL also provides sufficient buffer— the results are shown in Table 7-16.
- 7.18 Table 7-15 and Table 7-16 sets out the lower limit (minimum) of the percentage GDV before development becomes unviable i.e. "tipping point". The testing assumes 100% of GDV as the baseline assessment used in the testing above with changes up and down from 100%. Table 7-17 provides an example of what a 90% minimum of GDV equates to in values. This assessment ignores the fact that land value can also be adjusted to reflect changes in the market.

Table 7-15 Greenfield housing GDV tipping point with 35% affordable housing and CIL at £200 psm

LZUU paili			
No. of Units	Gross dwellings	Min % of GDV	Min % of GDV
	per hectare	(S106 @ £1.5k per dwelling)	(S106 @ £10.1k per dwelling)
8 (no AFH)	20	85%	90%
8 (with AFH & £80 psm CIL)	8	100%	100%
15	15	90%	95%
30	16	90%	95%
50	18	90%	95%
85	18	90%	95%
150	18	90%	95%
250	18	90%	95%
350	20	90%	95%

⁸⁹ KPMG, 2020, Outlook for UK house prices

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 $^{^{90}}$ EY, 2020, UK house prices fell back 1.7% month-on-month in May with year-on-year increase down to 1.8% – EY ITEM Club comments

No. of Units			Min % of GDV
	per hectare	(S106 @ £1.5k per dwelling)	(S106 @ £10.1k per dwelling)
600	24	85%	90%
1,000	22	85%	95%

Table 7-16 Brownfield housing GDV tipping point with 15% affordable housing and CIL at £45 psm

Gross dwellings	Min % of GDV	Min % of GDV
per hectare	(S106 @ £1.5k per dwelling)	(S106 @ £10.1k per dwelling)
f GDV		
20	95%	100%
11	unviable	unviable
20	100%	unviable
18	95%	100%
20	95%	100%
35	85%	90%
	per hectare f GDV 20 11 20 18 20	S106 @ £1.5k per dwelling FGDV 20 95% 11 unviable 20 100% 18 95% 20 95%

Source: AspinallVerdi, October 2020

Table 7-17 Change in market values example

Typology	Unit Size	Unit Price	£psm	Unit Price	£psm @ 90%
	sqm			@ 90%	
1-bed flat	50	£160,000	£3,200	£144,000	£2,880
2-bed flat	61	£190,000	£3,115	£171,000	£2,804
1-bed house (single storey)	50	£180,000	£3,600	£162,000	£3,240
2-bed house	79	£250,000	£3,164	£225,000	£2,848
3-bed house	90	£290,000	£3,222	£261,000	£2,900
4-bed house	110	£350,000	£3,181	£315,000	£2,863

Source: AspinallVerdi, October 2020



8 Recommendations

Introduction

8.1 The following recommendations are based on the evidence set out in this viability report and the objectivities set out in the Districts draft Local Plan:

Residential

- 8.2 Our viability testing has shown that the Districts policies in its draft Local Plan are generally viable on residential development but we make the following recommendations:
 - **Greenfield development** is viable with all policies costs identified, therefore no adjustments are required. Development can viably support 35% affordable housing and S106 of either £1,500 per dwelling and £10,100 per dwelling. There is also scope to increase the residential CIL charge to £200 psm.
 - Greenfield smaller sites (9 dwellings or fewer) which trigger affordable housing on those sites which trigger S106 of £1,500 per dwelling or £10,100 per dwelling we recommend 35% affordable housing and CIL of £80 psm.
 - Greenfield smaller sites (9 dwellings or fewer) which don't trigger affordable
 housing are viable with all policies costs identified, therefore no adjustments are
 required. Development can viably support S106 costs of either £1,500 or £10,100 per
 dwelling and there is scope to increase residential CIL charge to £200 psm.
 - Brownfield housing development viability is more challenging on these sites than greenfield. To enable viable development the Council should seek 20% affordable housing with a £10 psm CIL or 15% affordable housing with £45 psm CIL.
 - Brownfield flats development & smaller housing sites (9 dwellings or fewer) which
 trigger affordable housing— are unviable with 0% affordable housing and all other
 policies including CIL. We recommend that this type of development is zero rated for CIL
 and no affordable housing is sought.
 - Brownfield smaller housing sites (9 dwellings or fewer) which don't trigger affordable housing are viable with all policies costs identified, therefore no adjustments are required. These scenarios can support a CIL of £45 psm and still enable the Districts to capture the enhanced S106 costs.
 - Rural exemption sites testing shows that development is not viable with 100%
 affordable housing and will require an element of market housing to cross-fund
 development to fund all policy costs. This will have to be accessed on a site by site basis.



Older persons accommodation

8.3 Older persons accommodation is unviable with 0% affordable housing and all other policies including CIL. We recommend that this type of development is zero rated for CIL and no affordable housing is sought.

Non-residential

8.4 Retail and office development are unviable and industrial development marginally viable. We therefore recommend that the Districts should not seek anything too onerous in terms of policy to help ensure viable development.

CIL charging schedule

8.5 Our analysis has shown that there is scope to increase the residential CIL charge for greenfield development but there is a need to reduce it on brownfield sites. As we set out in Chapter 2, the PPG on CIL recognises that there could be different value uplift on different land uses, and it is acceptable to vary the charges in this way. Table 8-1 sets out what the proposed new CIL rates would look like. As demonstrated in this report the CIL rates contain sufficient buffers to absorb changes in the market.

Table 8-1 Proposed new CIL rates

Use	Affordable housing	CIL £ psm
Greenfield development – residential	35%	£200
Greenfield smaller sites (9 dwellings or fewer) which trigger affordable housing	35%	£80
Greenfield smaller sites (9 dwellings or fewer) which don't trigger affordable housing	N/a	£200
Brownfield housing development	20% /15%	£10 / £45
Brownfield flats development & smaller housing sites (9 dwellings or fewer) which trigger affordable housing	0%	£0
Brownfield smaller housing sites (9 dwellings or fewer) which don't trigger affordable housing	N/a	£90
Elderly accommodation (includes age restricted	0%	£0



Use	Affordable housing	CIL £ psm
and sheltered but not general needs housing adapted).		
All other uses	0%	£0

8.6 We would recommend that any strategic infrastructure (e.g. Ipswich Strategic Planning Area) is funded through CIL as the Districts do not have any strategic sites such to support the delivery.

Definitions of CIL purposes

- 8.7 We set out the key definitions for the draft CIL charging schedule as follows:
 - 9 dwellings or fewer sites that fall below the following thresholds: 'For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more'91
 - Elderly accommodation 'specialist older persons housing' is used to describe developments that comprise self-contained homes with design features and support services available to enable self- care and independent living. Sometimes also known as sheltered/retirement housing and extra care accommodation'92
 - Greenfield 'Land (or a defined site) usually farmland, that has not previously been developed. '93
 - Brownfield 'Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure...'94.



⁹¹ MHCLG, February 2019, NPPF, Page 68

⁹² Babergh District Council, 11 April 2016, CIL Charging Schedule

⁹³ https://www.planningportal.co.uk/directory_record/270/greenfield_land_or_site

⁹⁴ https://www.planningportal.co.uk/directory_record/137/brownfield_land_and_sites

Appendix 1 – Policy Review



Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the study
Policy SP01 – Housing Needs	Low	The policy sets out the following minimum number of new dwellings over the plan period (2018 – 2036): Babergh - 7,560 dwellings (420 dwellings per annum) Mid Suffolk - 10,008 dwellings (556 dwellings per annum)	Policy does not have a direct policy cost but policy is reflected in our testing through the typologies and large site testing.
Policy SP02 – Affordable Housing	High	The policy sets out the Councils' affordable housing policy as 35% on sites of 10 or more units or sites of 0.5 hectares or more. The policy background sets out the tenure size and profile required for the affordable housing as follows: Babergh Affordable Housing Mix (tenure & size) over the next 18 years Tenure & size 1 bed 2 bed 3 bed 4 or more bed Total Shared 134 (26.4%) 165 (32.6%) 156 (30.9%) 51 (10.1%) 506 (100%) ownership Social rent & 271 (27.6%) 228 (23.2%) 225 (22.9%) 259 (26.4%) 984 (100%) Affordable rent Discount home 106 (21.3%) 173 (34.8%) 145 (29.2%) 72 (14.5%) 496 (100%) ownership & starter homes Total 511 566 526 382 1986 Total per 28 32 29 21 110 110 3nnum 32 33 33 34 34 34 34 34	Housing mix is included in the appraisal.

Draft Planning Policy	Impact on	Local Plan	Viability im	plications				How have these costs
	viability							been dealt with in the
								study
		Mid Suffe	olk Affordable	Housing Mix	(tenure & size) over the next	18 years	
		Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total	
		Shared ownership	147 (25.2%)	187 (32.1%)	148 (25.4%)	100 (17.2%)	583 (100%)	
		Social rent & Affordable rent	289 (22.4%)	361 (28.0%)	303 (23.5%)	335 (26.0%)	1,288 (100%)	
		Discount home ownership & starter homes	97 (18.2%)	143 (20.7%)	131 (22.5%)	59 (11.9%)	430 (100%)	
		Total	533	691	582	494	2301	
		Total per annum	30	38	32	27	127	
Policy SP03 -	Low	The policy o	utlines the s	settlement h	erarchy acr	oss the distr	icts.	No direct impact on
Settlement Hierarchy								appraisal assumptions.
Policy SP04 - Housing	Low	The spatial of	distribution p	oolicy explai	ns the distri	cts broad pa	ttern for the	No direct impact on
Spatial Distribution		distribution of	of new dwell	lings.				appraisal assumptions.
Policy SP05 –	Low	The policy s	ets out the p	orotected en	nployment s	ites across t	he districts	No direct impact on
Employment Land		and that dev	elopment of	f net additio	nal employm	nent sites wi	l be	appraisal assumptions but
		supported al	long the stra	ategic transp	ort corridors	s (A12, A14	and A140).	employment scenarios
		The policy a	lso lists the	three Enterp	orise Zones	across the c	listricts.	have been viability tested.
Policy SP06 – Retail	Low	New retail a	nd town cen	tre uses to l	oe prioritised	d to the strat	egically	No direct impact on
and Leisure		important re	tail settleme	ents of Sudb	ury, Hadleig	h and Stowr	narket.	appraisal assumptions but
		Where there	are no suit	able opportu	ınities in stra	ategically im	portant retail	retail scenarios have
		settlements	then propos	als may be	appropriate	in the distric	t centres of	been viability tested.
		Needham M		•				,

Policy SP07 – Tourism	Impact on viability	The policy encourages appropriate new tourism development but does not identify any specific schemes or sites.	How have these costs been dealt with in the study No direct impact on appraisal assumption.
Policy SP08 – Infrastructure Provision	High	Infrastructure to be funded through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contributions and where appropriate funding assistance from the Councils / other provider organisations. Strategic infrastructure identified as: Highways improvements to the strategic road infrastructure on the A12 and A14, including an emerging Ipswich Northern Route, should the project receive endorsement from the Department of Transport during the lifetime of the Plan. A secondary schools expansion programme. Protected Habitats Mitigation Zone Appropriate infrastructure to support the planned growth is set out in the Councils Infrastructure Delivery Plan and the associated Joint Local Plan evidence base.	The Council already has a CIL charging schedule in place, subject to review. Furthermore, the County Council collects sums that sit outside the S.123 list. The viability testing treats this cost as an output i.e. how much can development affordable to pay for infrastructure once other policy costs are included.
Policy SP09 - Cross- boundary mitigation of effects on Protected Habitats	High	Developments in the Protected Habitats Mitigation Zone will need to make Section 106 contributions for mitigation.	Policy cost is included in appraisal.

Draft Planning Policy	Impact on	Local Plan Viability implications	How have these costs
	viability		been dealt with in the
			study
Policy SP10 - Climate	Low	Major development to take a proactive approach to mitigating and	Policy only encourages
Change		adapting to climate change, identifying opportunities to deliver	and is not mandatory
		decentralised energy systems powered by a renewable or low carbon	therefore no direct impact
		source. Encourages new development that reduces waste.	on appraisal assumption.
Policy LP01 - Hamlets	Low	Development management policy which sets out the circumstances	No direct impact on
and Clusters of		whereby development in hamlets and countryside is acceptable.	appraisal assumption.
development in the			
Countryside			
Policy LP02 -	Low	Development management policy which sets out the circumstances	No direct impact on
Residential Annexes		whereby development of residential annexes is acceptable.	appraisal assumption.
Policy LP03 -	Low	Development management policy which sets out the circumstances	No direct impact on
Residential		whereby residential extensions and conversions is acceptable.	appraisal assumption.
Extensions and			
Conversions			
Policy LP04 -	Low	Development management policy which that explains that replacement	No direct impact on
Replacement		of an existing dwelling in the countryside or the conversion/erection of	appraisal assumption.
Dwellings In The		ancillary buildings is acceptable if it meets the criteria in the residential	
Countryside (Outside		extensions and conversions policy. And sets additional criteria this type	
of Settlement		of development it needs to meet.	
Boundaries)			

Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the study
Policy LP05 – Replacement Dwellings and Additional Dwellings on Sub-Divided Plots Within Settlement Boundaries	Low	Development management policy which that sets out the circumstances whereby development will be permitted of replacement dwellings and additional dwellings on sub-divided plots within settlement boundaries.	No direct impact on appraisal assumption.
Policy LP06 – Mix and type of composition	High	Development management policy which sets out the circumstances for major housing developments including supported and special needs housing, schemes must include: • 35% affordable housing • 50% of dwellings to be Part M4(2) • Bungalows included in the mix on schemes of 10+ or on sites of 0.5 hectares or more, if the latest housing needs assessment identifies such a need.	Appraisal assumes affordable housing included on-site, bungalows included as part of housing mix and cost included for Part M4(2) requirements. Quantum to be determined through viability testing
LP07 – Supported and Special Needs Housing	High	Policy which defines specialist accommodation and sets out criteria for which these schemes will be assessed. It requires proposals to: • Protects and enhances biodiversity and geodiversity. • Meets shared facility standards.	We have appraised this typology and included costs for meeting standards in terms of biodiversity and M4(2).

Draft Planning Policy	Impact on viability	Meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations.	How have these costs been dealt with in the study Separate typology for elderly accommodation
		 Ensure heritage assets and their settings are maintained, protected and enhanced. 	has been included in the testing.
Policy LP08 – Affordable Housing	High	 Development management policy which sets the Councils 35% policy on relevant sites of ten or more units or sites of 0.5ha or more. The policy sets out the tenure split as: 984 for Babergh and 1,288 for Mid Suffolk is to be for affordable rent / social rent 506 for Babergh and 583 for Mid Suffolk is to be for shared ownership 495 for Babergh and 430 for Mid Suffolk is to be for discounted home ownership/starter homes. The policy explains that neighbourhood Plans may set requirements for a greater proportion of affordable housing, if supported by viability evidence. Volume up to 35% market housing allowed on rural exception sites. 10% of housing on major sites must be affordable home ownership as part of the overall housing mix unless the exemptions are met in policy. 	Policy cost is included in appraisal, assumed delivered on site in testing.

Draft Planning Policy	Impact on	Local Plan Viability implications	How have these costs
	viability		been dealt with in the
			study
Policy LP09 –		Sets out the considerations for new Gypsy and Traveller and Travelling	No direct impact on
Provision for Gypsy		Showpeople sites across the districts.	appraisal assumption.
and Traveller and			
Travelling			
Showpeople			
Policy LP10 -	Low	Sets out the requirements for development of mooring of houseboats.	No direct impact on
Moorings, Marinas			appraisal assumption.
and Houseboats			
Policy LP11 - Self-	Low	Councils support for self-build/custom-build housing or proposals that	Policy only supports and
Build and Custom-		make a proportion of serviced dwelling plots available for sale to self-	is not mandatory
Build		builders or custom builders, on appropriate sites and comply with	therefore no direct impact
		policies in the Joint Local Plan.	on appraisal assumption.
			Any provision of serviced
			plots will be off-set form
			revenue received.
Policy LP12 -	Low	Development management policy which sets out acceptable	No direct impact on
Employment		employment development and the circumstances for change of use to	appraisal assumptions but
Development		small scale employment use in predominantly residential.	employment scenarios
			have been viability tested.

Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the study
Policy LP13 - Safeguarding Economic Opportunities	Low	Development management policy for safeguarding employment sites.	No direct impact on appraisal assumption.
Policy LP14 – Town Centre and Retail	Low	Development management policy which sets out the minimum threshold for A1 units in the Primary Shopping Frontages and in Secondary Shopping Frontages development of Use Classes A1-A5, D1 and D2, may be permitted in circumstances listed in the policy. Impact assessment will be required for retail and leisure development outside of town centre boundaries, is in excess of 400 sqm.	No direct impact on appraisal assumption.
Policy LP15 - Tourism	Low	Development management which sets out circumstances where tourism and leisure development will be supported.	No direct impact on appraisal assumption.
Policy LP16 - Countryside Tourist Accommodation	Low	Restricts holiday lets to a maximum of 28 days.	No direct impact on appraisal assumption. Scenario not tested separately. Growth is not significant to the delivery of the plan.
Policy LP17 - Environmental Protection	Low	Development management policy which explains that development of previously development land to be prioritised and sets out the environmental aspects development must have regard to including; Efficient and Effective Use of Resources/Land, Land Contamination and	Assume development will comply with policy and not tested separately.

Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the study
		Instability, Pollution and Environmental Amenity and ground and surface water.	
Policy LP18 –	Medium	Sets outs out the circumstances whereby development will be	Any costs associated with
Biodiversity &		supported in relation to biodiversity, this includes but limited to	surveys to be covered
Geodiversity		development to follow a hierarchy approach, seeking firstly to avoid	through our professional
		impacts of biodiversity.	fees allowance.
			Any costs for mitigation
			assumed to be delivered
			through planning
			obligations but this is not
			expected to impact every
			site.
LP19 - Landscape	Low	Sets out the circumstances whereby the Councils will support	Assume development will
		development that amongst others, considers the effects on the natural	comply with policy and
		environment, integrates positively with the existing landscape character,	not tested separately.
		and enhances and protects the landscape.	
LP20 – Area of	Low	Policy sets out the circumstances where they will support development	Assume development will
Outstanding Natural		in or near the AONBs.	comply with policy and
Beauty			not tested separately.

Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the study
LP21 - The Historic	Low	Policy sets out the circumstances where they will support development	Scenario testing assumes
Environment		in or near heritage assets and the historic environment.	that development will not
Liviloriment		in or near hemage assets and the historic environment.	impact the historic
			environment. Where
			development is impacted
			by the historic
			environment than this will
			be treated as an
			abnormal cost and will
			need to be reflected in a
			reduced land value.
LP22 - Change in	Low	Sets out the circumstances whereby equestrian uses or other	No direct impact on
Land Use for		animal/rural land-based uses in the countryside is acceptable.	appraisal assumption.
Equestrian or other			
animal/rural land base			
uses			
Policy LP23 –	Low	Sets out the circumstances whereby the change in use of agricultural	No direct impact on
Agricultural Land To		land to residential garden land or land ancillary to a residential dwelling	appraisal assumption.
Residential Garden		may be permitted.	,
Land			

Policy LP24 – New	Impact on viability	Policy requires planning applications to undertake necessary	How have these costs been dealt with in the study We have not appraised
agricultural / rural buildings in the Countryside		assessments to ensure development is suitable and sustainable.	agricultural / rural development.
Policy LP25 - Sustainable Construction and Design	High	Policy sets out the Councils Sustainable Construction and Design requirements that include: • Achieve reductions in CO2 emissions of 19% below for the Target Emissions Rate of the 2013 Edition of 2010 Building Regulations (Part L); and • Meet the higher water efficiency standards of 110 litres per person per day, as set out in building regulations part G2. To meet the above all major developments are required to submit a Sustainability Design and Construction Statement. The policy also explains that non-residential development of 1,000sqm and above must achieve a minimum of BREEAM 'Very Good' standard or equivalent.	Cost included in the appraisal. Any costs associated with Sustainability Design and Construction Statement to be covered by professional fees allowance.
Policy LP26 - Design and Residential Amenity	Low	Sets out the design requirements for new residential development.	Policy is not onerous compared to what is being delivered at the moment and assumed

Draft Planning Policy	Impact on	Local Plan Viability implications	How have these costs
	viability		been dealt with in the
			study
			covered through general
			build costs.
Policy LP27 - Energy	Low	Policy sets out the circumstances where renewable, decentralised and	No direct impact on
Sources, Storage and		community energy generating proposals will be supported. It also	appraisal assumption.
Distribution		explains that the Council will use planning obligations to restore when	
		energy generation ceases or becomes non-functioning for a period of	
		three months. And also explains the conditions for renewable and low	
		carbon energy are located in nature conservation sites, the Area of	
		Outstanding Natural Beauty, or impact on the setting of heritage assets	
		(including conservation areas) or any other designated areas.	
Policy LP28 – Water	Low	Policy states that development will be supported where it can	Cost of complying with
Resources and		demonstrate it has consulted with the relevant authority regarding waste	policy covered by
Infrastructure		water treatment and that there is capacity within the network.	professional fees
			allowance.
LP29 - Flood Risk and	Medium	Policy encourages development away from flood risk areas. It requires	Proposed development
Vulnerability		development to mitigate existing and potential flood risks through	only likely to suffer from
		application of a sequential approach to flood risk and implementation of	surface water, which will
		Sustainable Drainage Systems, and risks to ground or surface water	be dealt with SuDs and
		quality.	the external cost
			allowance in the
			appraisal.

Draft Planning Policy	Impact on	Local Plan Viability implications	How have these costs
	viability		been dealt with in the
			study
Policy LP30 - Designated Open Spaces	Medium	Sets out where total or partial loss of open space will be permitted. Developments in excess of 1 hectare will be required to provide on-site open space provision to meet identified needs/deficits. Open space to be provided in line with the open space standards identified in the Open	Assumed that open space to be delivered on-site through the difference between gross and net
Policy LP31 - Services and Facilities Within the Community	Low	Sets out the circumstances where new development and loss of community facilities will be acceptable. It encourages high quality development and for schemes to minimise their impact on climate change, use sustainable construction practices etc.	No direct impact on appraisal assumption.
Policy LP32 - Safe, Sustainable and Active Transport	High	Sets out development management policy for safe, sustainable and active transport. Developments that are expected have a major impact on highway infrastructure need to provide a travel plan and transport statement or transport assessment. The policy sets out appropriate provisions that development should make which includes, amongst other things; cyclists' facilities, electric vehicle charging points, and linkages to networks. There is also potential for contributions towards sustainable transport strategies and school transport contributions.	Cost for electric charging points included in appraisal. Assume cost for travel plan included in professional fees allowance. Any other contributions would be captured through S106s which we have made allowances for based on monitoring data. Where site specific costs are greater than assumed this

Draft Planning Policy	Impact on	Local Plan Viability implications	How have these costs
	viability		been dealt with in the
			study
			will need to be captured in
			any surplus generated
			and/or a reduced land
			value
Policy LP33 -	High	Development plan policy which explains that new development must be	The Council's S123 list
Managing		supported by necessary infrastructure and conditions or planning	captures some of these
Infrastructure		obligations will be used as package of the infrastructure measures.	cost through CIL. A cost
Provision			allowance has been
			included in the appraisal
			for those items not
			included in the CIL list
			which the development
			will need to provide for
			site specific mitigation.
			Where site specific costs
			are greater than assumed
			this will need to be
			captured in any surplus
			generated and/or a
			reduced land value

Draft Planning Policy	Impact on viability	Local Plan Viability implications	How have these costs been dealt with in the
			study
Policy LP34 - Health	High	Policy protects current health and education uses and circumstances	Ditto.
and Education		where to facilities will be supported. The policy allows for change of	
Provision		use, or re-development of educational establishments unless specific	
		circumstances are met.	
Policy LP35 -	High	Development plan policy which explains that infrastructure to support	Ditto.
Developer		development will be will be provided through a combination of	
Contributions and		Community Infrastructure Levy (CIL), Planning Obligations, Developer	
Planning Obligations		Contributions and where appropriate funding assistance from the	
		Councils / other provider organisations.	

Appendix 2 – Property Market Report





Appendix 2

Draft

Property Market Report



Babergh & Mid Suffolk District Councils

September 2020

Quality Assurance

Date of Report 21 September 2020

Version Final Client Issue

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Prepared by Lawrence Owho , Consultant

Stuart Cook, Director

Checked by Stuart Cook, Director

Date 21 September 2020

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Date 21 September 2020

Limitation

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Appendices

Appendix 2.1 – Residential sold price



1 Introduction

- 1.1 This property market report has been used to inform our assumptions and inputs for the Babergh & Mid-Suffolk Councils Local Plan and CIL viability testing. This report draws on data from recognised published data such as CoStar, EGi, Land Registry, Rightmove.co.uk, Zoopla, Energy Performance Certificates (EPCs), published reports and agent consultations.
- 1.2 Our market assessment considers the following markets:
 - General residential.
 - Specialist residential.
 - Retail (comparison and convenience).
 - Office uses.
 - Industrial uses.

Novel Coronavirus (COVID-19)

On the 11 March 2020, the World Health Organisation declared the coronavirus a worldwide pandemic. Since the 23 March 2020 the UK has been in lockdown which has resulted in measures such as the government asking people to work from home (unless key workers), furlough scheme to protect workers, restrictions in leaving the house, school closures, social distancing measures and travel restrictions, In June the government announced the easing of restrictions but are subject "local lockdown" depending on the spread of the virus. It is too early to tell what impact coronavirus will have on the UK property market but it is likely to be significant given many sectors have had to pause trading and turnover has decreased leading to the UK economy shrinking.

Impact on the UK economy

1.4 The pandemic has a significant impact on the UK economy, Figure 1-1 shows that since lockdown the UK economy (gross domestic product (GDP)) has shrunk for two consecutive quarters and has now entered a technical recession for the first time in 11-years.



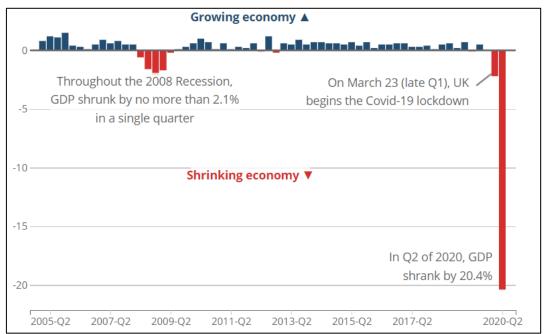


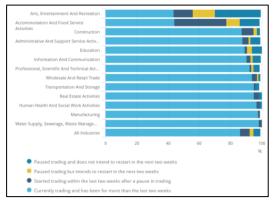
Figure 1-1 UK GDP growth, Quarter 1 (Jan to Mar) 2005 until Quarter 2 (Apr to June) 2020

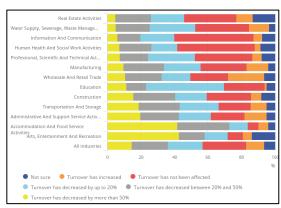
Source: Office for National Statistics

1.5 As shown in Figure 1-2, all sectors have been affected by the pandemic through pausing in trading. The arts and the service sectors, then followed by construction, have been particularly hard hit and continually being affected despite easing of restrictions. Due to the pandemic, a large percentage of businesses in all sectors are seeing a reduction in turnover (see Figure 1-3)

Figure 1-2 Percentage of businesses, current trading status, broken down by industry, UK, 29 June to 12 July 2020

Figure 1-3 Effect on turnover, businesses who are continuing to trade, broken down by industry, UK, 29 June to 12 July 2020





Source: Office for National Statistics - Business Impact of Coronavirus (COVID-19) Survey

Impact on the property market

1.6 We are only now seeing some data on the impact coronavirus is having on the property market but not insignificant quantum to draw robust analysis - this is because the market has effectively



been held in abeyance and with the time-lag of recording data the full impacts will not be known for a number of months to come.



2 Residential market assessment

- 2.1 To provide context of the Districts residential market, we first provide analysis of the national and county markets. These are then compared to the Districts markets. We then provide a more detailed market analysis of the Districts market through analysis of new build sold and quoting prices.
- 2.2 Data has been collected from several sources including, Land Registry, Zoopla, Rightmove and EPCs (Environmental Performance Certificates).

Market overview

- 2.3 Following the global financial crisis, the residential market in England & Wales was generally been in a period of growth. The growth was initially seen in London, which responded to the quickest to the financial crisis. This growth then rippled out to the southeast and regions. But this growth in values has not been spread equally across England & Wales. Those regions that performed well were located within an hour's commute to London, commonly known as the 'golden hour' for commuters. As London has faced affordability issues, those locations within an hour commute had become more attractive as they often better value money for those wishing to buy, or upsize. In recent years, the market has become more unstable due to; changes in Stamp Duty Land Tax (SDLT); the UK leaving the EU and entering into a transition period; and more recently and severely, the impact of COVID-19.
- As demonstrated in Figure 2-1 since the enforcement of lockdown sales have fallen significantly. As such, there is not a sufficient volume of reliable data at this current time to draw conclusions on the impact the virus is having on the residential market. As Land Registry is updated over the coming months, we may see sales being recorded during the lockdown period but as yet there is no data. To support the housing market during the pandemic, the government announced on the 08 July 2020 that from that date until 31 March 2021 there will be an SDLT holiday for properties up to the value of £500,000.



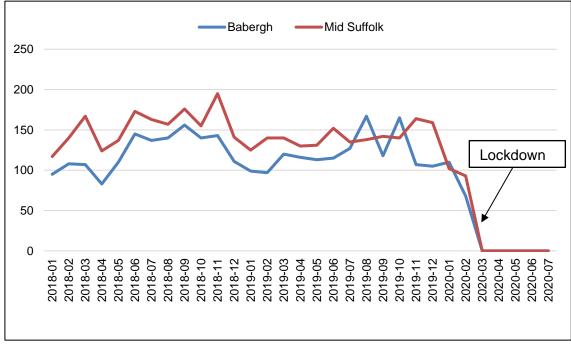


Figure 2-1 Babergh & Mid Suffolk sales volumes 2015 - present

Source: Land Registry, accessed August 2020

Average property prices

As shown in Figure 2-1Figure 2-2 Average property Prices England, Suffolk, Babergh & Mid Suffolk, leading up to the global financial crisis residential property prices were in a period of growth. Between 2000 and 2007 average property prices across England, Suffolk, Babergh and Mid Suffolk increased by an average of 150%. During this period average prices across Babergh and Mid Suffolk were higher than the national and county averages. As the UK entered into recession average prices across England, Suffolk, Babergh and Mid Suffolk fell by around 20% between 2007 and 2009. Since 2009, the England average price has increased by around 55%, from £159,000 to £248,000. In the same period, prices across Suffolk have grown at a slightly higher rate of 58%, from a lower average price; the difference in average prices in Suffolk and England is currently around £11,000 (or 4%). The average prices in Babergh and Mid Suffolk are higher than the average prices in England and Suffolk. However, since 2009, the difference in prices between Babergh and Mid Suffolk has increased and currently stand at 8%. Compared to Suffolk, average prices in Babergh are currently 15% higher, at £281,024.



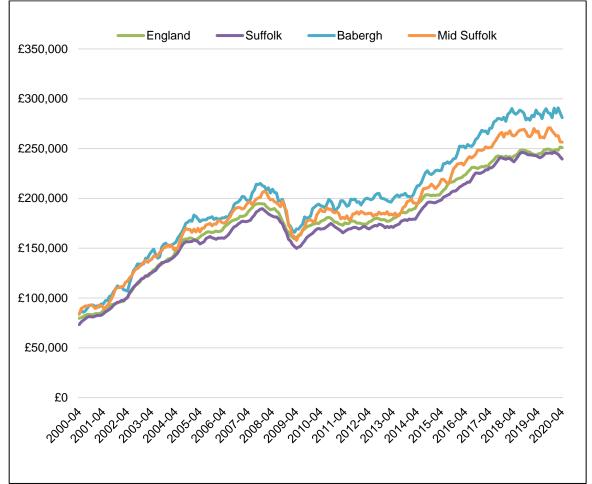


Figure 2-2 Average property Prices England, Suffolk, Babergh & Mid Suffolk

Source: Land Registry, accessed August 2020

Suffolk average property prices

- 2.6 Table 2-1 shows average property prices for the county split by typology. The analysis shows that the difference between the average current value, on a unit basis, for detached and semi-detached is significant at around £160,000 (or 65%) this is despite the difference in £ psf being only 6% this would indicate that the average size of a detached property is relatively large compared to semi-detached.
- 2.7 The difference between semi-detached and terraced, and terraced and flats average current value, on a unit basis, is more consistent, at 15% and 25% respectively. But the analysis shows that the average price on £psf between semi-detached, terraced and flats are similar at around £230 psf.



Table 2-1 Property values by type, Suffolk County

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£403,578	£251	3.7	£371,053
Semi-detached	£243,526	£237	3.0	£242,087
Terraced	£207,453	£236	2.7	£204,725
Flats	£164,928	£231	1.8	£155,059

Source: Zoopla, accessed August 2020

Babergh and Mid Suffolk average property prices

- 2.8 Analysis has been undertaken of Land Registry data of sold prices for re-sales on a price per unit basis over the last two years across Babergh & Mid Suffolk.
- 2.9 The map in Figure 2-3 shows property prices grouped in value bands analysed against ward boundaries. The analysis shows higher values on a price per unit concentrated mainly to the south of Babergh, with a corridor of medium value extending northward. There are also clear areas of lower value around the main towns of Stowmarket and Sudbury, however, this is due to the higher volume of smaller units in these areas as well as rural areas usually having higher values.



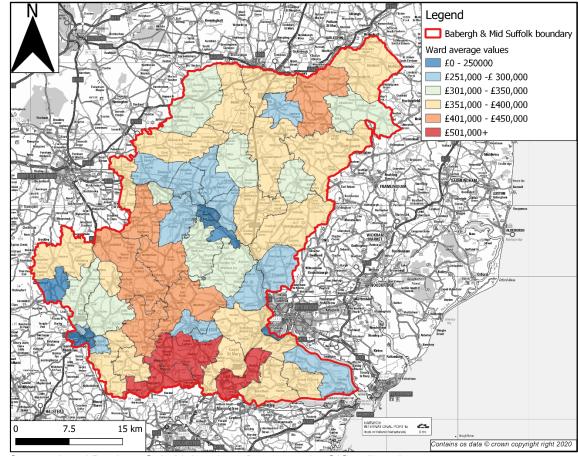


Figure 2-3 Residential values by ward boundary: 07/2018 - 07/2020

Source: Land Registry Sale Value data, Basemap ArcGIS online, August 2020

2.10 The map in Figure 2-4 is the same Land Registry data expressed a 'heatmap.' The data is not 'fixed' against ward boundary boundaries thus allowing for finer grain analysis of the areas of higher, mid and lower values. The red/orange colours represent higher average prices and the blue colours represent the lower values. The analysis shows an emphasis on the lower-value area along the A14 corridor, which includes the settlements of Stowmarket, Needham Market and Great Blakenham and continuing towards Ipswich fringe as well as around Sudbury and Shotley. The map also reveals 'pockets' of lower value to the north around Eye and Metfield. The main higher value areas are to the west of the Districts near Bury St Edmunds, the very rural north of the Districts and areas towards the south, along the Area of Outstanding Natural Beauty (AONB). There are further smaller 'pockets' of higher value dispersed among the lower value areas around the A14 corridor and Sudbury. These higher value areas are achieved in smaller villages.



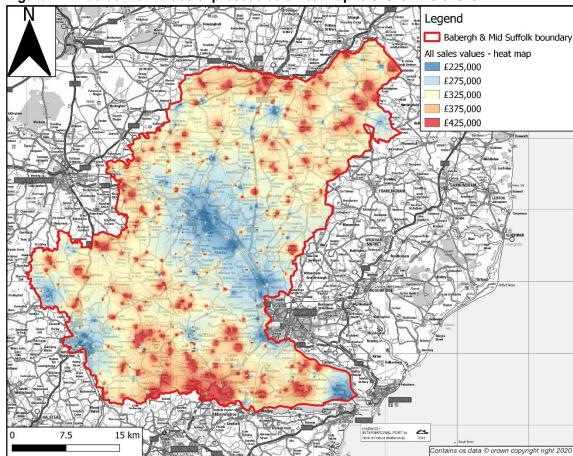


Figure 2-4 Residential values expressed as a heatmap: 07/2018 - 07/2020

Source: Land Registry, Babergh & Mid Suffolk District Councils, AspinallVerdi, accessed August 2020

Zonal analysis

2.11 For clarity and ease of analysis for new build sold and quoting prices, we have split the Districts into three 'zones', these are shown in Figure 2-5. The 'Northern Zone' comprises the areas of Mid Suffolk above the A14/A1120, the 'Central Zone' is the region below the A14/A1120 and above the A1071 and the 'Southern Zone" comprises the area of the Babergh District below the A1071.



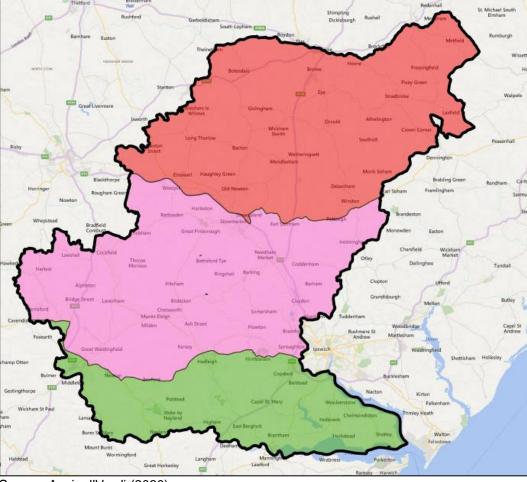


Figure 2-5 Analysis zones

Source: AspinallVerdi (2020)

- 2.12 New build sale values have been analysed using Land Registry Data, this data has been analysed on a £ psm basis through cross referencing the data with EPC. The full analysis is contained in Appendix 2.1 and summaries provided in this section of the report.
- 2.13 The EPC certificate data provides evidence of the unit sizes but does not record the number of bedrooms per property. Evidence of the number of beds has been taken from the Districts planning portal, Rightmove, Zoopla and PrimeLocation; although, it has not been possible to reconcile all property types. Where the number of beds for the property is known, this has been recorded. Where the number of beds is not known this has been left 'blank' in our analysis rather than 'guessing' the number of beds based on the unit size and cross-referencing with minimum space standards. The data covers two years of sales (April 2017 April 2019),
- 2.14 To supplement the new build sold prices we have analysed new build schemes and their quoting prices. This has been through analysis of website such as Rightmove and PrimeLocation along with developers own websites.



Northern Zone - new build sold values

- 2.15 The main recent new build sales in the northern zone have been at the Kingsbrook Place development in the village of Elmswell and the Trinity Meadows development in Stowupland.
- 2.16 Table 2-2 shows new build sold prices for Kingsbrook Place, Elmswell. It is a 190-unit development by Taylor Wimpey Homes with a mix of 2, 3,4 and 5-bedroom houses. The data in Table 2-2 shows that the majority of units recently sold are terraced and detached. In contrast, semi-detached properties represent the smallest number of sales. The prices recorded at Kingsbrook Place range from £2,545 £3,809 psm with the majority being for terraced housing

Table 2-2 Analysis of new build sold prices - Kingsbrook Place, Elmswell

Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Detached	18	122	£237,500	£434,995	£2,545	£3,663
Semi Detached	12	94	£244,995	£316,995	£2,650	£3,889
Terraced	40	78	£202,500	£309,995	£2,642	£3,809

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

2.17 Table 2-3 shows the new build sold prices for Trinity Meadows, Stowupland. It is part of a 175-unit Bloor Homes development with a mix of 2, 3 and 4-bedroom houses. The data shows that the units sold at the scheme are comparably smaller than the units at the other developments in the zone at 72 sqm for semi-detached and 110 sqm for detached properties. Terraced properties achieved values from £3,214 to £3,538. £psm for semi-detached properties range from £3,164 to £3,538. The majority of sales were detached units which achieved values from £2,672 to £4,508 psm.

Table 2-3 Analysis of new build sold prices - Trinity Meadows, Stowupland

Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Terraced	3	71	£219,995	£269,995	£3,214	£3,538
Detached	34	110	£255,995	£414,995	£2,672	£4,508
Semi Detached	12	72	£216,995	£266,995	£3,164	£3,538

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

Northern Zone - new build quoting prices

2.18 With regards to new build quoting prices the main development advertised in the Northern Zone is the Taylor Wimpey 190-unit development in Elmswell. Also, there are several smaller developments which are being brought forward by national and regional and local housebuilders.



2.19 As set out in Table 2-4 new build quoting prices in the Northern Zone show that 2-beds range between £175,000 and £240,000, 3-beds between £230,000 and £397,500, and 4-beds between £347,500 and £625,000. Quoting prices at the Felgate Close and Thurston Park developments are noticeably higher than the other schemes in the area. This is due to the higher quality of the amenities they offer.

Table 2-4 New build quoting prices - Northern Zone

Address	Developer	Typology	Quoting prices
Laxfield			
Felgate Close, Bickers Hill,	-	A small development of three and four bed	3 bedroom detached: £397,500
Laxfield		dwellings	4 bedroom detached: £625,000
Stowupland			
Trinity Meadows, Church Road,	Bloor Homes	A development of 74 two, three and four	3 bedroom semi-detached: £270,000-£275,000
Stowupland		bedroom dwellings.	3 bedroom bungalow: £352,000
			4 bedroom detached: £350,000-£400,000
Thorndon The Clock Tower,		A development of	2 bedroom flat: £175,000 -
Stoke Road,		one, two and three	£185,000
Thorndon, Eye		bedroom dwellings.	2 bedroom semi detached: £240,000
			3 bedroom semi detached: £250,000-£300,000.
Thurston			
Thurston Park, Norton Road, IP31	Hopkins Homes	A development of two, three, four and	3 bedroom semi detached: £330,000
380	3SD five bedroom dwellings.		3 bedroom detached: £355,000
		4 bedroom semi detached: £395,000	
			4 bedroom detached: £470,000 - £545,000
Cavendish View, Norton Road, IP31 3QH	Linden Homes	A development of two, three, four and	3 bedroom semi detached: £292,995 - £314,995



Address	Developer	Typology	Quoting prices
		five bedroom dwellings.	4 bedroom semi detached: £349,995
			4 bedroom detached: £379,995 - £464,995
College Park, Ixworth Road	Persimmon Homes	A development of two, three, four and	2 bedroom semi detached: £228,000
Thurston, IP31		five bedroom dwellings.	3 bedroom terraced: £230,000 - £276,500
			3 bedroom end terrace: £252,000
			3 bedroom semi detached: £286,000
			3 bedroom detached: £310,000
			4 bedroom detached: £347,500
			5 bedroom detached: £410,000
Station Hill, Thurston	-	A development of one and two	1 bedroom flat: £150,000 - £155,000
		bedroom dwellings.	2 bedroom flat: £205,000
Elmswell			
St Johns Mead, Wetherden Road,	Crest Nicholson	A development of two, three and four	3 bedroom detached: £320,000 - £330,000
Elmswell, IP30		bedroom dwellings.	4 bedroom detached: £420,000
Kingsbrook Place, Station Road,	Taylor Wimpey	A development of 190 two, three, four	2 bedroom terraced: from £225,000 - £230,000
Elmswell		and five bedroom dwellings with allocated parking.	3 bedroom semi detached: £280,000 - £315,000
		ancontrol parring.	3 bedroom detached: £285,000
			4 bedroom detached: £410,000 - £415,000
			5 bedroom detached: from £450,000

Source: Rightmove, developer websites, accessed September 2020



Central Zone - new build sold prices

2.20 The majority of recent new build sales in the Districts have occurred in the central zone, with over half of all new build sales recorded occurring in this zone. The majority of new build sales in the zone have been in the settlements of Stowmarket and Needham Market.

Stowmarket

2.21 Table 2-5 shows new build sold prices for the Northfield View development in Stowmarket. It is a Taylor Wimpey development which will deliver up to 600 units with a mix of 2, 3, 4 and 5-bedroom units. The analysis of new build sold prices shows that there are a number of quite large units across all typologies – this results in the achieved £psm quite low compared to other schemes in the area.

Table 2-5 Analysis of new build sold prices (including number of beds) - Northfield View, Stowmarket

Typology	No. of beds	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Flat	1	12	50	£150,000	£169,995	£2,729	£3,667
Semi Detached	3	23	100	£204,000	£290,000	£2,073	£3,250
Terraced	2	7	64	£176,000	£226,995	£2,750	£3,547
Terraced	3	18	87	£240,000	£279,995	£2,273	£3,375
Detached	3	9	125	£305,000	£355,000	£2,540	£2,850
Detached	4	7	141	£355,000	£394,995	£2,518	£2,801
Detached	5	2	167	£406,995	£419,995	£2,437	£2,515

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

2.22 Table 2-6 shows new build sold prices for the Willowbrook development in Bramford. It is a development by Bovis Homes, delivering 130 2, 3 and 4 bedroom properties. The majority of sales have been detached units which range from £2,622 to £3,247 psm, terraced units have achieved prices ranging between £2,373 and £3,606 psm whereas the semi-detached units achieved values range from £2,462 to £3,032 psm.

Table 2-6 Analysis of new build sold prices (including number of beds) - Willowbrook, Bramford

Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Detached	14	119	£295,000	£424,995	£2,622	£3,247
Semi Detached	4	112	£284,995	£326,995	£2,462	£3,032
Terraced	10	104	£219,995	£315,000	£2,373	£3,606

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020



2.23 In other parts of Stowmarket, sales have occurred at the Chilton Place development. Table 2-7 shows the number of sales for detached properties is significantly higher than those for semi-detached properties, with £psm for the former being between £3,095 and the latter between £3,389 and £4,206.

Table 2-7 Analysis of new build sold prices (including number of beds) – Chilton Place, Stowmarket

Otowinarket							
Typology	No. of beds	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Detached	2	11	64	£230,000	£275,000	£3,631	£4,206
Detached	3	13	84	£285,000	£325,000	£3,389	£3,916
Semi Detached	2	4	63	£195,000	£195,000	£3,095	£3,095

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

Needham Market

2.24 The only recent new build sales that have occurred in Needham Market has been at the St Georges Park development, located to the south of the settlement. As shown in Table 2-8, sold property prices at the St Georges Park development are also wide-ranging from £1,974 psm to £4,167 psm.

Table 2-8 Analysis of new build sold prices (including number of beds) St Georges Park, Needham Market

Typology	No. of beds	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Flat	3	2	84	£205,000	£209,995	£2,440	£2,500
Semi Detached	2	8	61	£173,000	£235,000	£2,983	£3,641
Semi Detached	3	2	102	£299,995	£312,995	£2,941	£3,069
Semi Detached	4	2	116	£334,995	£339,995	£2,888	£2,931
Terraced	2	1	66	£275,000	£275,000	£4,167	£4,167
Terraced	3	4	88	£252,995	£304,995	£2,941	£3,466
Terraced	4	8	122	£280,000	£339,995	£2,279	£2,931
Detached	2	1	64	£249,995	£249,995	£3,906	£3,906
Detached	3	2	102	£295,000	£304,995	£2,892	£2,990
Detached	4	17	153	£354,995	£549,995	£1,974	£3,125

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020



Great Blakenham

2.25 The only recent new build sales that have occurred in Great Blakenham is the 294-unit Orbit Homes development at Blakenham Fields. The scheme provides a mix of 2, 3 and 4-bedroom houses. The analysis in Table 2-9 shows that the £psm paid for terraced properties range from £2,644 to £3,500 whereas prices achieved for detached properties were higher at £2,843 to £3,239 psm. Semi detached properties achieved the highest £psm variance of between £2,931 - £3,429.

Table 2-9 Analysis of new build sold prices (including number of beds) Blakenham Fields. Great Blakenham

Typology	No. of beds	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Semi Detached	2	1	60	£199,995	£199,995	£3,333	£3,333
Semi Detached	3	25	79	£215,000	£269,995	£2,931	£3,429
Terraced	2	31	60	£189,995	£209,995	£3,203	£3,500
Terraced	3	28	77	£209,995	£270,000	£2,644	£3,229
Detached	3	21	89	£254,995	£289,995	£2,931	£3,239
Detached	4	10	103	£290,000	£313,000	£2,843	£2,941

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

Central Zone - new build quoting prices

2.26 As shown in Table 2-10, there are a higher number of new build schemes currently being marketed in the Central Zone than in any other zone. The analysis of quoting prices shows that 2-bed properties in the Central Zone range between £190,000 and £320,000, 3-bed properties range between £260,995 and £392,000, 4-bed properties range between £312,000 and £560,000 whereas 5 bed properties at Northfield view are at £445,000.

Table 2-10 New build quoting prices in the central zone

Address	Developer	Typology	Quoting prices
Bramford			
Willowbrook. Bramford	Hopkins Homes	A development of 130 two, three and four bedroom dwellings.	3 bed end of terrace: £300,000 - £305,000 4 bed link detached house: £360,000 4 bed detached house: £430,000
Great Blakenha	m		



Address	Developer	Typology	Quoting prices
Gipping Mill, Stowmarket Road, Great Blakenham, IP6	Persimmon Homes	A development of two, three and four bedroom dwellings.	2 bed terraced: £210,000- £215,000 3 bed detached: £285,000
			4 bed detached: £312,000 - £330,000
Long Melford			
Weaver's Tye, Long Melford, Suffolk	Hopkins Homes	A development of 71 one, two, three and four bedroom dwellings.	2 bedroom detached: £320,000
			3 bedroom detached: £392,000
			3 bedroom bungalow: £440,000 - £450,000
Lavenham			
Bears Lane, Lavenham	Marden Homes	A development of two and three bedroom dwellings.	2 bedroom terraced: £300,000
		bodioom awamings.	3 bedroom terraced: £345,000
			3 bedroom semi detached: £380,000 - £385,000
			3 bedroom detached: £425,000
Stowmarket			
Northfield View, Stowmarket, IP14	Taylor Wimpy	A development of 215 three, four and five bedroom	3 bedroom detached: £280,000
		dwellings.	3 bedroom semi detached: £290,000
			4 bedroom detached: £410,000
			5 bedroom detached: £445,000
Pear Tree Place, Great Finborough	S.E.H. Developments Ltd	A development of 24 one, two, three and four bedroom dwellings.	2 bedroom semi detached: £245,000
Needham Market			



Address	Developer	Typology	Quoting prices
St George's Park, Ipswich Road, IP6 8FA	Hopkins Homes	A development of one, two, three and four bedroom	2 bedroom flat: £190,000 - £200,000
		dwellings	2 bedroom coach house: £220,000
			3 bedroom terraced: £260,000 - £310,000
			4 bedroom detached: £560,000
Sproughton			
Church Meadow, Church Lane, Sproughton, IP8	Bennett Homes	A development of 30 two, three, four and five bedroom dwellings	4 bedroom detached: £420,000 - £485,000

Source: Rightmove, Developer Website, accessed September 2020

Southern Zone - new build sold prices

Sudbury

2.27 Table 2-11 shows new build sold prices for the St Gregory's Place development ib Sudbury. The data in Table 2-11 shows that the majority of units sold are flats. Typically, we would expect sold prices on a £ psm would be higher for flats than houses and this is the case in St Gregory's Place. The data in Table 2-11 shows that the units sold at the scheme are bigger than the units at the other developments in the area. Flatted units also achieved some of the highest max £psm prices in the area.

Table 2-11 Analysis of new build sold prices – St Gregory's Place, Sudbury

		•		•	•	
Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Flat	21	80	£179,950	£400,000	£2,045	£7,380
Semi Detached	3	136	£360,950	£464,950	£2,717	£3,079
Terraced	3	143	£374,950	£429,950	£2,717	£2,792

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

2.28 Table 2-12 shows new build sold prices for the Ballingdon Meadows development. The development consisted of 2 and 3-bedroom properties and was built by Foxley. The prices recorded at Ballingdon Meadows range from £2,750 - £3,452 psm with the majority being for terraced properties.



Table 2-12 Analysis of new build sold prices – Ballingdon Meadows, Sudbury

Typology	No. of beds	Number of sales	Average size	Sold value	Sold value	£psm Min	£ psm Max
	beus	or saics	sqm	min	max		Max
Semi Detached	3	2	84	£265,000	£290,000	£3,155	£3,452
Terraced	2	5	78	£210,000	£225,000	£2,750	£2,986
Terraced	3	7	85	£260,000	£290,000	£2,989	£3,452

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

Great Cornard

2.29 Table 2-13 shows new build sold prices for the Woodland Rise development in Great Cornard. The data in the tables show that the number of units sold is spread over the different typologies. £psm paid for semi detached properties has the widest range. £psm paid for terraced properties range from £3,631 to £3,667 whereas prices achieved for semi-detached properties were higher at £2,617 to £3,860 psm. Detached properties achieved the highest £psm variance of between £2,925 - £3,493.

Table 2-13 Analysis of new build sold prices - Woodland Rise, Great Cornard

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Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Detached	30	107	£268,995	£444,995	£2,925	£3,493
Semi Detached	28	78	£214,995	£299,995	£2,617	£3,860
Terraced	2	57	£206,995	£208,995	£3,631	£3,667

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

Holbrook

2.30 Most of the new build sales activity in Holbrook has occurred at the Admirals Quarter development. The data in Table 2-14 shows that the majority of units sold are either detached or semi detached with 8 units sold each. £psm paid for detached and semi-detached units are between £2,769 psm and £4,552. Flatted properties achieved the largest range of £psm between £1,481 - £3,629. Average sizes for all typologies are generally within the range of the previous schemes identified.

Table 2-14 Analysis of new build sold prices – Admirals Quarter, Holbrook

Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Detached	8	114	£265,000	£440,000	£2,769	£4,552
Semi Detached	8	95	£269,995	£329,995	£2,847	£3,418



19

Typology	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Terraced	4	67	£120,000	£224,995	£1,481	£3,629

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

Capel St. Mary

2.31 Table 2-15 shows new build sold prices for the Saxon meadow development. This development delivered a mix of 2, 3, 4, & 5 bedroom properties and was built by Hopkins Homes. Prices achieved are generally within the range of those from developments located in the area. Terraced properties achieved values from £1,447 to £4,508. £psm for semi-detached properties range from £3,797 to £4,167. The majority of sales were detached units which achieved values from £2,545 to £3,889 psm.

Table 2-15 Analysis of new build sold prices - Saxon Meadow

	,		p	••••••			
Typology	No. of beds	Number of sales	Average size sqm	Sold value min	Sold value max	£psm Min	£ psm Max
Detached	2	1	74	£299,995	£299,995	£2,545	£3,663
Detached	3	3	97	£339,995	£349,995	£2,650	£3,889
Detached	4	2	124	£425,000	£434,995	£2,642	£3,809
Detached	5	2	236	£589,995	£710,000	£2,669	£2,878
Semi Detached	2	4	65	£243,995	£299,995	£3,797	£4,167
Terraced	3	1	96	£327,495	£327,495	£3,411	£3,411

Source: Land Registry, EPC, Babergh & Mid Suffolk District Councils Planning Portal, accessed September 2020

Southern Zone - new build quoting prices

2.32 The analysis of quoting prices in Table 2-16 shows that the southern zone has the least amount of new build properties being advertised. Quoting prices for 2-bed properties in the Southern Zone range between £250,000 and £320,000, 3-bed properties range between £325,000 and £375,000, whereas 4-bed properties at Chilton Place are bring advertised for £445,000.

Table 2-16 New build quoting prices in the southern zone

Address	Developer	Typology	Quoting prices	
Capel St. Mary				



Address	Developer	Typology	Quoting prices
Saxon Meadow, Capel St. Mary,	Hopkins Homes	omes three, four and five	2 bedroom semi detached: £250,000
IP9		bedroom dwellings	2 bedroom bungalow: £295,000
			2 bedroom terraced: £245,000
Sudbury			
Chilton Place, Waldingfield	· · · · · · · · · · · · · · · · · · ·		2 bedroom detached: £320,000
Road, Sudbury, CO10 0RB		dwellings	3 bedroom bungalow: £375,000
			3 bedroom link detached: £325,000 - £355,000
			4 bedroom detached: £445,000

Source: Rightmove, Developer Websites

Conclusion

2.33 Our analysis has shown that on a price per unit basis there is variation in values across the Districts but once analysed on a £psm basis the variation is much less; with larger units being developed in the rural areas and smaller units being developed in the urban areas – once the units are analysed on a £psm basis prices are generally around £3,000 - £3,200 psm. Based on our analysis in this section we have used the values set out in Table 2-17 in our testing.

Table 2-17 Market value assumptions

Typology	Unit Size sqm	Unit Price	£psm
1-bed flat	50	£160,000	£3,200
2-bed flat	61	£190,000	£3,115
1-bed house	50	£180,000	£3,600
(single storey)			
2-bed house	79	£250,000	£3,164
3-bed house	90	£290,000	£3,222
4-bed house	110	£350,000	£3,181

Source: AspinallVerdi, September 2020



3 Specialist residential market assessment

- 3.1 With an ageing population, the demand for forms of specialist accommodation for the elderly is growing. This type of specialist accommodation usually takes the form of retirement living (typically over 55 accommodation), housing with support, and housing with care. We define these below:
 - Age Restricted-Exclusive / Sheltered / Retirement Housing This is accommodation that
 is built specifically for sale or rent to older people e.g. McCarthy and Stone or Churchill.
 They comprise self-contained units (apartments) with communal facilities and a live-in or
 mobile scheme manager and alarm call systems in case of emergency.
 - Assisted Living / Extra Care / Very Sheltered Housing This is similar to the Sheltered Housing but is designed to enable residents to retain their independence as they grow older and their need for support and/or care increases. Residents still occupy their own self-contained home within blocks of flats, estates of bungalows or retirement 'villages' but often enjoy enhanced communal accommodation and occupants may also be offered individual care and assistance from support staff, within the complex, 24 hours per day.
 - Close Care or Assisted Living Housing This is normally situated within the grounds of a
 care home and takes the form of self-contained, independent flats or bungalows. Units may
 be rented or purchased by the occupier. Residents will also have access to the care
 home's other facilities and will normally have some form of direct communication with the
 care home, for emergencies. There may well be an arrangement whereby, the care home
 management will buy-back the property if it becomes necessary for them to move into the
 care home.
 - Care Homes / Residential care homes Living accommodation for older people and employ staff who provide residents with personal care, such as washing and dressing. Residents normally occupy their own single room but have access to other communal facilities.
 - Care Homes with Nursing / Nursing Homes Similar to a residential home but, they offer
 the full time service of qualified nursing. Such accommodation is suited to residents who
 are physically or mentally less capable and require a higher level of care.
- 3.2 Figure 3-1 below shows the supply of retirement living units in 2018 and demonstrates that the majority of supply is delivered through age-restricted / exclusive or sheltered housing for sale. With extra-care schemes, the tenure split is more widely spread with social rented and shared ownership options.



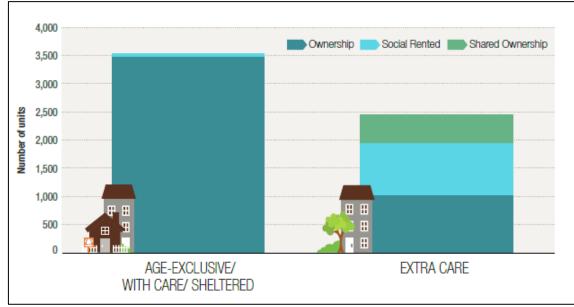


Figure 3-1 - Supply of retirement living units in 2018

Source: Knight FRANK, Retirement Housing Market Update Q1 2018, using Elderly Accommodation Council

3.3 Our focus is on age restricted and extra-care housing schemes which are more likely to be developed by the private sector and are most similar to C3 Use housing. C2 Use Residential Institutions such as residential care homes and nursing homes are specialist developments (valued on a turnover or 'profits' basis) and are not considered in this analysis. Some of these schemes are developed by housing associations and others by the private sector and/or charities and all will have a different status in terms of liability for Affordable Housing (and CIL (for example, Charitable Organisations are exempt from CIL)).

Specialist housing premiums

3.4 Research by The Retirement Housing Group¹ (RHG) indicates that sheltered housing values carry a premium over general needs housing – this analysis is set out in Table 3-1.

Table 3-1 - Sheltered housing and ECH sales values premiums

Typology	Assumption
Sheltered housing	In higher value areas -
unit prices	 10-15% premium to private market 1 – 2 bed flats
	Or, in lower value areas (where no apartment scheme comparables) –

¹ RHG Retirement Housing Group, Retirement Housing Viability Base Data (April 2013) / Briefing Paper for CIL Practitioners Retirement Housing and the Community Infrastructure Levy (June 2013) by Churchill Retirement Living and McCarthy and Stone



Typology	Assumption		
	 75% value of 3-bed semi-detached house for a 1 bed sheltered housing unit, and 		
	 100% value of 3-bed semi-detached house for a 2 bed sheltered housing unit 		
Extra-care housing unit prices	25% premium to sheltered housing		

Source: Retirement Housing Group 2013

- 3.5 When we apply the RHG rule of thumb approach (using the higher value rates) to our sales values (see Table 2-17) it generates the following adjusted values for sheltered housing:
 - 1-bed flat at £160,000 a 10% 15% premium equates to £176,000 £184,000
 - 2-bed flat at £190,000 a 10% 15% premium equates to £209,000 £218,500
- 3.6 And the following rates for extra care:
 - 1-bed flat at £176,000 £184,000 25% premium equates to £220,000- £230,000
 - 2-bed flat at £209,000 £218,500 25% premium equates to £261,250 £273,125.

New build sold prices

- 3.7 There have been two new build schemes recorded on Land registry in the Districts since 2018, The main specialist elderly scheme sold is Tyefield Place by McCarthy & Stone. It is an over 60s scheme in Hadleigh that was built in 2019. There have also been some sales recorded at Manor Gardens, another over 60s scheme in Hadleigh built by McCarthy & Stone.
- Table 3-2 summarises the values achieved at the schemes. The analysis shows that at Tyefield Place, the variance in £psm for 2 beds is significantly higher than that of 1 beds. At Manor Gardens, the variance in £psm for 3 beds is much less than the 2 beds at Tyefield Place. Overall, the achieved prices are much higher than the RHG rule of thumb.

Table 3-2 - Achieved values for over 60s accommodation

Scheme	No. sales	Size	1 bed achieved	2 bed achieved	3 bed
		range	prices	prices	achieved
		sqm			prices
Tyefield Place	24	52-80	£219,950- £279,950 (£3,888 psm-	£304,950- £529,950 (£3,874 psm-	-
			£4,711 psm)	£6,624 psm)	



Scheme	No. sales	Size	1 bed achieved	2 bed achieved	3 bed
		range	prices	prices	achieved
		sqm			prices
Manor Gardens	6	67-120	-	£374,950 (£5,596 psm)	£434,950- £459,950 (£3,625 psm-
					£4,000 psm)

Source: Land Registry, EPC

New build quoting prices

3.9 Table 3-3 summarises asking prices relating to sheltered housing for two schemes in the Districts.
Orchard Brook by Nicholas King Homes and Manor Gardens by McCarthy and Stone. The analysis shows that the Orchard Brook scheme quoting prices are slightly higher the RHG rule of thumb with the Manor Gardens scheme significantly higher.

Table 3-3 - Asking prices for sheltered housing

Scheme name	No. of listings	Unit size	1 Bed -	2 Bed – quoting
		sqm	quoting price	price
Orchard Brook, Long Melford	1	Unknown	-	£239,995
Manor Gardens, Pound Lane, Hadleigh, IP7	5	67-70	-	£300,950 - £399,950 (£4,361 psm-£5,969 psm)

Source: McCarthy and Stone, Nicholas King Homes

Conclusions and assumptions

3.10 Based on our analysis of the specialist housing sector we have used the values as set Table 3-4. In light of no evidence for the extra-care product, we have applied a premium over our sheltered housing assumptions as recommended by the RHG.

Table 3-4 - Specialist housing value assumptions

Туре	Average unit size sqm	Unit price
Sheltered Housing 1-Bed	55	£230,000
Sheltered Housing 2-Bed	70	£280,000
Extra-Care 1-Bed	55	£287,500



Туре	Average unit size sqm	Unit price
Extra-Care 2-Bed	70	£350,000

Source: AspinallVerdi, September 2020



4 Retail market assessment

Introduction

4.1 In our assessment of the retail sector, we consider both convenience and comparison retail because they both have different market drivers.

Retail market overview

4.2 Prior to the COVID-19 pandemic, the retail market was going through a structural change. The structural changes in the retail market were being caused by the growth in online sales and falling footfall in town centres. Retailers were also facing cost pressures from business rates and the national living wage. During the COVID-19 outbreak, many retailers have had to close or limit customer access due to social distancing measures introduced by the government. Many retailers have sought to take advantage of the Coronavirus Act 2020² and not paid rent – CoStar reported that only 41% of March quarter date rent was collected and 40% June quarter date.³

Convenience sector

- 4.3 The convenience retail sector has seen a significant change since the financial crisis. In the years following 2008, supermarkets appeared to have weathered the economic storm with most operators aggressively expanding (commonly referred to as the race for space). Operators were able to competitively bid for sites as they were taking advantage of other sectors in the property market is much weaker. During this period of growth, there was a strong appetite from operators to open large-format stores of up to circa 11,150 sqm (123,785 sqft). This format providing a mixture of convenience and comparison retail.
- In more recent years shopping patterns have changed significantly: there is more reliance on online shopping combined along with customers supplementing a 'big' shopping trip with regular smaller shops during the week. Also, some customers are splitting their shopping trips between the big four supermarkets (Tesco, Sainsbury's, Asda and Morrisons) and discounters such as Aldi and Lidl. This resulted in supermarket operators shifting away from large format stores
- 4.5 The convenience retail market appears to have performed relatively well during the outbreak with many reporting a higher volume of sales than they would experience during Christmas. At some points, demand has appeared to outstrip supply, with the likes of Ocado temporarily suspending their ordering application and restricted access to their website. The pressures faced by supermarkets during the COVID-19 lockdown are; maintaining social distancing in their physical

³ CoStar, 2 July 2020, Forty six per cent of June Quarter Day commercial rent now collected



² 'Coronavirus Act 2020' which received royal assent on 25 March 2020 introduced new legalisation 'that no right of re-entry or forfeiture may be enforced due to non-payment of rent until the end of the 'relevant period' (30 June 2020 (unless extended)).' The Coronavirus Act 2020 has provided the flexibility to allow tenants not to make their quarter day payment in March.

- stores, through restricting customers numbers; maintain supply chains (resulting in less choice of items and restricting the number of purchasers, and increasing capacity for home deliveries to meet demand.
- 4.6 Figure 4-1 shows how the changes in the market have affected the relevant supermarket operators market share in recent years. The big four have been losing market share whereas the budget operators of Lidl and Aldi have gained market share along with online delivery service Ocado.

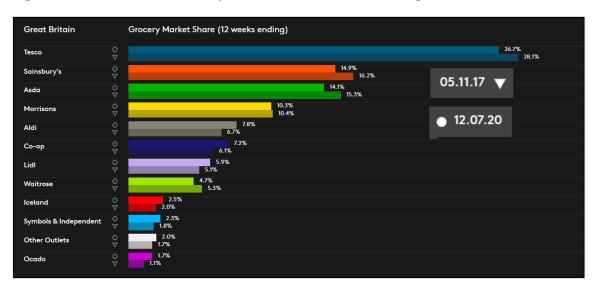


Figure 4-1 - Great Britain Grocery market share 12 weeks ending 05/11/17 & 12/07/20

Source: Kantar WorldPanel (August 2020)

- 4.7 Due to the changes in the market, operators are now more selective in the types of and locations of stores the seek to open. Tesco typically only seeks sites for their express format i.e. circa 200 sqm (2,200 sqft) in main urban areas ideally close to transport hubs, The likes of Asda, Morrisons and Sainsbury's focus on the main urban areas where there is a perceived market gap. Aldi and Lidl have been a bit more aggressive which has led them to increase their market share.
- 4.8 Lidl⁴ s seek sites with a minimum of 1.5 acres to accommodate a store totalling between 14,000-26,500 sqft (1,300-2,460 sqm). In terms of location, the sites would ideally have main road frontage with easy access and be situated within town, district or edge of centre or out of town locations. Aldi⁵ also has similar requirements in terms of location and size, with a minimum of 1.5 acres to accommodate 18,000 20,000 sqft of space and 100+ car parking spaces.



⁴ Lidl.co.uk/en/Site-Requirements, accessed February 2019

⁵ Aldi.co.uk/about-aldi/property/required-towns, accessed February 2019

Babergh & Mid-Suffolk convenience retail market

4.9 As shown in Table 4-1, the Districts are well represented with larger supermarkets by all of the top four operators – these are located in Hadleigh, Sudbury and Stowmarket. In addition, there are numerous smaller format stores which are mainly operated by East of England Co-op.

Table 4-1 Larger supermarkets by floor area

Address	Size sqm	Size sqft
Morrisons, Calais Street, Hadleigh, Ipswich, IP7 5EW	4,765	51,290
Tesco Stores Ltd, Woodhall Bypass, Sudbury, Suffolk, CO10 1GY	6,739	72,538
Sainsbury's 66, Cornard Road, Sudbury, Suffolk, CO10 2XB	5,689	61,236
Waitrose, Station Road, Sudbury, Suffolk, CO10 2SS	4,100	44,132
Tesco Stores Ltd, Copdock Mill, Washbrook, Ipswich, IP8 3LE	9,970	107,316
Tesco Cedars Superstore, Cedars Link Road, Stowmarket, Suffolk, IP14 5BE	4,310	46,392
Asda The Meadow Centre, Wilkes Way, Stowmarket, Suffolk, IP14 1DE	5,479	58,975

Source: VOA (May 2019)

Convenience retail rents

4.10 There is no recent evidence of supermarket rental transactions in the Districts therefore we have considered a wider area. Such an approach is acceptable to analyse comparable evidence as the ability for an operator to pay the rent is driven by footfall and nearby competition rather than geographical boundaries. Table 4-2 shows that the most recent letting activity is from the budget operators with rents of between £14 - £20 psf being achieved.

Table 4-2 Rental evidence - convenience retail

Date	Address	Operator	Size sqft	Rent £psf
01/05/2017	5 Neatmarket Hall Road, Norwich	Aldi	18,320	£20.00
Feb 2015	Drayton Road, Norwich	Aldi	18,256	£15.00
01/11/2016	Ampthill Road, Bedford Retail Park, Bedford	Aldi	18,750	£18.50
1/10/2017	Wolverton Works, Stratford Road, Wolverton	Lidl	28,041	£14.25
30/01/2015	147 Church Lane Bedford	Iceland	6,750	£14.00



Date	Address	Operator	Size sqft	Rent £psf
Pre-let agreed in 2015- lease signed November 2017	Clock Tower Retail Park, Chelmsford	Aldi	18,900	£20.00 (15- months rent free)

Source: CoStar, accessed August 2020, agent telephone consultations

Convenience retail investment yields

4.11 There has been some recent supermarket investment activity in the Districts – see Table 4-3. Waitrose in Sudbury recently achieved a net initial yield of 4.4% and Sainsbury's 4.46%. Slightly further afield, the Tesco's Express in Newmarket achieved a net initial yield of 4.6%, with a small format Tesco's achieving a higher yield of 5.9% in 2017. The evidence also shows the budget supermarkets of Aldi and Lidl are achieving similar yields in the wider area.

Table 4-3 Investment sale evidence - convenience retail

Date	Address	Operator	Size	Rent	Net	Comment
			sqft	£ psf	Initial	
					Yield	
July 2020	Station Road, Sudbury	Waitrose	43,734	£15	4.4%	The property is leased to Waitrose on a 20-yer lease under 5-yearly, CPIH-linked (capped and floored) rent reviews on full repairing and insuring terms with a tenant break in July 2035. Sale & leaseback
15/03/2019	66 Cornard Road, Sudbury	Sainsbury's	66,080	£26	4.73%	
27 Jul 2020	Fordham Road, Newmarket	Tesco's Extra	68,000	N/a	4.6%	unexpired lease term of 16 years with annual, upward-only, RPI-linked rent reviews (subject to a 5% cap and 0% floor).
26/07/2017	Heathlands 389 Foxhall Road Ipswich	Tesco's	3,864	£13	5.9%	*RPI linked Rent Reviews *Rent Review 2018 *Lease expires 2033 *£50,000 pa rising to a minimum of £53,382



Date	Address	Operator	Size sqft	Rent £ psf	Net Initial	Comment
					Yield	
10/18	Romford	Aldi	20,732	£19.54	3.45%	Reversionary lease expires April 2043. Next rent review April 2023 to RPI (1% and 3% collar and cap).
08/2018	Wolverton Works, Milton Keynes	Lidl	28,041	£14.25	4.84%	5 yearly rent reviews to OMRV, capped at 2% per annum.
05/2018	Bedford	Aldi	20,927	£17.82	4.00%	5 yr reviews to RPI (1% and 3% collar & cap). Next review 2023 shows yield 4.56% assuming RPI at 2.70% per annum. Adjacent Sainsbury's store.

Source: CoStar, accessed August 2020, agent telephone consultations

Comparison retail

- 4.12 Before the global pandemic, the shift from bricks to clicks was being significantly felt in the comparison sector. Many well-known names were lost e.g. BHS, Poundworld, Maplin and Toys 'R' Us and entering CVAs or administration e.g. New Look, Debenhams and House of Fraser.
- 4.13 As the high street starts to re-open we have seen further changes which include:
 - Intu one of the UK's largest shopping centre owners, with the likes of Trafford Centre and Lakeside entered administration.
 - All Saints the fashion retailer has agreed to a CVA which has resulted in them changing to turnover rents rather than fixed rents.
 - Go Outdoors entered administration end of June 2020 and was bought by JD Sports and the business will be restructured and reports they will be seeking to significantly cut rents to avoid store closures.
 - Oasis and Warehouse entered administration in April 2020 with all of its 92 stores closes and 400 concessions terminated. The brands and e-commerce platforms were sold in June 2020 online fashion retailer BooHoo.

Babergh & Mid-Suffolk comparison retail market

4.14 The comparison retail offer across the Districts is predominantly located in the larger towns, with the larger towns and cities out-with the Districts providing a pull for a more comprehensive offer.



Comparison retail rents

4.15 Table 4-4 shows that comparison retail rents are relatively wide ranging, from around £13 - £30 psf, with the general market tone being around £20 psf.

Table 4-4 Rental evidence – comparison retail

Table 4-4 Renta	Il evidence – compariso	n retail		
Date of transaction	Address	Size sqft	Rent £psf	Comment
15/04/2019	Assington Barn, Sudbury	468	£17.41 (effective)	Let to Peter Cookson on a 3 year lease
21/04/2019	41-42 Market HI, Sudbury	2,685	£12.74 (effective)	Let to Oxfam on a 10 year lease with break on year 5
24/09/2018	Wilkes Way, Stowmarket	943	£21.21 (achieved)	Let to RSPA Suffolk on a 10 year lease
26/11/2018	Wilkes Way, Stowmarket	1,400	£13.08 (effective)	Let to Costa Coffee on a 10 year lease
25/09/2018	Wilkes Way, Stowmarket	800	£13,75 (effective)	Let to Zarkeys
14/10/2018	1-3 Friars St, Sudbury	570	£21.05	
14/10/2018	54-55 Gainsborough St, Sudbury	2,200	£20.45	
13/10/2018	49 Gainsborough St, Sudbury	570	£29.82 (achieved)	Let to Wayman and Long on a 15 year lease
31/08/2018	11a Friars St, Sudbury	498	£18.07 (achieved)	Let to Dean Dyer on a 5 year lease
10/09/2018	54-55 Gainsborough St, Sudbury	2,200	£20.45	
07/09/2018	1 Friars St, Sudbury	570	£21.05	
08/08/2018	47 Gainsborough St, Sudbury	905	£19.89	Let to Gainsborough House Society
06/07/2018	3 Ipswich St, Stowmarket	792	£28.41	Let to Homestead Charity
07/06/2018	3 Borehamgate Precinct, Sudbury	720	£21.53	Let to Whiston Services on a 5 year lease

Source: CoStar, accessed 13 August 2020



Comparison retail investment yields

4.16 There have been some comparison retail investment transactions across the Districts in recent years. Across the Districts (Table 4-5) we are net initial yields between 6.56% and 11.21%.

Table 4-5 Comparison retail yields across Babergh & Mid Suffolk

Sale Date	Property	Size	Net	Transaction Notes
	Address	sqft	initial	
			yield	
20/08/19	94-95 North Street, Sudbury	20,280	8.1%	
25/02/2019	71 Ipswich St, Stowmarket	2,046	11.21%	Let to Carphone Warehouse on a 15 year lease due to expire in March 2022. The annual rent is £27,600 pa.
05/04/2017	3 Market PI, Stowmarket	681	8.63%	
06/07/2016	53 North St, Sudbury	548	7.93%	Let to Savers Health & Beauty Ltd on a 20 year lease at £52,500 pa.
16/05/2016	9 Market HI, Sudbury	2,715	7.55%	Property let to New Look and M&Co. The annual rent if £175,000.
15/05/2016	10 North St, Sudbury	11,267	7.25%	
19/10/2017	28 Market PI, Stowmarket	15,510	6.99%	Tenants include Carpetright, Halfords, Pets at Home, Farmfoods, Topps Tiles, Poundland and KFC.
01/09/2016	Shawlands Retail Park, Newton Rd, Sudbury	34,955	6.97%	
03/07/2018	21 Ipswich St, Stowmarket	6,459	6.75%	
19/10/2017	1-3 Friars St, Sudbury	1,300	6.72%	Let to Boots until June 2020 at £19,400 pa.
31/05/2018	82 North St, Sudbury	816	6.56%	Let to Superdrug Stores PLC on FRI lease expire 14th February 2028 at a passing rent of £83,200 per annum. The lease is subject to a five-yearly open market upward only reviews.

Source: CoStar, accessed 13 August 2020

Conclusion

4.17 Based on our analysis of the convenience retail sector the values set in Table 4-6 are appropriate to use in the viability testing.



Table 4-6 Convenience retail values

Scenario	GIA sq m	Rent psf	Rent psm	Yield	Rent Free
Express	350	£18.00	£194	5.9%	9 months
Budget	2,000	£15.00	£161	5.9%	9 months

Source: AspinallVerdi, September 2020

4.18 Based on our analysis of the comparison retail sector the values set in Table 4-7 are appropriate to use in the viability testing.

Table 4-7 Comparison retail values

Scenario	GIA sq m	Rent psf	Rent psm	Yield	Rent Free
Smaller format	500	£20.00	£215	8.5%	12 months
Larger format	1,000	£20.00	£215	10.5%	12 months

Source: AspinallVerdi, September 2020



5 Office market assessment

Introduction

- 5.1 Similar to the residential market, the full impact of COVID-19 on the office market is unknown. With the government encouraging working from home measures, many offices have been left unoccupied or at greatly reduced occupancy. Companies have been forced to embrace video conferencing and other measures to ensure business continuity.
- 5.2 What has emerged to date is that:
 - Leasing decisions deferred due to the uncertain world economic outlook companies
 have deferred the decision making in taking new space, this is more apparent with microbusinesses and SME's whose current focus is dealing with the immediate fallout and
 business continuity.
 - Tenants seeking to defer rent payments the 'Coronavirus Act 2020' which received royal assent on 25 March 2020 introduced new legalisation 'that no right of re-entry or forfeiture may be enforced due to non-payment of rent until the end of the 'relevant period' (30 June 2020 (unless extended)).'6 The Coronavirus Act 2020 has provided the flexibility to allow tenants not to make their quarter day payment in March.
 - Increase in office occupier tenant incentives Knight Frank indicates that 'Lease incentives, however, have drifted: 21-24 months on some 10-year leases, instead of 18-21 months in the West End and nearer 24 months in the City, which were previously at 21-24 months.'⁷
- 5.3 Typically, new office development is only financially viable in major towns and cities. Generally, new development requires a pre-let in place to a blue-chip covenant i.e. on a long lease to a high-quality tenant that is likely always to pay its rent and adhere to its obligations. This structure gives sufficient security to the investment to enable funding to be obtained. For example, office take-up in 2019 to the end of September was 1.8m sq ft, of which 90% of the take-up was Grade A.8 Only 460,000 sq ft of speculative schemes are expected to complete in 2019, well below the 5-year average of 1.0m sq ft delivered per annum in the South East⁹.
- In recent years the main drivers of demand for new office space have been from finance, professional services, Technology, Media and Telecommunications (TMTs) and flexible workspace providers. Since the referendum to leave the European Union there has been a slight

8 BNP Paribas, 2019 Q3, South East Offices Review,

⁹ Ibid

Aspinall Verdi

 $^{^{6}\} https://www.rpc.co.uk/perspectives/rpc-big-deal/covid-19-and-commercial-tenants-rights-regarding-rent/$

⁷ Knight Frank, June 2020, COVID-19 What we know, what we expect, what we question

cooling of office demand from the finance and professional services, but demand from TMTs and flexible workspace providers remains robust.

Babergh & Mid-Suffolk office market

5.5 The Districts do not have a significant quantum of office accommodation, the majority of stock is either found in the town centres or the established industrial estates/business parks.

Office rents

There is no recent new build space in the Districts. Evidence of effective achieved rents of better quality of accommodation in the Districts ranges from £9.87 - £15.24 psf (see Table 5-1). Leases are generally on a short-term basis, let to local companies. There is evidence on lowers rents being achieved but this is for poorer quality accommodation.

Table 5-1 Office rents across Babergh & Mid Suffolk

	rents across Babergh &			
Lease sign date	Address	Size sqft	Rent £psf	Comment
01/01/2018	New Mill, Bakers Court, Sudbury	2,112	£10.17 psf effective	Let to City Media Sales on a 6-year lease
01/01/2018	Fox's Marine, Harbour Landing, Ipswich, IP2	5,249	£15.24 psf effective	Let to Red 7 Marine on a 10-year lease with break at year 5
06/09/2018	Springvale, Hadleigh Rd, Sproughton	963	£11.42 psf effective	Let to Anstea Limited on a 5-year lease
07/08/2018	1A King Street, Sudbury	446	£14.57 psf asking	Let to Solicitors on a 3- year lease
30/07/2018	Unit 3, Valley Lane, Ipswich, IP9	2,292	£12.50 psf asking	Let to Poppy Nursing Services
18/04/2018	Unit 2 River Barn, Peninsula Business Centre, Ipswich, IP9	892	£11.21 psf effective	Let to All Star Training on a 3-year lease
08/01/2018	47 Gainsborough Street, Sudbury	418	£11.96 psf effective	Let to Iliffe Media on a 6- year lease
11/05/2019	Unit 11, Crockatt Rd, Ipswich 9	4,260	£9.87 psf effective	Let to Praxis 42 on a 10- year lease break at year 5

Source: CoStar, accessed 15 August 2020



Office yields

5.7 There is limited evidence of recent office investment sales recorded on CoStar, therefore, we have considered the wider Suffolk market in our analysis. The evidence of office investment sales set out in Table 5-2 shows that space let to a single good covenant on a relatively long-term lease achieves a yield as low as 5.81%. Whereas as multi-let space achieves much higher yields in excess of 8%.

Table 5-2 Office yields across Suffolk

Date	Address	Size sqft	Net initial yield	Comment
21/02/2018	Craven Court, Willie Snaith Road, Newmarket, CB8 7FA	8,365	8.37%	Multi-let
22/04/2020	Drinkstone Office Park, Kempson Way, Bury St Edmunds, IP32 7AR	8,920	7.87%	Multi-let
01/02/2019	Signal House, Kempson Way, Bury St Edmunds	7,048	9.41%	Purpose built, single let office, Rent at £16 psf
15/05/2019	3 Cromwell Court Greyfriars Rd, Ipswich	3,666	8.90%	Purpose built, multi-let office
04/04/2019	60 Abbeygate St, Bury St Edmunds	6,120	5.81%	Single let to J. M. Finn & Co. Limited (part of the Ackermans & van Haaren Group). 10 year lease from December 2015 (no breaks)

Source: CoStar/EGi, accessed September 2020

Conclusion

- 5.8 Based on the above evidence propose the following rents, yields, and scenarios to use in the viability testing:
 - Offices units 500 sqm (5,382 sqft)
 - Rent £161 psm (£15 psf)
 - Yield 5.8%



6 Industrial market assessment

Introduction

- Prior to the COVID-19 lockdown, the UK industrial market was tight, with growing demand pushing against restricted supply.
- 6.2 In the years before the recession caused by the Global Financial Crisis, the industrial market saw a wave of speculative development, fuelled by easy access to finance. Much of the new space that resulted remained on the market as occupier demand weakened in the recession, so speculative development came to a halt. In more recent years supply has tightened against demand, due to the economic recovery, the increase in online shopping (which needs warehouse space) and some industrial units being lost to higher-value residential uses.
- 6.3 Due to the tight nature of the funding markets, speculative development is generally only occurring in 'super-prime' areas such as parts of the M1 corridor, Heathrow, etc. Those areas have very strong occupier demand from blue-chip covenants, who are prepared to commit to longer-term leases (typically more than 10 years), therefore the perceived risk is low. Elsewhere, speculative development is generally occurring only for larger units that can be occupied by these large national /international firms.
- The economics for small and mid-sized units is different from large-scale distribution units, both in terms of cost and values. Smaller and mid-sized units do not benefit from economies of scale for build costs as large units do. Covenant strength of occupiers of smaller units is generally weaker and result in less secure income, which is guaranteed for shorter periods due to shorter lease terms, and hence lower capital values. Consequently, small and medium-sized development typically occurs only on existing employment sites where infrastructure is currently in place; or as part of larger strategic schemes, whereby the large-scale distribution units can pay for the infrastructure to service the smaller and mid-sized units.
- 6.5 Concerning small and mid-size units, the lack of speculative development has led to an imbalance in the market, with some occupiers having to wait for the build to suit opportunities, or taking second-hand space to satisfy immediate requirements although they would prefer new space. With a lack of suitable medium-sized space, occupiers across the country are struggling to find suitable space for business expansion. This is having a knock-on effect, with smaller units not experiencing 'natural' levels of market churn, therefore not freeing up space for SMEs and start-ups.
- 6.6 Since the coronavirus lockdown, the industrial market appears to be performing well. Demand for online retail has increased significantly and manufactures have sought to re-purpose space to respond to the government's need for protective equipment.



Babergh & Mid-Suffolk industrial market

6.7 The Districts industrial market is found around the settlements such as Sudbury, Hadleigh, Stowmarket and Needham Market – these areas have defined industrial areas with purpose built units.

Industrial rents

As with offices, there is no recent new build space in the Districts. Evidence of effective achieved rents of better quality of accommodation in the Districts ranges from £7.14 - £11.71 psf. (see Table 6-1). Leases are generally on a short-term basis, let to local companies. There is evidence on lowers rents being achieved but this is for poorer quality accommodation.

Table 6-1 Industrial rents across Babergh & Mid Suffolk

	riai rents across Babergn		/IR	
Date of transaction	Address	Size sqft	Rent £psf	Comment
31/05/2018	Unit 6, Warner Way, Sudbury	2,200	£11.71 psf effective	Let to Primary Engineering Suffolk Limited on a 3-year lease
27/02/2020	5-12 - Crockatt Rd, Ipswich 9	770	£10.39 asking	
13/04/2020	Unit 4 Sproughton Rd, Ipswich 1	600	£10 psf asking	
12/08/2018	5-11, Crockatt Rd, Ipswich 9	773	£8.41 psf effective	Let to Filtertec Systems on a 4-year lease
23/08/2018	Barn 7, Peppers Ln @ Orwell Bridge, Ipswich 9	3,089	£8.22 psf achieved	Let to Crossfit Lowell on a 10-year lease
10/08/2018	Unit 1-3, Ballingdon Hall, Sudbury	14,100	£8.13 psf effective	Whitehouse Business Solutions
01/02/2019	Melford Rd, Sudbury	1,009	£7.14 psf achieved	Let on a 3-year lease

Source: CoStar, accessed 15 August 2020

Industrial yields

6.9 Table 6-2 shows that industrial yields have achieved as low as 5.0% when let to good quality covenants and long terms leases (over 10 years) at more modern units but as high as 8.0% when the quality of the unit is lower.



Table 6-2 Achieved industrial yields -Suffolk

Date	Address	Size sqft	Net initial yield	Comment
04/07/2019	Suffolk Park, Bury St Edmunds	147,635	5%	Let to Unipart, on FRI lease for a term of 25 years from April at a passing rent of £878,428 per annum
08/02/2019	Plot 9, St Leger Drive, Newmarket, Suffolk	22,582	5%	N/a
01/11/2018	Units 2-5 Cavendish Street, Ipswich	11,937	6.06%	Multi-let to Prestwood Automotive Ltd, Rexel Uk Ltd and Screwfix. AWULT of 5.5 years to expiry and 4.22 years to break.Passing rent of £87,374 per annum.
17/09/2019	Kohinoor House, Felixstowe	111,000	7.59%	Via a sale & leaseback. New 20 year lease to Indo European Foods.

Source: CoStar, accessed September 2020

Conclusion

- 6.10 Based on the above evidence propose the following rent, yield, and scenario to use in the viability testing:
 - Industrial units 1,000 sqm (10,764 sqft)
 - Rent £107.64 psm (£10.00 psf)
 - Yield 6.5%



Appendix 2.1 – Residential sold price



13/12/2019 55 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 167 1,798 20/12/2019 34 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 167 1,798 13/12/2019 32 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 167 1,798 15/11/2019 64 HALL LANE ELMSWELL IP30 SNP Detached 146 1,572 20/12/2019 59 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 146 1,572 20/12/2019 54 HALL LANE ELMSWELL IP30 SNP Detached 131 1,410 27/09/2019 55 HALL LANE ELMSWELL IP30 SNP Detached 131 1,410 27/09/2019 56 HALL LANE ELMSWELL IP30 SNP Detached 126 1,356 16/12/2019 58 HALL LANE ELMSWELL IP30 SNP Detached 126 1,356 16/12/2019 30 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 126 1,356 17/12/2019 30 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 131 1,410 29/11/2019 36 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 131 1,410 29/11/2019 36 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 131 1,410 29/11/2019 36 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 106 1,141 13/12/2019 57 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 106 1,141 13/12/2019 57 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 106 1,141 13/12/2019 57 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 106 1,141 13/12/2019 57 ST EDMUNDS DRIVE ELMSWELL IP30 SNP Detached 106 1,141 13/12/2019 58 TEDMUNDS DRIVE ELMSWELL IP30 SNP Detached 106 1,141 15/11/2019 66 HALL LANE ELMSWELL IP30 SNP Detached 106 1,141 15/11/2019 66 HALL LANE ELMSWELL IP30 SNP Detached 106 1,141 15/11/2019 66 HALL LANE ELMSWELL IP30 SNP Detached 106 1,141 15/11/2019 67 141 141 15/11/2019 68 HALL LANE ELMSWELL IP30 SNP Detached 106 1,141 15/11/2019 69 141	rice Paid Price psr
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20/12/2019 59 ST EDMUNDS DRIVE ELMSWELL IP30 9NP Detached 146 1,572 27/09/2019 54 HALL LANE ELMSWELL IP30 9LY Detached 131 1,410	E390,000 £2,67 £379,995 £2,97 £374,995 £2,97 £375,000 £2,97 £399,000 £3,10 £329,000 £3,10 £329,995 £3,11 £330,000 £3,11 £339,995 £3,20 £339,995 £3,20 £337,500 £3,54 £240,000 £3,55 £340,995 £2,65 £309,995 £2,65 £316,995 £2,70 £316,995 £2,70 £304,995 £2,87 £264,995 £2,87 £264,995 £3,27 £279,995 £3,33 £279,995 £3,45
27/09/2019 54 HALL LANE	£379,995 £2,90 £374,995 £2,97 £375,000 £2,97 £399,000 £2,97 £399,995 £3,00 £329,000 £3,10 £329,995 £3,11 £330,000 £3,11 £339,995 £3,20 £339,995 £3,20 £339,995 £3,20 £339,995 £3,20 £339,995 £3,20 £337,500 £3,54 £240,000 £3,58 £314,995 £3,66 £316,995 £2,65 £316,995 £2,67 £304,995 £2,87 £304,995 £2,87 £304,995 £2,87 £270,000 £3,33 £279,995 £3,45
27/09/2019 56 HALL LANE	£374,995 £2,97 £375,000 £2,97 £390,000 £2,97 £399,995 £3,05 £329,995 £3,11 £330,000 £3,11 £339,995 £3,20 £339,995 £3,20 £339,995 £3,20 £337,500 £3,58 £240,000 £3,58 £314,995 £3,66 £309,995 £2,65 £316,995 £2,70 £304,995 £2,87 £304,995 £2,87 £304,995 £2,87 £270,000 £3,33 £279,995 £3,45
16/12/2019 58 HALL LANE	£375,000 £2,97 £390,000 £2,97 £399,995 £3,05 £329,000 £3,10 £329,995 £3,11 £330,000 £3,11 £339,995 £3,20 £337,500 £3,56 £240,000 £3,58 £314,995 £3,66 £309,995 £2,65 £316,995 £2,65 £316,995 £2,77 £304,995 £2,87 £304,995 £2,87 £264,995 £3,27
17/12/2019 30 ST EDMUNDS DRIVE ELMSWELL IP30 9NP Detached 131 1,410 29/11/2019 3 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Detached 131 1,410 04/12/2019 60 HALL LANE ELMSWELL IP30 9NY Detached 106 1,141 19/12/2019 36 ST EDMUNDS DRIVE ELMSWELL IP30 9NP Detached 106 1,141 13/12/2019 57 ST EDMUNDS DRIVE ELMSWELL IP30 9NP Detached 106 1,141 13/12/2019 57 ST EDMUNDS DRIVE ELMSWELL IP30 9NP Detached 106 1,141 15/11/2019 62 HALL LANE ELMSWELL IP30 9LY Detached 106 1,141 15/11/2019 66 HALL LANE ELMSWELL IP30 9LY Detached 106 1,141 15/11/2019 40 HALL LANE ELMSWELL IP30 9LY Detached 67 721 20/12/2019 42 HALL LANE ELMSWELL IP30 9LY Detached 67 721 29/03/2019 2 MONKS PATH ELMSWELL IP30 9LY Detached 67 721 29/03/2019 2 MONKS PATH ELMSWELL IP30 9TB Detached 117 1,259 12/10/2018 24 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 24 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 24 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 24 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 24 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 24 HALL LANE ELMSWELL IP30 9NS Semi Detached 106 1,141 23/11/2018 4 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 23/11/2018 6 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 15/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 15/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached	£390,000 £2,97 £399,995 £3,05 £329,000 £3,10 £329,995 £3,21 £330,000 £3,11 £339,995 £3,20 £237,500 £3,54 £240,000 £3,55 £340,999 £2,65 £309,995 £2,65 £316,995 £2,67 £304,995 £2,87 £304,995 £2,87 £304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45
29/11/2019 3 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Detached 131 1,410	£399,995 £3,05 £329,000 £3,10 £329,995 £3,11 £330,000 £3,11 £339,995 £3,20 £339,995 £3,20 £337,500 £3,54 £240,000 £3,56 £314,995 £2,65 £309,995 £2,65 £316,995 £2,70 £304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45
04/12/2019 60 HALL LANE ELMSWELL IP30 9LY Detached 106 1,141 19/12/2019 36 ST EDMUNDS DRIVE ELMSWELL IP30 9NP Detached 106 1,141 13/12/2019 57 ST EDMUNDS DRIVE ELMSWELL IP30 9NP Detached 106 1,141 18/10/2019 62 HALL LANE ELMSWELL IP30 9LY Detached 106 1,141 15/11/2019 66 HALL LANE ELMSWELL IP30 9LY Detached 106 1,141 06/12/2019 40 HALL LANE ELMSWELL IP30 9LY Detached 67 721 20/12/2019 42 HALL LANE ELMSWELL IP30 9LY Detached 67 721 29/03/2019 2 MONKS PATH ELMSWELL IP30 9TB Detached 86 926 09/11/2018 63 HALL LANE ELMSWELL IP30 9H Semi Detached 117 1,259 12/10/2018 24 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018	£329,000 £3,10 £329,995 £3,11 £330,000 £3,11 £339,995 £3,20 £339,995 £3,20 £237,500 £3,54 £240,000 £3,58 £314,995 £3,66 £309,995 £2,65 £309,995 £2,65 £304,995 £2,87 £304,995 £2,87 £304,995 £2,87 £304,995 £3,27 £270,000 £3,33 £279,995 £3,45
19/12/2019 36 ST EDMUNDS DRIVE ELMSWELL IP30 9NP Detached 106 1,141 13/12/2019 57 ST EDMUNDS DRIVE ELMSWELL IP30 9NP Detached 106 1,141 28/10/2019 62 HALL LANE ELMSWELL IP30 9LY Detached 106 1,141 15/11/2019 66 HALL LANE ELMSWELL IP30 9LY Detached 106 1,141 16/12/2019 40 HALL LANE ELMSWELL IP30 9LY Detached 67 721 20/12/2019 42 HALL LANE ELMSWELL IP30 9LY Detached 67 721 29/03/2019 2 MONKS PATH ELMSWELL IP30 9LY Detached 86 926 09/11/2018 63 HALL LANE ELMSWELL IP30 9TB Detached 117 1,259 12/10/2018 24 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 22 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 22 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 42 ELMSWELL ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 42 ELMSWELL ELMSWELL IP30 9NS Semi Detached 106 1,141 12/3/11/2018 43 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 12/3/11/2018 64 ELMSWELLA CRESCENT ELMSWELL IP30 9TB Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9TB Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9TS Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9TS Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9TS Semi Detached 81 872 15/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9TS Semi Detached 81 872 15/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9TS Semi Detached 86 926 15/10/2/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 86 926 15/10/2/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 86 926 15/10/2/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 63 678 15/10/2/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Deta	£329,995 £3,11 £330,000 £3,11 £339,995 £3,20 £339,995 £3,20 £237,500 £3,58 £240,000 £3,58 £314,995 £3,66 £309,995 £2,65 £316,995 £2,67 £304,995 £2,87 £304,995 £2,87 £270,000 £3,33 £279,995 £3,45
13/12/2019 57 ST EDMUNDS DRIVE ELMSWELL IP30 9NP Detached 106 1,141	£330,000 £3,11 £339,995 £3,20 £339,995 £3,20 £237,500 £3,54 £240,000 £3,55 £314,995 £2,65 £309,995 £2,65 £316,995 £2,77 £304,995 £2,87 £304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45
28/10/2019 62 HALL LANE ELMSWELL IP30 9LY Detached 106 1,141 15/11/2019 66 HALL LANE ELMSWELL IP30 9LY Detached 106 1,141 06/12/2019 40 HALL LANE ELMSWELL IP30 9LY Detached 67 721 20/01/2019 42 HALL LANE ELMSWELL IP30 9LY Detached 67 721 29/03/2019 2 MONKS PATH ELMSWELL IP30 9TB Detached 86 926 09/11/2018 63 HALL LANE ELMSWELL IP30 9JH Semi Detached 117 1,259 29/10/2018 24 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 22 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 23/11/2018 4 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 07/06/2019 1 MONKS PATH ELMSWELL IP30 9NS Semi Detached 81 872 22/02/2019 </td <td>£339,995 £3,20 £339,995 £3,20 £237,500 £3,54 £240,000 £3,55 £314,995 £2,65 £309,995 £2,65 £316,995 £2,70 £304,995 £2,87 £304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45</td>	£339,995 £3,20 £339,995 £3,20 £237,500 £3,54 £240,000 £3,55 £314,995 £2,65 £309,995 £2,65 £316,995 £2,70 £304,995 £2,87 £304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45
15/11/2019 66 HALL LANE ELMSWELL IP30 9LY Detached 106 1,141	£339,995 £3,20 £237,500 £3,54 £240,000 £3,58 £314,995 £2,65 £309,995 £2,65 £309,995 £2,65 £304,995 £2,87 £304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45
06/12/2019 40 HALL LANE ELMSWELL IP30 9LY Detached 67 721 20/12/2019 42 HALL LANE ELMSWELL IP30 9LY Detached 67 721 29/03/2019 2 MONKS PATH ELMSWELL IP30 9TB Detached 86 926 09/11/2018 63 HALL LANE ELMSWELL IP30 9JH Semi Detached 117 1,259 29/10/2018 24 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 22 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 23/11/2018 4 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 23/11/2018 6 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 20/06/2019 1 MONKS PATH ELMSWELL IP30 9TB Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9TB Semi Detached 81 872	£237,500 £3,54 £240,000 £3,58 £314,995 £3,66 £309,995 £2,65 £309,995 £2,70 £304,995 £2,87 £304,995 £2,87 £244,995 £3,27 £270,000 £3,33 £279,995 £3,45
20/12/2019 42 HALL LANE ELMSWELL IP30 9LY Detached 67 721	£240,000 £3,58 £314,995 £3,66 £309,995 £2,65 £309,995 £2,65 £316,995 £2,77 £304,995 £2,87 £304,995 £2,87 £270,000 £3,33 £279,995 £3,45
29/03/2019 2 MONKS PATH ELMSWELL IP30 9TB Detached 86 926 09/11/2018 63 HALL LANE ELMSWELL IP30 9JH Semi Detached 117 1,259 29/10/2018 24 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 22 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 23/11/2018 4 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 23/11/2018 6 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 07/06/2019 1 MONKS PATH ELMSWELL IP30 9TB Semi Detached 81 872 22/02/2019 26 HALL LANE ELMSWELL IP30 9TB Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 23/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872	£314,995 £3,66 £309,995 £2,65 £309,995 £2,65 £316,995 £2,70 £304,995 £2,87 £304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45
09/11/2018 63 HALL LANE ELMSWELL IP30 9JH Semi Detached 117 1,259 29/10/2018 24 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 22 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 23/11/2018 4 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 23/11/2018 6 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 07/06/2019 1 MONKS PATH ELMSWELL IP30 9TB Semi Detached 81 872 22/02/2019 26 HALL LANE ELMSWELL IP30 9TB Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 23/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 23/10/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 <t< td=""><td>£309,995 £2,65 £309,995 £2,65 £316,995 £2,77 £304,995 £2,87 £304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45</td></t<>	£309,995 £2,65 £309,995 £2,65 £316,995 £2,77 £304,995 £2,87 £304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45
29/10/2018 24 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 12/10/2018 22 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 23/11/2018 4 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 1,259 1,231/2018 6 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 1,259 1,25	£309,995 £2,65 £316,995 £2,70 £304,995 £2,87 £304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45
12/10/2018 22 HALL LANE ELMSWELL IP30 9LY Semi Detached 117 1,259 23/11/2018 4 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 23/11/2018 6 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 07/06/2019 1 MONKS PATH ELMSWELL IP30 9TB Semi Detached 81 872 22/02/2019 26 HALL LANE ELMSWELL IP30 9LY Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 23/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 28/03/2019 14 MONKS PATH ELMSWELL IP30 9TB Semi Detached 86 926 05/04/2019 38 HALL LANE ELMSWELL IP30 9TB Semi Detached 86 926 01/02/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 63 678	£316,995 £2,70 £304,995 £2,87 £304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45 £279,995 £3,45
23/11/2018 4 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 23/11/2018 6 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 07/06/2019 1 MONKS PATH ELMSWELL IP30 9TB Semi Detached 81 872 22/02/2019 26 HALL LANE ELMSWELL IP30 9LY Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 23/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 08/03/2019 14 MONKS PATH ELMSWELL IP30 9TB Semi Detached 81 872 05/04/2019 38 HALL LANE ELMSWELL IP30 9TB Semi Detached 86 926 01/02/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 63 678	£304,995 £2,87 £304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45 £279,995 £3,45
23/11/2018 6 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 106 1,141 07/06/2019 1 MONKS PATH ELMSWELL IP30 9TB Semi Detached 81 872 22/02/2019 26 HALL LANE ELMSWELL IP30 9LY Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 23/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 08/03/2019 14 MONKS PATH ELMSWELL IP30 9TB Semi Detached 86 926 05/04/2019 38 HALL LANE ELMSWELL IP30 9TB Semi Detached 86 926 01/02/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 63 678	£304,995 £2,87 £264,995 £3,27 £270,000 £3,33 £279,995 £3,45 £279,995 £3,45
07/06/2019 1 MONKS PATH ELMSWELL IP30 9TB Semi Detached 81 872 22/02/2019 26 HALL LANE ELMSWELL IP30 9LY Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 23/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 08/03/2019 14 MONKS PATH ELMSWELL IP30 9TB Semi Detached 86 926 05/04/2019 38 HALL LANE ELMSWELL IP30 9TB Semi Detached 86 926 01/02/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 63 678	£264,995 £3,27 £270,000 £3,33 £279,995 £3,45 £279,995 £3,45
22/02/2019 26 HALL LANE ELMSWELL IP30 9LY Semi Detached 81 872 15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 23/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 08/03/2019 14 MONKS PATH ELMSWELL IP30 9TB Semi Detached 86 926 05/04/2019 38 HALL LANE ELMSWELL IP30 9TV Semi Detached 86 926 01/02/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 63 678	£270,000 £3,33 £279,995 £3,45 £279,995 £3,45
15/11/2018 2 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 23/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 08/03/2019 14 MONKS PATH ELMSWELL IP30 9TB Semi Detached 86 926 05/04/2019 38 HALL LANE ELMSWELL IP30 9LY Semi Detached 86 926 01/02/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 63 678	£279,995 £3,45 £279,995 £3,45
23/11/2018 1 ELMSWELLA CRESCENT ELMSWELL IP30 9NS Semi Detached 81 872 08/03/2019 14 MONKS PATH ELMSWELL IP30 9TB Semi Detached 86 926 05/04/2019 38 HALL LANE ELMSWELL IP30 9LY Semi Detached 86 926 01/02/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 63 678	£279,995 £3,45
08/03/2019 14 MONKS PATH ELMSWELL IP30 9TB Semi Detached 86 926 05/04/2019 38 HALL LANE ELMSWELL IP30 9LY Semi Detached 86 926 01/02/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 63 678	
05/04/2019 38 HALL LANE ELMSWELL IP30 9LY Semi Detached 86 926 01/02/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 63 678	£299,995 £3.48
01/02/2019 15 MONKS PATH ELMSWELL IP30 9TB Semi Detached 63 678	,
	£304,995 £3,54
0.4/00/2000	£244,995 £3,88
04/02/2020 48 HALL LANE ELMSWELL IP30 9LY Terraced 106 1,141	£280,000 £2,64
06/11/2018 61 HALL LANE ELMSWELL IP30 9JH Terraced 117 1,259	£309,995 £2,65
20/12/2019 50 HALL LANE ELMSWELL IP30 9LY Terraced 106 1,141	£285,000 £2,68
27/09/2019 52 HALL LANE ELMSWELL IP30 9LY Terraced 106 1,141	£299,995 £2,83
27/09/2019 46 HALL LANE ELMSWELL IP30 9LY Terraced 106 1,141	£300,000 £2,83
23/08/2019 111 HALL LANE ELMSWELL IP30 9JH Terraced 81 872	£255,000 £3,14
27/09/2019 115 HALL LANE ELMSWELL IP30 9JH Terraced 81 872	£255,000 £3,14
04/07/2018 29 HALL LANE ELMSWELL IP30 91H Terraced 81 872	£259,995 £3,21
23/07/2018 43 HALL LANE ELMSWELL IP30 9JH Terraced 81 872	£259,995 £3,21
27/07/2018 45 HALL LANE ELMSWELL IP30 9JH Terraced 81 872	£259,995 £3,21
22/08/2019 109 HALL LANE ELMSWELL IP30 9JH Terraced 81 872	£260,000 £3,21
05/09/2019 4 MONKS PATH ELMSWELL IP30 9TB Terraced 63 678 30/08/2019 5 MONKS PATH ELMSWELL IP30 9TB Terraced 63 678	£202,500 £3,21
	£205,000 £3,25
23/08/2019 6 MONKS PATH ELMSWELL IP30 9TB Terraced 63 678 14/08/2018 47 HALL LANE ELMSWELL IP30 9JH Terraced 81 872	£205,000 £3,25 £264,995 £3,27
14/08/2018	£264,995 £3,27
12/09/2019 113 HALL LANE ELMSWELL IP30 9JH Terraced 81 872	£264,995 £3,27
13/12/2018 28 HALL LANE ELMSWELL IP30 914 Terraced 81 872	£267,995 £3,30
13/12/2019 26 MALE DANE ELM/SWELL 1930 91H Terraced 81 872 12/09/2019 117 HALL LANE ELM/SWELL 1930 91H Terraced 81 872	£269,995 £3,33
12/09/2019 11/ IMAL DANE ELM/SWELL IP30 97B Terraced 63 678 28/06/2019 10 MONKS PATH ELM/SWELL IP30 97B Terraced 63 678	£210,995 £3,34
17/08/2018 49 HALL LANE ELMSWELL IP30 9JH Terraced 81 872	£274,995 £3,39
17/05/2016 43 MALE DANE CLIMSWELL IP30 311 Terraced 01 072 28/09/2018 57 HALL LANE ELMSWELL IP30 91H Terraced 81 872	£274,995 £3,39
26/10/2018 59 HALL LANE ELMSWELL IP30 9JH Terraced 81 872	£274,995 £3,39
20,00/2018 33 INALE LANE ELM/SWELL IP30 91Y Terraced 81 872 21,09/2018 16 IHALL LANE ELM/SWELL IP30 91Y Terraced 81 872	£274,995 £3,39
20/09/2018 18 HALL LANE ELMSWELL IP30 9LY Terraced 81 872	£274,995 £3,39
21/06/2019 9 MONS PATH ELMSWELL IP30 9TB Terraced 63 678	£214,995 £3,41
25/01/2019 16 MONS PATH ELMSWELL IP30 9TB Terraced 86 926	£294,995 £3,43
28/09/2018 20 HALL LANE ELMSWELL IP30 9LY Terraced 81 872	£279,995 £3,45
26/09/2018 20 MALL LANE ELM/SWELL IP30 9LY Terraced 81 872 06/12/2018 30 MALL LANE ELM/SWELL IP30 9LY Terraced 81 872	£279,995 £3,45
28/05/2019 8 MONKS PATH ELMSWELL IP30 9TB Terraced 81 872	£279,995 £3,45
29/03/2019 12 MONKS PATH ELMSWELL IP30 9TB Terraced 81 872	£279,995 £3,45
10/07/2018 33 HALL LANE ELMSWELL IP30 91H Terraced 63 678	£219,995 £3,49
27/06/2019 3 MONKS PATH ELMSWELL IP30 9TB Terraced 63 678	£219,995 £3,49
28/06/2019 7 MONRS PATH ELMSWELL IP30 9TB Terraced 63 678	£219,995 £3,49
21/12/2018 34 HALL LANE ELMSWELL IP30 9LY Terraced 63 678	£222,000 £3,52
23/08/2018 51 HALL LANE ELMSWELL IP30 9IH Terraced 63 678	£229,995 £3,65
23/08/2018 53 HALL LANE ELMSWELL IP30 9JH Terraced 63 678	£229,995 £3,65
24/08/2018 55 HALL LANE ELMSWELL IP30 9IH Terraced 63 678	£229,995 £3,65
29/03/2019 11 MONKS PATH ELMSWELL IP30 9TB Terraced 63 678	£230,000 £3,65
21/12/2018 32 HALL LANE ELMSWELL IP30 9LY Terraced 63 678	£239,995 £3,80
25/04/2019 4 ROE DEER DRIVE CAPEL ST MARY IP9 2LN Detached 266 2,863	£710,000 £2,66
25/04/2019 6 ROE DEER DRIVE CAPIELST MARY IP9 2LN Detached 205 2,207	£589,995 £2,87
25/04/2019 8 ROE DEER DRIVE CAPEL ST MARY IP9 2LN Detached 135 1,453	£434,995 £3,22
20/09/2019 20 ROE DEER DRIVE CAPEL ST MARY IP9 2LN Detached 100 1,076	£339,995 £3,40
28/11/2019 1 BADGER SETT CLOSE CAPEL ST MARY IP9 2NL Detached 96 1,033	£341,000 £3,55
26/07/2019 16 ROE DEER DRIVE CAPEL ST MARY IP9 ZLN Detached 96 1,033	£349,995 £3,64
22/08/2019 10 ROE DEER DRIVE CAPEL ST MARY IP9 ZLN Detached 112 1,206	£425,000 £3,79
29/11/2019 19 PIPISTRELLE WAY CAPELST MARY IP9 2RH Detached 74 797	£299,995 £4,05
15/11/2019 24 PIPISTRELLE WAY IP9 2RH Semi Detached 79 850	£299,995 £3,79
13/12/2019 12 PIPISTRELLE WAY CAPEL ST MARY IP9 2RH Semi Detached 60 646	£243,995 £4,06
04/10/2019 8 PIPISTRELLE WAY IP9 2RH Semi Detached 60 646	£247,995 £4,13
27/09/2019 6 PIPISTRELLE WAY IP9 2RH Semi Detached 60 646	£250,000 £4,16
13/12/2019 1 ROE DEER DRIVE CAPEL ST MARY IP9 2LN Terraced 96 1,033	£327,495 £3,41
09/08/2019 22 ROBERT DARRY CLOSE SUDBURY CO10 7FS Semi Detached 84 904	£265,000 £3,15
08/07/2019 10 ROBERT DARRY CLOSE SUDBURY C010 7FS Semi Detached 84 904	£290,000 £3,45
08/04/2019 3 THE OAKS, BULMER ROAD SUDBURY CO10 7FP Terraced 79 850	£210,000 £2,65
28/06/2019 5 THE OAKS, BULMER ROAD SUDBURY CO10 7FP Terraced 80 861	£220,000 £2,75
12/04/2019 2 THE OAKS, BULMER ROAD SUDBURY C010 7FP Terraced 79 850	£220,000 £2,78
07/02/2019 1 THE OAKS, BULMER ROAD SUDBURY CO10 7FP Terraced 80 861	£225,000 £2,81
08/04/2019 3 THE HORNBEAMS, BRUNDON LANE SUDBURY CO10 7FQ, Terraced 72 775	£215,000 £2,98
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ADMINISTRATION THE OFFICE ADMINISTRATION ADMINISTRATION COLUMN C						·				£2,989
SCORPORT 1	18/11/2019	1	THE BEECHES, BULMER ROAD		CO10 7FP	Terraced	84	904	£260,000	£3,095
ADMARCADID SURGER DEPOY LLOSS SURGERY COURT Ferred S. S. SOC (2008) C. S. S			,							£3,095
SECRETARY CORPS	20/09/2019	12	ROBERT DARRY CLOSE	SUDBURY	CO10 7FS	Terraced	84	904	£260,000	£3,095
2007.0079 36 SQUEET COMPAT COMP	20/09/2019	8	ROBERT DARRY CLOSE	SUDBURY	CO10 7FS	Terraced	87	936	£280,000	£3,218
MARCHE DESCRIPTION DESCR	13/05/2019	16	ROBERT DARRY CLOSE	SUDBURY	CO10 7FS	Terraced	84	904	£279,000	£3,321
177122299 1	20/05/2019	18	ROBERT DARRY CLOSE	SUDBURY	CO10 7FS	Terraced	84	904	£290,000	£3,452
ADMINISTRATION PARKETON PARKETON PARKET	05/07/2019	8	STODDART ROAD	BRAMFORD	IP8 4EQ	Detached	143	1,539	£374,995	£2,622
	17/12/2019	16	THACKER CLOSE	BRAMFORD	IP8 4FA	Detached	143	1,539	£374,995	£2,622
DOMANDO DOMANDO COST DOMANDO C	24/01/2020	14	THACKER CLOSE	BRAMFORD	IP8 4FA	Detached	143	1,539	£379,995	£2,657
2017/15/2009 10 PRACERE COSE BRANDORD 98-80 Catached 100 1,098 E379,099 CATACON CATA	28/06/2019	2	THACKER CLOSE	BRAMFORD	IP8 4FA	Detached	116	1,249	£334,995	£2,888
COLUMNO COLU	05/04/2019	6	NORMANS CLOSE	BRAMFORD	IP8 4FB	Detached	102	1,098	£295,000	£2,892
GOUGNESS 2 STORDART ROOM BRANDON PARTS TRANSPORT 135 1249 1344-505 77 1706/19710 130 TRANSPORT CORE BRANDON PARTS TRANSPORT 130 1505 1505 1505 1505 1706/19710 130 TRANSPORT CORE BRANDON PARTS TRANSPORT 130 1505	01/11/2019	10	THACKER CLOSE	BRAMFORD	IP8 4FA	Detached	102	1,098	£297,000	£2,912
SURPLINES STONMARK CODE BANAPORD 98.478 November 115 1.249 1.244.055 7.775.076.0761 1.775.0761 1.775.0761 1.775.0761 1.775.076.0761 1.775.0761	26/04/2019	2	NORMANS CLOSE	BRAMFORD	IP8 4FB	Detached	144	1,550	£424,995	£2,951
1777/27030 30 PRACETE CLOSE BRAKETORIO IPS 4EQ Catchede 100 1,986 F504,955 EVEN 1772/27030 EVEN FORDINATE TORIOS BRAKETORIO IPS 4EQ Catchede 100 1,986 F504,955 EVEN 1772/27030 EVEN FORDINATE CLOSE BRAKETORIO IPS 4EQ Catchede 100 1,986 F504,955 EVEN 1772/27030 A STODARAT ROAD BRAKETORIO IPS 4EQ Catchede 100 1,956 EVEN 1772/27030 A STODARAT ROAD BRAKETORIO IPS 4EQ Catchede 130 1,396 EVEN 1,5972/27030 A STODARAT ROAD BRAKETORIO IPS 4EQ Catchede 130 1,396 EVEN 1,5972/27030 A STODARAT ROAD BRAKETORIO IPS 4EQ Catchede 130 1,396 EVEN 1,5972/27030 A STODARAT ROAD BRAKETORIO IPS 4EQ Catchede 130 1,396 EVEN 1,5972/27030 A STODARAT ROAD BRAKETORIO IPS 4EQ Catchede 40 1,010 T246,955 EVEN T5972/27030 A STODARAT ROAD BRAKETORIO IPS 4EQ Catchede 40 1,010 T246,955 EVEN T5972/27030 A STODARAT ROAD BRAKETORIO IPS 4EQ Catchede 40 1,010 T246,955 EVEN T5972/27030 A STODARAT ROAD BRAKETORIO IPS 4EQ Catchede 40 1,010 T246,955 EVEN T5972/27030 A STOCARAT CLOSE BRAKETORIO IPS 4EQ Catchede 40 1,010 T246,955 EVEN T5972/27030 A STOCARAT CLOSE BRAKETORIO IPS 4EQ Catchede 40 1,010 T246,955 EVEN T5972/27030 A STOCARAT CLOSE BRAKETORIO IPS 4EQ Catchede 40 1,010 T246,955 EVEN T5972/27030 A STOCARAT CLOSE BRAKETORIO IPS 4EQ Catchede 40 1,010 T246,955 EVEN T5972/27030 A STOCARAT CLOSE BRAKETORIO IPS 4EQ Catchede 40 1,010 T246,955 EVEN T5972/27030 A STOCARAT CLOSE BRAKETORIO IPS 4EQ Catchede 40 EVEN T5972/27030 A STOCARAT CLOSE BRAKETORIO IPS 4EQ	01/03/2019	2	STODDART ROAD	BRAMFORD	IP8 4EQ	Detached	116	1,249	£344,995	£2,974
SECTION 1985 10000000 1000000 1000000 1000000 1000000 100000 100000 100000 100000 100000 100000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 100000000	12/04/2019	5	NORMANS CLOSE	BRAMFORD	IP8 4FB	Detached	116	1,249	£344,995	£2,974
SECTION 1985 10000000 1000000 1000000 1000000 1000000 100000 100000 100000 100000 100000 100000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 1000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 10000000 100000000	17/12/2019	20	THACKER CLOSE	BRAMFORD	IP8 4FA	Detached	102	1,098	£304,995	£2,990
1771/27/2010 18 THACKER GLOSE BRAMPORD 19 4 4A Described 100 1.098 15:09:097 177:097										£3,008
1700/1809 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1										£3,039
22202/2019 4 10000ART ROAD RAMPORD 99 40 104 114,1995 122,202/2019 10 10000ART ROAD RAMPORD 99 40 69 40 69 40 100 1,199 122,599 122,202/2019 10 10000ART ROAD RAMPORD 99 40 69 4										£3,089
22202/2019 6 50000ART ROAD BRAMFORD 98 40 5900 Petaherd 130 1,399 1319395 15										£3,247
1202022009 6 TODODATRIONO BRAMFORD 98 400 Semi-Detached 301 1.399 1236-995 E.										£2,462
13007/2019 10 10 10 10 10 10 10										£2,515
2905/2019 A INDRAMOS CIONE SHAMPORD 98 4FB Seen Petrached 94 1,012 F78-95 E										£3,032
1500/02019 107 THANCER CLOSE BRAMPFORD 198 MC Ferraced 118 1,270 C280,000 E 1500/02019 3 THANCER CLOSE BRAMPFORD 198 MA Ferraced 129 1,389 C110 C12										£3,032
1.569/2019 1.514/CKR CLOSE SRAMFORD SP 84.6 Ferrared 118 1.270 C292-500 E291/12/018 27 STOROMAT SCAD SRAMFORD SP 84.6 Ferrared 118 1.270 C296-905 E291/12/018 27 STOROMAT SCAD SRAMFORD SP 84.6 Ferrared 118 1.270 C296-905 E291/12/018 E291/12/										£2,373
1509/2019 STRAKER CLOSE STANDORD STA										£2,373
				<u> </u>						£2,442
1808/07/019 8 PACKER CLOSE SHAMAFORD 98 4A Terraced 118 1,270 1299,996 CD 1008/07/019 4 PACKER CLOSE SHAMAFORD 98 4A Terraced 118 1,270 1299,996 CD 2409/07/019 4 PACKER CLOSE SHAMAFORD 98 4A Terraced 118 1,270 1299,996 CD 2409/07/019 4 PACKER CLOSE SHAMAFORD 98 4A Terraced 77 766 C235,000 E2 2509/07/2019 4 PACKER CLOSE SHAMAFORD 98 4A Terraced 77 766 C235,000 E2 2509/07/2019 2 ENTIFORS READO SHAMAFORD 99 4A D Terraced 77 766 C235,000 E2 2509/07/2019 2 ENTIFORS READO SHAMAFORD 99 4A D Terraced 77 766 C235,000 E2 2509/07/2019 2 ENTIFORS READO SHAMAFORD 99 4A D Terraced 77 766 C235,000 E2 2509/07/2019 2 ENTIFORS READO SHAMAFORD 99 4A D Terraced 77 766 C235,000 E2 2509/07/2019 2 ENTIFORS READO SHAMAFORD 99 4A D Terraced 77 766 C235,000 E2 2509/07/2019 2 ENTIFORS READO SHAMAFORD 99 4A D Terraced 77 766 C235,000 E2 2509/07/2019 2 ENTIFORS READO SHAMAFORD 99 4A D Terraced 77 766 C235,000 E2 2509/07/2019 2 ENTIFORS READO SHAMAFORD 99 4A D Terraced 77 766 C235,000 E2 2509/07/2019 2 ENTIFORS READO SHAMAFORD 99 4A D Terraced 114 1,528 C440,000 E2 2509/07/2019 2 ENTIFORM PART SHAMAFORD 99 4A D Terraced 114 1,528 C440,000 E2 2509/07/2019 2 ENTIFORM PART SHAMAFORD 99 3A D Terraced 114 1,528 C440,000 E2 2509/07/2019 2 ENTIFORM PART SHAMAFORD 99 3A D D D D D D D D D										£2,442
10591/2020 29 STODOMT GOAD SMAMFORD SP 84 CL Terraced 118 1,270 (239).995 CL 224/85/2019 4 HACKES (LOSE SMAMFORD SP 84 CL Terraced 112 1,270 (239).995 CL 235/000 EL 244/85/2019 4 HACKES (LOSE SMAMFORD SP 84 CL Terraced 7.7 786 (238).095 CL 235/000 EL 245/2019 4 CH 1070 S (ROAD SMAMFORD SP 84 CL Terraced 7.7 786 (238).095 CL 245/2019 CL CH 1070 S (ROAD SMAMFORD SP 84 CL Terraced 7.7 786 (238).095 CL 245/2019 CL CH 1070 S (ROAD SMAMFORD SP 84 CL Terraced 7.7 786 (238).095 CL 245/2019 CL CL CL CL CL CL CL C										£2,500
2405,02015 4 THACKER CLOSE BRAMFORD 98 47A Terraced 77 766 278,000 12 300,40,2015 2 INSTONES ROAD BRAMFORD 98 47D Terraced 77 766 278,000 12 300,40,2015 2 INSTONES ROAD BRAMFORD 98 47D Terraced 51 565 211,9595 12 300,702,015 4 ARBOTT WAY HOLBROOK 99 2FF Oestched 140 1,339 1205,5995 278,200,2015 230,702,015 4 ARBOTT WAY HOLBROOK 99 2FF Oestched 140 1,339 1205,5995 278,200,2015 230,000,000 230,000,000 230,000 230,000,000 230,000 230,000,000 230,000 230,000,000 230,0										£2,542
2004/2019 4 INSTRUMENT SECOND SMAMPORD 98 4FD Terraced 73 786 C243,000 E300/4/2019 C INSTRUMENT SECOND SMAMPORD 98 4FD Terraced 77 786 C243,000 E300/4/2019 G INSTRUMENT SECOND SMAMPORD 98 4FD Terraced 77 786 C243,000 E300/4/2019 G INSTRUMENT SECOND SMAMPORD 98 4FD Terraced 61 657 C213,959 E300/7/2018 G INSTRUMENT SECOND SMAMPORD 99 3FF Destarbed 140 130 E305,559 C2 231/1/2018 70 MasDOT WAY HOLBROOK 99 3FF Destarbed 140 120 1232 C300,000 E300/7/2018 C300/7/2018 C30										£2,542
SOUN_20215 2 ENTIONS ROAD SHAMPORD SHA 97D Terraced 61 67 210,998 E 2007/2018 42 ABSOTT WAY HOLBROOK P9 2FF Detached 143 1,539 (1985,998 C 2007/2018 42 ABSOTT WAY HOLBROOK P9 2FF Detached 144 1,539 (1985,998 C 2007/2018 35 ABSOTT WAY HOLBROOK P9 2FF Detached 142 1,539 (1985,998 C 2007/2018 35 ABSOTT WAY HOLBROOK P9 2FF Detached 142 1,539 (1985,998 C 2007/2018 35 ABSOTT WAY HOLBROOK P9 2FF Detached 142 1,252 (144,000 E 2007/2018 C 2007/2018 35 ABSOTT WAY HOLBROOK P9 2FF Detached 142 1,252 (144,000 E 2007/2018 C 2007/2										£2,542 £3,219
2007/2018 Common										£3,219 £3,425
2007/2018 42 ABSOTT WAY HOLBROOK P9-27F Detached 143 1,328 1595,959 127										£3,425 £3,606
22017/2018 33 ABBOTT WAY										£2,769
1988/2018 35 ABROTT WAY						·				
1909/2015 10 ABROTT WAY HOLBROOK 199 276 Detached 114 1,277 126,939.5 12 220/202039 12 ABROTT WAY HOLBROOK 199 276 Detached 114 1,277 126,939.5 12 220/202039 12 ABROTT WAY HOLBROOK 199 276 Detached 114 1,277 128,939.5 12 127,020.5 13 ABROTT WAY HOLBROOK 199 276 Detached 67 721 128,039.5 12 127,020.5 13 ABROTT WAY HOLBROOK 199 276 Detached 67 721 128,039.5 12 127,117.00.5 13 ABROTT WAY HOLBROOK 199 276 Detached 67 721 128,039.5 12 127,117.00.5 12 ABROTT WAY HOLBROOK 199 276 Detached 108 1,163 123,037.500 12 127,117.00.5 74 ABROTT WAY HOLBROOK 199 276 Semi Detached 108 1,163 123,039.5 12 127,117.00.5 75 ABROTT WAY HOLBROOK 199 276 Semi Detached 108 1,163 123,039.5 12 127,117.00.5 76 ABROTT WAY HOLBROOK 199 276 Semi Detached 108 1,163 123,039.5 12 127,117.00.5 76 ABROTT WAY HOLBROOK 199 276 Semi Detached 108 1,163 123,039.5 12 120,07.00.10 13 ABROTT WAY HOLBROOK 199 276 Semi Detached 108 1,163 123,039.5 12 120,07.00.10 13 MASTAFELOS HOLBROOK 199 276 Semi Detached 79 850 127,039.55 12 127,07.00.16 13 MASTAFELOS HOLBROOK 199 276 Semi Detached 79 850 127,039.55 12 127,07.00.16 13 MASTAFELOS HOLBROOK 199 276 Semi Detached 79 850 127,039.55 12 127,07.00.16 13 MASTAFELOS HOLBROOK 199 277 Semi Detached 79 850 127,039.55 12 127,07.00.16 13 MASTAFELOS HOLBROOK 199 277 Semi Detached 79 850 127,039.55 12 127,07.00.16 13 MASTAFELOS 127,00.00.16 13 MASTAFELO						·				£2,845
226/07/2018 33 ABBOTT WAY HOLBROOK PP 2FF Detached 114 1,277 £25,959 £2 236/07/2019 149 ABBOTT WAY HOLBROOK PP 3FG Detached 67 721 £25,000 £2 £26,07/2019 149 ABBOTT WAY HOLBROOK PP 3FG Detached 67 721 £25,000 £2 £26,07/2019 72 ABBOTT WAY HOLBROOK PP 3FG Detached 67 721 £25,000 £2 £26,07/2019 72 ABBOTT WAY HOLBROOK PP 3FF Sem Detached 108 1,163 £20,700 £2 £21,117/2018 74 ABBOTT WAY HOLBROOK PP 3FF Sem Detached 108 1,163 £23,095 £2 £21,117/2018 76 ABBOTT WAY HOLBROOK PP 3FF Sem Detached 108 1,163 £23,095 £2 £21,117/2018 76 ABBOTT WAY HOLBROOK PP 3FF Sem Detached 108 1,163 £23,095 £2 £21,117/2018 76 ABBOTT WAY HOLBROOK PP 3FF Sem Detached 108 1,163 £23,095 £2 £25,117/2018 48 ABBOTT WAY HOLBROOK PP 3FF Sem Detached 87 936 £27,4959 £2 £26,077/2018 43 ABBOTT WAY HOLBROOK PP 3FF Sem Detached 87 936 £27,4959 £2 £26,077/2018 44 ABBOTT WAY HOLBROOK PP 3FF Sem Detached 79 850 £226,995 £2 £26,077/2018 45 ABBOTT WAY HOLBROOK PP 3FF Sem Detached 79 850 £26,995 £2 £26,077/2018 45 ABBOTT WAY HOLBROOK PP 3FF Sem Detached 79 850 £26,995 £2 £26,077/2018 50 ABBOTT WAY HOLBROOK PP 3FF Terrared 81 877 £10,000 £1 £10,17/2018 50 ABBOTT WAY HOLBROOK PP 3FF Terrared 81 877 £10,000 £1 £10,17/2018 50 ABBOTT WAY HOLBROOK PP 3FF Terrared 82 667 £21,2995 £1 £10,17/2018 37 ABBOTT WAY HOLBROOK PP 3FF Terrared 82 667 £21,2995 £1 £10,17/2018 37 ABBOTT WAY HOLBROOK PP 3FF Terrared 82 667 £21,2995 £1 £10,17/2018 37 ABBOTT WAY HOLBROOK PP 3FF Terrared 82 667 £21,2995 £1 £10,17/2018 37 ABBOTT WAY HOLBROOK PP 3FF Terrared 82 667 £21,2995 £1 £10,17/2018 51 ABBOTT WAY HOLBROOK PP 3FF Terrared 82 667 £21,2995 £1 £10,17/						·				£3,016
2007/2018 12 ABROTT WAY										£3,099
25/05/2019 49 ABSOTT WAY						·			,	£3,246
14/12/2018 S.1 ABROTT WAY HOLBROOK PP 2FG Detached GF 721 E304,959 E E306,747,010 E306,747,010 E306,747,010 E306,747,010 E306,747,010 E307,747,010 E307,74										£3,246
2501/2019 72, ABBOTT WAY										£3,955
21/11/2018 76 ABBOTT WAY										£4,552
2311/17018 78 ABBOTT WAY										£2,847
21/11/2018 78 ABBOTT WAY										£2,972
260/17/2018										£3,009
2903/2019										£3,056
MAGSTAFE CLOSE										£3,161
2607/2018									,	£3,418
12/10/2018 50 ABBOTT WAY										£3,418
2012/2018 33 ABBOTT WAY	26/07/2018	46	ABBOTT WAY	HOLBROOK	IP9 2FF	Semi Detached		850	£269,995	£3,418
	12/10/2018	50	ABBOTT WAY	HOLBROOK	IP9 2FF	Terraced	81	872		£1,481
15/03/2019	20/12/2018	39	ABBOTT WAY	HOLBROOK	IP9 2FG	Terraced	62	667	£212,995	£3,435
31/07/2019 71 THE CIRCLE GREAT BLAKENHAM 196 OFD Detached 87 936 £254,995 £2 £2/02/2019 45 RIVER WAYY GREAT BLAKENHAM 196 OFD Detached 90 969 £264,995 £2 £2/07/2018 47 RIVER WAYY GREAT BLAKENHAM 196 OFD Detached 90 969 £264,995 £2 £2/07/2018 31 THE CIRCLE GREAT BLAKENHAM 196 OFD Detached 87 936 £259,995 £2 £2/07/2018 59 THE CIRCLE GREAT BLAKENHAM 196 OFD Detached 87 936 £259,995 £2 £2/07/2018 59 THE CIRCLE GREAT BLAKENHAM 196 OFD Detached 87 936 £259,995 £2 £2/07/2018 £2 LIME WAY GREAT BLAKENHAM 196 OFG Detached 87 936 £259,995 £2 £2/07/2018 £2 LIME WAY GREAT BLAKENHAM 196 OFG Detached 90 969 £269,000 £2 £2/07/2018 £2 RIVER WAY GREAT BLAKENHAM 196 OFG Detached 91 980 £276,995 £3 £4/12/2018 49 RIVER WAY GREAT BLAKENHAM 196 OFG Detached 91 980 £276,995 £3 £4/12/2018 49 RIVER WAY GREAT BLAKENHAM 196 OFG Detached 91 980 £276,995 £3 £4/12/2018 49 RIVER WAY GREAT BLAKENHAM 196 OFD Detached 91 980 £276,995 £3 £269,995 £3 £3 £3 £3 £3 £3 £3 £	20/12/2018	37	ABBOTT WAY	HOLBROOK	IP9 2FG	Terraced	62	667		£3,629
220/20/2019	15/03/2019	41	ABBOTT WAY	HOLBROOK	IP9 2FG	Terraced	62	667	£224,995	£3,629
20/12/2018	31/07/2019	71	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Detached	87	936	£254,995	£2,931
2907/2019 3 THE CIRCLE GREAT BLAKENHAM 196 OFD Detached 87 936 £259,995 £2	22/02/2019	45	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Detached	90	969	£264,995	£2,944
14/12/2018 69 THE CIRCLE GREAT BLAKENHAM IP6 OFD Detached 87 936 £259,995 £2 30/11/2018 6 LIMESTONE CLOSE GREAT BLAKENHAM IP6 OGP Detached 87 936 £259,995 £2 24/08/2018 21 LIME WAY GREAT BLAKENHAM IP6 OGP Detached 90 969 £256,900 £2 £26/10/2018 25 RIVER WAY GREAT BLAKENHAM IP6 OGH Detached 91 980 £276,995 £3 £3 £3 £3 £3 £3 £3 £	20/12/2018	47	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Detached	90	969	£264,995	£2,944
30/11/2018 G LIMESTONE CLOSE GREAT BLAKENHAM IP6 OFG Detached 87 936 £259,995 £2 £26/00/2018 21 LIME WAY GREAT BLAKENHAM IP6 OGP Detached 90 969 £269,000 £276,995 £3 £20/11/2018 25 RIVER WAY GREAT BLAKENHAM IP6 OGH Detached 91 980 £276,995 £3 £3 £3 £3 £3 £3 £3 £	29/07/2019			GREAT BLAKENHAM	IP6 0FD	Detached	87	936	£259,995	£2,988
24/08/2018 21 LIME WAY GREAT BLAKENHAM IP6 OGP Detached 90 969 £269,000 £2				GREAT BLAKENHAM	IP6 0FD	Detached				£2,988
20/12/2018 25 RIVER WAY GREAT BLAKENHAM P6 0GH Detached 91 980 £276,995 £3 14/12/2018 57 RIVER WAY GREAT BLAKENHAM P6 0GH Detached 91 980 £276,995 £3 14/12/2018 49 RIVER WAY GREAT BLAKENHAM P6 0GH Detached 91 980 £277,995 £3 14/12/2018 49 RIVER WAY GREAT BLAKENHAM P6 0GH Detached 91 980 £277,995 £3 14/12/2018 49 RIVER WAY GREAT BLAKENHAM P6 0GH Detached 91 980 £276,995 £3 31/07/2019 25 THE CIRCLE GREAT BLAKENHAM P6 0FD Detached 87 936 £269,995 £3 13/07/2018 20 LIMESTONE CLOSE GREAT BLAKENHAM P6 0FD Detached 90 969 £280,000 £3 15/02/2019 18 LIMESTONE CLOSE GREAT BLAKENHAM P6 0FG Detached 90 969 £284,995 £3 11/01/2019 26 THE CIRCLE GREAT BLAKENHAM P6 0FG Detached 90 969 £284,995 £3 11/01/2019 26 THE CIRCLE GREAT BLAKENHAM P6 0FF Detached 88 947 £277,995 £3 26/07/2018 37 LIMESTONE CLOSE GREAT BLAKENHAM P6 0FF Detached 88 947 £277,995 £3 26/07/2018 37 LIMESTONE CLOSE GREAT BLAKENHAM P6 0FF Detached 88 947 £279,995 £3 24/05/2019 45 THE CIRCLE GREAT BLAKENHAM P6 0FD Detached 90 969 £289,995 £3 24/05/2019 47 THE CIRCLE GREAT BLAKENHAM P6 0FD Detached 90 969 £289,995 £3 24/05/2019 49 THE CIRCLE GREAT BLAKENHAM P6 0FD Detached 88 947 £284,995 £3 24/05/2019 45 THE CIRCLE GREAT BLAKENHAM P6 0FD Detached 88 947 £284,995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM P6 0FD Detached 88 947 £284,995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM P6 0FD Detached 88 947 £284,995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM P6 0FD Detached 102 1,098 £29,999 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM P6 0FD Detached 102 1,098 £29,999 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM P6 0FD Detached 102 1,098 £299,995 £3 25/10		6	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Detached			£259,995	£2,988
14/12/2018 57 RIVER WAY GREAT BLAKENHAM P6 OGH Detached 91 980 £276,995 £3 14/12/2018 49 RIVER WAY GREAT BLAKENHAM P6 OGH Detached 91 980 £277,995 £3 31/07/2019 25 THE CIRCLE GREAT BLAKENHAM P6 OFD Detached 87 936 £276,995 £3 31/07/2019 23 THE CIRCLE GREAT BLAKENHAM P6 OFD Detached 90 969 £280,000 £3 27/07/2018 20 LIMESTONE CLOSE GREAT BLAKENHAM P6 OFD Detached 90 969 £280,000 £3 15/02/2019 18 LIMESTONE CLOSE GREAT BLAKENHAM P6 OFG Detached 90 969 £284,995 £3 11/01/2019 26 THE CIRCLE GREAT BLAKENHAM P6 OFG Detached 90 969 £284,995 £3 11/01/2019 25 THE CIRCLE GREAT BLAKENHAM P6 OFG Detached 88 947 £279,995 £3 11/01/2019 25 THE CIRCLE GREAT BLAKENHAM P6 OFF Detached 88 947 £279,995 £3 11/05/2019 45 THE CIRCLE GREAT BLAKENHAM P6 OFD Detached 90 969 £289,995 £3 11/05/2019 45 THE CIRCLE GREAT BLAKENHAM P6 OFD Detached 90 969 £289,995 £3 11/05/2019 47 THE CIRCLE GREAT BLAKENHAM P6 OFD Detached 90 969 £289,995 £3 24/05/2019 47 THE CIRCLE GREAT BLAKENHAM P6 OFD Detached 90 969 £289,995 £3 28/02/2019 8 THE CIRCLE GREAT BLAKENHAM P6 OFD Detached 88 947 £284,995 £3 28/02/2019 8 THE CIRCLE GREAT BLAKENHAM P6 OFD Detached 88 947 £284,995 £3 28/02/2019 8 THE CIRCLE GREAT BLAKENHAM P6 OFE Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM P6 OFE Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM P6 OFE Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM P6 OFE Detached 102 1,098 £29,9995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM P6 OFF Detached 102 1,098 £29,9995 £3 25/10/2018 75 THE CIRCLE GREAT BLAKENHAM P6 OFF Detached 102 1,098 £29,9995 £3 24/03/2019 77 THE CIRCLE GREAT BLAKENHA	24/08/2018	21	LIME WAY	GREAT BLAKENHAM	IP6 0GP	Detached	90	969	£269,000	£2,989
14/12/2018 49 RIVER WAY GREAT BLAKENHAM IP6 0GH Detached 91 980 £277,995 £3 31/07/2019 23 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 87 936 £269,995 £3 31/07/2019 23 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 99 969 £280,000 £3 15/02/2019 18 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FG Detached 90 969 £280,000 £3 15/02/2019 26 THE CIRCLE GREAT BLAKENHAM IP6 0FG Detached 90 969 £284,995 £3 (26/07/2018) 27 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FG Detached 90 969 £284,995 £3 11/01/2019 26 THE CIRCLE GREAT BLAKENHAM IP6 0FG Detached 88 947 £279,995 £3 17/06/2019 45 THE CIRCLE GREAT BLAKENHAM IP6 0FF Detached 88 947 £279,995 £3 17/06/2019 45 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 11/05/2019 45 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 11/05/2019 49 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 12/05/2019 49 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 12/05/2019 49 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 22/05/2019 49 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 102 1,098 £299,995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £3 21/01/2018 75 THE CIRCLE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £3 21/01/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £3 21/01/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £3 21/01/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £3 21/01/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FF Detached 102 1,098				GREAT BLAKENHAM	IP6 0GH	Detached		980	£276,995	£3,044
31/07/2019 25 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 87 936 £269,995 £3 31/07/2019 23 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £280,000 £3 27/07/2018 20 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FG Detached 90 969 £280,000 £3 15/02/2019 18 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FG Detached 90 969 £284,995 £3 11/01/2019 26 THE CIRCLE GREAT BLAKENHAM IP6 0FG Detached 88 947 £279,995 £3 26/07/2018 37 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 88 947 £279,995 £3 26/07/2018 37 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 90 969 £289,995 £3 31/05/2019 45 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 31/05/2019 47 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 24/05/2019 49 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 24/05/2019 8 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 88 947 £284,995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 88 947 £284,995 £3 25/10/2018 18 MASONS DRIVE GREAT BLAKENHAM IP6 0FE Detached 102 1,098 £299,090 £2 11/10/2018 75 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 75 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2019 77 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2019 77 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2018 31 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2018 32 PORTLAND WAY GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 25/11/2018 40 PORTLAND WAY GREAT BLAKENHAM IP6 0FF D	14/12/2018	57	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Detached	91	980	£276,995	£3,044
31/07/2019 23 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £280,000 £3 £3 £3 £3 £3 £3 £3	14/12/2018	49	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Detached	91	980	£277,995	£3,055
27/07/2018 20 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FG Detached 90 969 £280,000 £3 £3 £3 £3 £3 £3 £3		25	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Detached		936	£269,995	£3,103
15/02/2019					IP6 0FD	Detached	90	969		£3,111
11/01/2019 26 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £279,995 £3 £26/07/2018 37 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 88 947 £279,995 £3 £3 £3 £3 £3 £3 £3 £	27/07/2018			GREAT BLAKENHAM	IP6 0FG	Detached		969	£280,000	£3,111
26/07/2018 37 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 88 947 £279,995 £3 17/06/2019 45 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 31/05/2019 47 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 24/05/2019 49 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FE Detached 102 1,098 £290,900 £2 25/10/2018 18 MASONS DRIVE GREAT BLAKENHAM IP6 0FF Detached <td>15/02/2019</td> <td>18</td> <td>LIMESTONE CLOSE</td> <td>GREAT BLAKENHAM</td> <td>IP6 0FG</td> <td>Detached</td> <td>90</td> <td>969</td> <td>£284,995</td> <td>£3,167</td>	15/02/2019	18	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Detached	90	969	£284,995	£3,167
26/07/2018 37 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 88 947 £279,995 £3 17/06/2019 45 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 31/05/2019 47 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 24/05/2019 49 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £29,995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached </td <td>11/01/2019</td> <td></td> <td></td> <td>GREAT BLAKENHAM</td> <td>IP6 OFE</td> <td>Detached</td> <td>88</td> <td>947</td> <td>£279,995</td> <td>£3,182</td>	11/01/2019			GREAT BLAKENHAM	IP6 OFE	Detached	88	947	£279,995	£3,182
31/05/2019 47 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 24/05/2019 49 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 88 947 £284,995 £3 28/07/2019 8 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 28/02/2019 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £290,000 £2 03/08/2018 18 MASONS DRIVE GREAT BLAKENHAM IP6 0FF Detached 110 1,184 £313,000 £2 08/04/2019 73 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 75 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2019 77 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 33 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 33 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 32 PORTLAND WAY GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £2 11/10/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 32 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 32 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 32 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 32 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 32 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH Detached 87 936 £254,995 £2 26/10/2018 7 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 87 936 £254,995 £2 26/10/2018 7 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 88 947 £259,9		37	LIMESTONE CLOSE	GREAT BLAKENHAM		Detached	88	947	£279,995	£3,182
31/05/2019 47 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 90 969 £289,995 £3 24/05/2019 49 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 88 947 £284,995 £3 28/07/2019 8 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 28/02/2019 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £290,000 £2 03/08/2018 18 MASONS DRIVE GREAT BLAKENHAM IP6 0FF Detached 110 1,184 £313,000 £2 08/04/2019 73 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 75 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2019 77 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 33 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 33 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 32 PORTLAND WAY GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £2 11/10/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 32 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 32 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 32 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 32 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 11/10/2018 32 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH Detached 87 936 £254,995 £2 26/10/2018 7 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 87 936 £254,995 £2 26/10/2018 7 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 88 947 £259,9	17/06/2019	45	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Detached	90	969	£289,995	£3,222
24/05/2019 49 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 88 947 £284,995 £3 29/07/2019 8 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £290,000 £2 03/08/2018 18 MASONS DRIVE GREAT BLAKENHAM IP6 0FF Detached 110 1,184 £313,000 £2 08/04/2019 73 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 75 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2019 77 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 10/10/2018								969		£3,222
29/07/2019 8 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £290,000 £2 03/08/2018 18 MASONS DRIVE GREAT BLAKENHAM IP6 0FD Detached 110 1,184 £313,000 £2 08/04/2019 73 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 75 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2019 77 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 10/10/2018 33 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11								947		£3,239
28/02/2019 16 THE CIRCLE GREAT BLAKENHAM IP6 0FE Detached 88 947 £284,995 £3 25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £290,000 £2 03/08/2018 18 MASONS DRIVE GREAT BLAKENHAM IP6 0FE Detached 110 1,184 £313,000 £2 08/04/2019 73 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 75 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2019 77 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 10/10/2018 33 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 32 PORTLAND WAY GREAT BLAKENHAM IP6 0FH								947		£3,239
25/10/2018 35 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £290,000 £2 03/08/2018 18 MASONS DRIVE GREAT BLAKENHAM IP6 0GE Detached 110 1,184 £313,000 £2 08/04/2019 73 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 75 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2019 77 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 01/10/2018 33 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £2 11/10/2018 32 PORTLAND WAY GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £2 01/10/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FF	28/02/2019	16	THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Detached	88	947	£284,995	£3,239
03/08/2018 18 MASONS DRIVE GREAT BLAKENHAM IP6 0GE Detached 110 1,184 £313,000 £2 08/04/2019 73 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 75 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2019 77 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 11/10/2018 33 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £2 11/10/2018 32 PORTLAND WAY GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £2 30/07/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 01/10/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098										£2,843
11/10/2018 75 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2019 77 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 01/10/2018 33 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £2 11/10/2018 32 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 30/07/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 01/10/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 07/12/2018 30 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 31/07/2018 32 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF	03/08/2018			GREAT BLAKENHAM	IP6 0GE	Detached	110	1,184	£313,000	£2,845
11/10/2018 75 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 24/01/2019 77 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 01/10/2018 33 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £2 11/10/2018 32 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 30/07/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 01/10/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 07/12/2018 40 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 31/07/2018 23 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH	08/04/2019	73	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Detached	102	1,098	£299,995	£2,941
24/01/2019 77 THE CIRCLE GREAT BLAKENHAM IP6 0FD Detached 102 1,098 £299,995 £2 01/10/2018 33 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £2 11/10/2018 32 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 01/10/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 07/12/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 07/12/2018 40 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 31/07/2018 23 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 25/11/2019 1 THE CIRCLE GREAT BLAKENHAM IP6 0FF Semi Detached 60 646 £199,995 £2										£2,941
01/10/2018 33 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Detached 102 1,098 £299,995 £2 11/10/2018 32 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 30/07/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 07/12/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 31/07/2018 40 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 25/11/2018 23 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 25/11/2019 1 THE CIRCLE GREAT BLAKENHAM IP6 0FF Semi Detached 60 646 £199,995 £2 28/02/2019 32 THE CIRCLE GREAT BLAKENHAM IP6 0FF	24/01/2019	77	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Detached	102	1,098	£299,995	£2,941
11/10/2018 32 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 30/07/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 01/10/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 07/12/2018 40 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 31/07/2018 23 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 60 646 £199,995 £2 25/11/2019 1 THE CIRCLE GREAT BLAKENHAM IP6 0FD Semi Detached 87 936 £254,995 £2 28/02/2019 32 THE CIRCLE GREAT BLAKENHAM IP6 0FE Semi Detached 87 936 £254,995 £2 26/10/2018 7 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>£299,995</td> <td>£2,941</td>									£299,995	£2,941
30/07/2018 34 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2										£2,941
01/10/2018 36 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 07/12/2018 40 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 31/07/2018 23 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 60 646 £199,995 £2 25/11/2019 1 THE CIRCLE GREAT BLAKENHAM IP6 0FD Semi Detached 87 936 £254,995 £2 28/02/2019 32 THE CIRCLE GREAT BLAKENHAM IP6 0FE Semi Detached 87 936 £254,995 £2 26/10/2018 7 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 88 947 £259,995 £2										£2,941
07/12/2018 40 PORTLAND WAY GREAT BLAKENHAM IP6 0FH Detached 102 1,098 £299,995 £2 31/07/2018 23 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 60 646 £199,995 £3 25/11/2019 1 THE CIRCLE GREAT BLAKENHAM IP6 0FD Semi Detached 87 936 £254,995 £2 28/02/2019 32 THE CIRCLE GREAT BLAKENHAM IP6 0FE Semi Detached 87 936 £254,995 £2 26/10/2018 7 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 88 947 £259,995 £2										£2,941
31/07/2018 23 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 60 646 £199,995 £3 25/11/2019 1 THE CIRCLE GREAT BLAKENHAM IP6 0FD Semi Detached 87 936 £254,995 £2 28/02/2019 32 THE CIRCLE GREAT BLAKENHAM IP6 0FE Semi Detached 87 936 £254,995 £2 26/10/2018 7 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 88 947 £259,995 £2										£2,941
25/11/2019 1 THE CIRCLE GREAT BLAKENHAM IP6 0FD Semi Detached 87 936 £254,995 £2 28/02/2019 32 THE CIRCLE GREAT BLAKENHAM IP6 0FE Semi Detached 87 936 £254,995 £2 26/10/2018 7 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 88 947 £259,995 £2										£3,333
28/02/2019 32 THE CIRCLE GREAT BLAKENHAM IP6 0FE Semi Detached 87 936 £254,995 £2 26/10/2018 7 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 88 947 £259,995 £2										£2,931
26/10/2018 7 LIMESTONE CLOSE GREAT BLAKENHAM IP6 0FF Semi Detached 88 947 £259,995 £2										£2,931
										£2,954
										£2,954
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29/03/2019	28	THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Semi Detached	87	936	£260,000	£2,989
14/06/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Semi Detached	87	936	£260,000	£2,989
31/07/2018		LIME WAY	GREAT BLAKENHAM	IP6 0GP	Semi Detached	81	872	£247,995	£3,062
30/11/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Semi Detached	70	753	£215,000	£3,071
31/01/2019		RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Semi Detached	81	872	£249,995	£3,086
31/07/2018		LIME WAY	GREAT BLAKENHAM	IP6 0GP	Semi Detached	81	872	£249,995	£3,086
27/07/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Semi Detached	87	936	£269,995	£3,103
31/01/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FF	Semi Detached	75	807	£234,995	£3,133
09/07/2018	40	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Semi Detached	75	807	£234,995	£3,133
30/11/2018	2	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Semi Detached	70	753	£219,995	£3,143
28/09/2018	41	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Semi Detached	81	872	£254,995	£3,148
14/12/2018	41	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FF	Semi Detached	75	807	£238,995	£3,187
19/08/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Semi Detached	75	807	£239,995	£3,200
30/08/2019	43	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Semi Detached	75	807	£239,995	£3,200
14/12/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFG	Semi Detached	75	807	£239,995	£3,200
01/02/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Semi Detached	75	807	£239,995	£3,200
31/01/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Semi Detached	75	807	£244,995	£3,267
21/02/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FF	Semi Detached	75	807	£244,995	£3,267
31/10/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FF	Semi Detached	75	807	£244,995	£3,267
28/11/2019	26	PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Semi Detached	70	753	£229,995	£3,286
29/11/2019	50	PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Semi Detached	70	753	£239,995	£3,429
17/08/2018	5	LIME WAY	GREAT BLAKENHAM	IP6 0GP	Terraced	64	689	£204,995	£3,203
24/08/2018	9	LIME WAY	GREAT BLAKENHAM	IP6 0GP	Terraced	64	689	£204,995	£3,203
26/07/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£194,995	£3,250
12/12/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£196,995	£3,283
30/11/2018		RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Terraced	57	614	£189,995	£3,333
31/05/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFD	Terraced	60	646	£199,995	£3,333
28/06/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFD	Terraced	60	646	£199,995	£3,333
29/05/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£199,995	£3,333
18/04/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£199,995	£3,333
28/06/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£199,995	£3,333
29/03/2019	65	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£199,995	£3,333
31/05/2019	12	THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	60	646	£199,995	£3,333
28/03/2019	20	THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	60	646	£199,995	£3,333
29/03/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	60	646	£199,995	£3,333
18/01/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£199,995	£3,333
28/09/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£199,995	£3,333
03/08/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£199,995	£3,333
					<u> </u>				
13/07/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£199,995	£3,333
20/08/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£199,995	£3,333
28/10/2019		PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Terraced	60	646	£199,995	£3,333
31/01/2019	55	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£200,000	£3,333
30/11/2018	51	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Terraced	57	614	£192,995	£3,386
14/12/2018	55	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Terraced	57	614	£192,995	£3,386
29/10/2018	21	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	60	646	£204,995	£3,417
31/10/2019	14	PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Terraced	60	646	£204,995	£3,417
27/09/2019	17	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£206,995	£3,450
31/05/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£206,995	£3,450
31/05/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	60	646	£206,995	£3,450
					Terraced	60			
31/01/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFD			646	£206,995	£3,450
28/09/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	60	646	£206,995	£3,450
30/07/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FF	Terraced	60	646	£209,995	£3,500
20/12/2019	103	STOWMARKET ROAD	GREAT BLAKENHAM	IP6 OLU	Terraced	87	936	£229,995	£2,644
20/12/2019	101	STOWMARKET ROAD	GREAT BLAKENHAM	IP6 OLU	Terraced	87	936	£234,995	£2,701
30/01/2020	6	PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Terraced	87	936	£249,995	£2,874
09/11/2018	59	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Terraced	72	775	£209,995	£2,917
09/11/2018	63	RIVER WAY	GREAT BLAKENHAM	IP6 0GH	Terraced	72	775	£209,995	£2,917
29/07/2019	17	LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	87	936	£258,495	£2,971
15/03/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	87	936	£259,995	£2,988
26/04/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	87	936	£259,995	£2,988
30/09/2019		PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Terraced	87	936	£259,995	£2,988
08/11/2019		PORTLAND WAY		IP6 OFH		90	969	£259,995 £270,000	£2,988 £3,000
			GREAT BLAKENHAM		Terraced				
24/08/2018		LIME WAY	GREAT BLAKENHAM	IP6 0GP	Terraced	72	775	£216,995	£3,014
23/08/2018		MASONS DRIVE	GREAT BLAKENHAM	IP6 0GE	Terraced	81	872	£249,995	£3,086
17/05/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	70	753	£217,995	£3,114
18/01/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	75	807	£234,995	£3,133
09/11/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	75	807	£234,995	£3,133
26/10/2018		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 0FG	Terraced	75	807	£235,000	£3,133
24/04/2019	39	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	70	753	£219,995	£3,143
31/01/2019	57	THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	70	753	£219,995	£3,143
31/01/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	70	753	£219,995	£3,143
31/01/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	70	753	£219,995	£3,143
20/12/2018		THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	70	753	£219,995	£3,143
28/03/2019		LIMESTONE CLOSE	GREAT BLAKENHAM	IP6 OFF	Terraced	75	807	£237,995	£3,143
31/05/2019		THE CIRCLE				75 70	753	£237,995 £222,995	
			GREAT BLAKENHAM	IP6 OFD	Terraced				£3,186
28/06/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	75	807	£239,995	£3,200
31/10/2019		PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Terraced	75	807	£239,995	£3,200
26/09/2019		THE CIRCLE	GREAT BLAKENHAM	IP6 0FD	Terraced	70	753	£224,995	£3,214
30/09/2019		PORTLAND WAY	GREAT BLAKENHAM	IP6 0FH	Terraced	70	753	£224,995	£3,214
16/05/2019	14	THE CIRCLE	GREAT BLAKENHAM	IP6 OFE	Terraced	70	753	£225,995	£3,229
28/09/2018	24	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	88	947	£179,950	£2,045
28/09/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	89	958	£204,800	£2,301
11/09/2019		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	114	1,227	£264,950	£2,324
31/05/2019		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	103	1,109	£245,000	£2,379
09/08/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	82	883	£211,950	£2,585
02/06/2018									
20/04/2040		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	110	1,184	£285,000	£2,591
30/04/2019	17	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	110	1,184	£299,950	£2,727
29/10/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	58	624	£185,000	£3,190
29/10/2018 28/02/2019	32						•		
29/10/2018 28/02/2019 30/11/2018	32 31	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	84	904	£284,950	
29/10/2018 28/02/2019 30/11/2018 15/11/2018	32 31 16	WALNUT TREE PLACE WALNUT TREE PLACE	SUDBURY SUDBURY	CO10 1AN CO10 1AN	Flat Flat	84 60	646	£284,950 £209,950	£3,392 £3,499
29/10/2018 28/02/2019 30/11/2018	32 31 16	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	84		£284,950	

12/07/2018									
		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	82	883	£294,950	£3,597
30/11/2018	42	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	79	850	£285,000	£3,608
31/08/2018	28	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	58	624	£211,950	£3,654
29/10/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	56	603	£209,950	£3,749
		WALNUT TREE PLACE							
28/09/2018			SUDBURY	CO10 1AN	Flat	106	1,141	£400,000	£3,774
29/03/2019		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	106	1,141	£400,000	£3,774
28/06/2019	23	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	69	743	£299,950	£4,347
14/12/2018	30	WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	56	603	£249,950	£4,463
31/07/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	60	646	£299,950	£4,999
30/11/2018		WALNUT TREE PLACE	SUDBURY	CO10 1AN	Flat	42	452	£309,950	£7,380
04/03/2019	9	ALAN PHILLIPS WAY	SUDBURY	CO10 1AP	Semi Detached	138	1,485	£375,000	£2,717
27/06/2019	1	SIMON THEOBALD CLOSE	SUDBURY	CO10 1AL	Semi Detached	120	1,292	£360,950	£3,008
08/02/2019	10	ALAN PHILLIPS WAY	SUDBURY	CO10 1AP	Semi Detached	151	1,625	£464,950	£3,079
28/09/2018		ALAN PHILLIPS WAY	SUDBURY	CO10 1AP	Terraced	138	1,485	£374,950	£2,717
24/09/2018		ALAN PHILLIPS WAY	SUDBURY	CO10 1AP	Terraced	138	1,485	£379,950	£2,753
18/02/2019	1	ALAN PHILLIPS WAY	SUDBURY	CO10 1AP	Terraced	154	1,658	£429,950	£2,792
03/09/2018	33	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Detached	64	689	£249,995	£3,906
09/05/2019	6	QUARRY AVENUE	NEEDHAM MARKET	IP6 8FA	Detached	102	1,098	£295,000	£2,892
16/08/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	102	1,098	£304,995	£2,990
31/10/2018		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	190	2,045	£374,995	£1,974
30/11/2018	11	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	190	2,045	£379,995	£2,000
09/11/2018	9	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	190	2,045	£539,995	£2,842
30/04/2019 LA			NEEDHAM MARKET	IP6 8FL	Detached	190	2,045	£540,000	£2,842
15/03/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	190	2,045	£549,995	£2,895
14/06/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	190	2,045	£549,995	£2,895
24/08/2018	15	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Detached	144	1,550	£419,995	£2,917
05/09/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	144	1,550	£419,995	£2,917
21/09/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Detached	144	1,550	£424,995	£2,951
								£424,995	
19/07/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	144	1,550	-,	£2,986
14/02/2020		CHALK LANE	NEEDHAM MARKET	IP6 8FN	Detached	130	1,399	£389,995	£3,000
24/05/2019	48	QUARRY AVENUE	NEEDHAM MARKET	IP6 8FA	Detached	123	1,324	£370,000	£3,008
30/09/2019		QUARRY AVENUE	NEEDHAM MARKET	IP6 8FA	Detached	126	1,356	£379,995	£3,016
30/11/2018		QUARRY AVENUE	NEEDHAM MARKET	IP6 8FA	Detached	123	1,324	£375,000	£3,049
		•							
16/07/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Detached	116	1,249	£354,995	£3,060
16/11/2018	10	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Detached	123	1,324	£379,995	£3,089
11/10/2019	1	CHALK LANE	NEEDHAM MARKET	IP6 8FN	Detached	144	1,550	£449,995	£3,125
24/01/2020	30	QUARRY AVENUE	NEEDHAM MARKET	IP6 8FA	Flat	84	904	£205,000	£2,440
16/08/2018		AMMONITE DRIVE		IP6 8FJ	Flat	84	904	£209,995	£2,500
			NEEDHAM MARKET						
10/05/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	58	624	£173,000	£2,983
07/06/2019	24	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	58	624	£173,000	£2,983
22/02/2019	25	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	58	624	£174,995	£3,017
29/03/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	58	624	£174,995	£3,017
31/01/2020		BELEMNITE WALK	NEEDHAM MARKET	IP6 8FP	Semi Detached	58	624	£177,995	£3,069
16/10/2019	37	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Semi Detached	64	689	£224,995	£3,516
13/07/2018	41	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Semi Detached	66	710	£235,000	£3,561
06/08/2018	35	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Semi Detached	64	689	£232,995	£3,641
26/07/2019	3	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	102	1,098	£299,995	£2,941
					Semi Detached	102			
07/12/2018		QUARRY AVENUE	NEEDHAM MARKET	IP6 8FA			1,098	£312,995	£3,069
19/06/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	116	1,249	£334,995	£2,888
05/07/2019	21	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Semi Detached	116	1,249	£339,995	£2,931
27/07/2018	17	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	66	710	£275,000	£4,167
05/04/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Terraced	102	1,098	£299,995	£2,941
18/04/2019						102	1,098		£2,990
		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Terraced			£304,995	
26/10/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	73	786	£252,995	£3,466
27/09/2018	21	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	73	786	£252,995	£3,466
25/10/2019	18	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Terraced	129	1,389	£293,995	£2,279
02/08/2019	17	FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Terraced	129	1,389	£299,995	£2,326
25/10/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Terraced	129	1,389	£299,995	£2,326
31/01/2019		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	118	1,270	£280,000	£2,373
06/11/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	118	1,270	£299,995	£2,542
08/10/2018	31	AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	118	1,270	£299,995	£2,542
24/09/2018		AMMONITE DRIVE	NEEDHAM MARKET	IP6 8FJ	Terraced	118	1,270	£304,995	£2,585
26/04/2019		FLINT DRIVE	NEEDHAM MARKET	IP6 8FL	Terraced	116	1,249	£339,995	£2,931
29/11/2019		READ CLOSE	STOWMARKET	IP14 1XP	Detached	127	1,367	£322,529	£2,540
17/07/2018		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	127	1,367	£344,995	£2,716
21/08/2018		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	127	1,367	£349,995	£2,756
27/07/2018	35	SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	127	1,367	£349,995	£2,756
24/08/2018	36	SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	127	1,367	£349,995	£2,756
05/09/2018		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	127	1,367	£349,995	£2,756
20/12/2019		READ CLOSE	STOWMARKET	IP14 1XP	Detached	127	1,367	£355,000	£2,795
20/12/2019		READ CLOSE	STOWMARKET	IP14 1XP	Detached	127	1,367	£355,000	£2,795
20/12/2019	6	READ CLOSE	STOWMARKET	IP14 1XP	Detached	107	1,152	£305,000	£2,850
17/07/2018		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	141	1,518	£355,000	£2,518
28/06/2019		BROOKE WAY	STOWMARKET	IP14 1US	Detached	141	1,518	£369,995	£2,624
29/11/2018		BROOKE WAY	STOWMARKET	IP14 1US	Detached	141	1,518	£375,995	£2,667
24/08/2018		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	141	1,518	£375,995	£2,667
13/09/2019	2	FULLER WAY	STOWMARKET	IP14 1XJ	Detached	141	1,518	£380,000	£2,695
13/12/2019	3	READ CLOSE	STOWMARKET	IP14 1XP	Detached	141	1,518	£380,000	£2,695
11/01/2019		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	141	1,518	£394,995	£2,801
						167	1,798		
16/05/2019		BROOKE WAY	STOWMARKET	IP14 1US	Detached			£406,995	£2,437
12/09/2018		SASSOON CRESCENT	STOWMARKET	IP14 1WA	Detached	167	1,798	£419,995	£2,515
17/06/2019	45	BROOKE WAY	STOWMARKET	IP14 1UH	Flat	59	635	£160,995	£2,729
01/05/2019	18	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Flat	59	635	£169,995	£2,881
22/02/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Flat	53	570	£158,994	£3,000
30/04/2019		BROOKE WAY	STOWMARKET	IP14 1UH	Flat	53	570	£164,995	£3,113
03/05/2019		BROOKE WAY	STOWMARKET	IP14 1UH	Flat	53	570	£169,995	£3,207
03/03/2019	16	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Flat	53	570	£169,995	£3,207
12/03/2019		BROOKE WAY	STOWMARKET	IP14 1UH	Flat	45	484	£150,000	£3,333
12/03/2019	43								
12/03/2019 14/05/2019		BBOOKE MAY	STOWN A DALL	ID1/11/IU				£1EE 0001	
12/03/2019 14/05/2019 05/06/2019	49	BROOKE WAY	STOWMARKET	IP14 1UH	Flat	46	495	£155,000	
12/03/2019 14/05/2019	49 8	BROOKE WAY TYNAN CRESCENT BROOKE WAY	STOWMARKET STOWMARKET STOWMARKET	IP14 1UH IP14 1WB IP14 1UH	Flat Flat	46 46 45	495 495 484	£155,000 £164,995 £164,995	£3,370 £3,587 £3,667

22/02/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Flat	45	484	£164,995	£3,667
22/02/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Flat	45	484	£164,995	£3,667
21/10/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	110	1,184	£228,000	£2,073
22/10/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	110	1,184	£228,000	£2,073
28/09/2018	41	SASSOON CRESCENT	STOWMARKET	IP14 1WA	Semi Detached	110	1,184	£274,000	£2,491
13/12/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	110	1,184	£275,000	£2,500
13/12/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	110	1,184	£275,000	£2,500
06/12/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	86	926	£216,000	£2,512
26/10/2018		BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	110	1,184	£279,995	£2,545
21/12/2018		BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	110	1,184	£279,995	£2,545
28/09/2018	39	SASSOON CRESCENT	STOWMARKET	IP14 1WA	Semi Detached	110	1,184	£279,995	£2,545
22/11/2019	2		STOWMARKET	IP14 1XP	Semi Detached	80	861	£204,000	£2,550
06/06/2019		BROOKE WAY	STOWMARKET	IP14 1UH	Semi Detached	110	1,184	£284,995	£2,591
24/05/2019		BROOKE WAY	STOWMARKET	IP14 1UH	Semi Detached	110	1,184	£284,995	£2,591
24/10/2018		BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	110	1,184	£285,995	£2,600
26/10/2018		BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	110	1,184	£285,995	£2,600
23/05/2019		BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	110	1,184	£289,995	£2,636
10/06/2019	88		STOWMARKET	IP14 1US	Semi Detached	110	1,184	£289,995	£2,636
23/08/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	110	1,184	£290,000	£2,636
08/10/2018		OWEN WAY	STOWMARKET	IP14 1UZ	Semi Detached	86	926	£260,000	£3,023
23/11/2018	72		STOWMARKET	IP14 1US	Semi Detached	80	861	£245,000	£3,063
13/12/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Semi Detached	86	926	£265,000	£3,081
14/06/2019		BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	80	861	£259,995	£3,250
14/06/2019		BROOKE WAY	STOWMARKET	IP14 1US	Semi Detached	80	861	£259,995	£3,250
03/12/2019	1		STOWMARKET	IP14 1XP	Semi Detached	80	861	£260,000	£3,250
15/11/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Terraced	64	689	£176,000	£2,750
23/11/2018		BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	64	689	£178,956	£2,796
22/11/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Terraced	64	689	£180,000	£2,813
20/12/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Terraced	64	689	£180,000	£2,813
23/11/2018		BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	64	689	£195,000	£3,047
19/12/2018		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	64	689	£219,995	£3,437
19/12/2018		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	64	689	£226,995	£3,547
03/06/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	110	1,184	£250,000	£2,273
03/08/2018	7		STOWMARKET	IP14 1UZ	Terraced	110	1,184	£272,995	£2,482
15/03/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	110	1,184	£279,995	£2,545
21/11/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	81	872	£240,000	£2,963
19/12/2019		FULLER WAY	STOWMARKET	IP14 1XJ	Terraced	81	872	£250,000	£3,086
09/11/2018		BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	86	926	£265,995	£3,093
23/11/2018		BROOKE WAY	STOWMARKET	IP14 1UH	Terraced	86	926	£265,995	£3,093
23/08/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	86	926	£265,995	£3,093
29/03/2019	31		STOWMARKET	IP14 1UH	Terraced	81	872	£254,995	£3,148
16/08/2019	61	TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	81	872	£254,995	£3,148
30/08/2019 19/12/2018		BROOKE WAY BROOKE WAY	STOWMARKET STOWMARKET	IP14 1UH IP14 1UH	Terraced Terraced	80 86	861 926	£252,000 £271,500	£3,150 £3,157
		BROOKE WAY							
16/08/2019 25/01/2019	9		STOWMARKET STOWMARKET	IP14 1UH IP14 1WB	Terraced	80 80	861 861	£254,995 £254,995	£3,187 £3,187
22/08/2019		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced Terraced	86	926	£274,995	£3,187
23/11/2018		BROOKE WAY				81	926 872		
20/12/2018		TYNAN CRESCENT	STOWMARKET STOWMARKET	IP14 1UH IP14 1WB	Terraced Terraced	80	861	£265,995 £264,995	£3,284 £3,312
21/12/2018		TYNAN CRESCENT	STOWMARKET	IP14 1WB	Terraced	80	861	£269,995	£3,375
29/11/2019		WHEELWRIGHT CLOSE	STOWMARKET	IP14 1WB	Detached	65	700	£236,000	£3,631
08/05/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	66	710	£240,000	£3,636
27/09/2019		WHEELWRIGHT CLOSE	STOWMARKET	IP14 2FH	Detached	63	678	£230,000	£3,651
26/04/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	63	678	£230,000	£3,651
22/11/2019		WHEELWRIGHT CLOSE	STOWMARKET	IP14 2FH	Detached	68	732	£250,000	£3,676
08/03/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	63	678	£232,000	£3,683
17/12/2019		WHEELWRIGHT CLOSE	STOWMARKET	IP14 2FH	Detached	62	667	£230,000	£3,710
31/08/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	66	710	£250,000	£3,788
30/11/2018		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	63	678	£250,000	£3,968
12/03/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	66	710	£275,000	£4,167
01/03/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	63	678	£265,000	£4,206
31/05/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Semi Detached	63	678	£195,000	£3,095
31/05/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Semi Detached	63	678	£195,000	£3,095
28/06/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Semi Detached	63	678	£195,000	£3,095
28/06/2019	42		STOWMARKET	IP14 2FF	Semi Detached	63	678	£195,000	£3,095
16/08/2019		COPPERSMITH	STOWMARKET	IP14 2FD	Detached	90	969	£305,000	£3,389
10/10/2019		COPPERSMITH	STOWMARKET	IP14 2FD	Detached	90	969	£305,000	£3,389
24/08/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	90	969	£310,000	£3,444
31/07/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	90	969	£310,000	£3,444
16/11/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	81	872	£285,000	£3,519
30/08/2019		WHEELWRIGHT CLOSE	STOWMARKET	IP14 2FH	Detached	83	893	£294,000	£3,542
28/09/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	81	872	£290,000	£3,580
20/09/2019		WHEELWRIGHT CLOSE	STOWMARKET	IP14 2FH	Detached	79	850	£295,000	£3,734
28/09/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	83	893	£310,000	£3,735
18/12/2018		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	83	893	£315,000	£3,795
23/04/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	81	872	£310,000	£3,827
31/10/2018		FORGE ROAD	STOWMARKET	IP14 2FG	Detached	83	893	£325,000	£3,916
24/05/2019		ANVIL WAY	STOWMARKET	IP14 2FF	Detached	83	893	£325,000	£3,916
28/06/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	131	1,410	£349,995	£2,672
31/05/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	141	1,518	£385,000	£2,730
30/04/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	141	1,518	£389,995	£2,766
	7	CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	141	1,518	£389,995	£2,766
21/11/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	141	1,518	£394,995	£2,801
21/11/2019 30/04/2019	41	CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	131	1,410	£369,995	£2,824
				IP14 4DT	Detached	130	1,399	£369,995	£2,846
30/04/2019	9	OXLIP WAY	STOWUPLAND						
30/04/2019 21/11/2019	9 46	OXLIP WAY CELANDINE CLOSE	STOWUPLAND STOWUPLAND	IP14 4DU	Detached	131	1,410	£374,995	£2,863
30/04/2019 21/11/2019 28/06/2019	9 46 15					131 131	1,410 1,410	£374,995 £377,995	£2,863 £2,885
30/04/2019 21/11/2019 28/06/2019 18/12/2019	9 46 15 11	CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached				
30/04/2019 21/11/2019 28/06/2019 18/12/2019 21/11/2019	9 46 15 11 59	CELANDINE CLOSE CELANDINE CLOSE	STOWUPLAND STOWUPLAND	IP14 4DU IP14 4DU	Detached Detached	131	1,410	£377,995	£2,885
30/04/2019 21/11/2019 28/06/2019 18/12/2019 21/11/2019 29/08/2019	9 46 15 11 59	CELANDINE CLOSE CELANDINE CLOSE OXLIP WAY	STOWUPLAND STOWUPLAND STOWUPLAND	IP14 4DU IP14 4DU IP14 4DT	Detached Detached Detached	131 130	1,410 1,399	£377,995 £380,000	£2,885 £2,923 £2,985
30/04/2019 21/11/2019 28/06/2019 18/12/2019 21/11/2019 29/08/2019 28/06/2019	9 46 15 11 59 57	CELANDINE CLOSE CELANDINE CLOSE OXLIP WAY OXLIP WAY	STOWUPLAND STOWUPLAND STOWUPLAND STOWUPLAND	IP14 4DU IP14 4DU IP14 4DT IP14 4DT	Detached Detached Detached Detached	131 130 134	1,410 1,399 1,442	£377,995 £380,000 £399,995	£2,885 £2,923

18/12/2019	17	CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	139	1,496	£414,995	£2,986
31/07/2019		CROWFOOT CLOSE	STOWUPLAND	IP14 4FA	Detached	131	1,410	£393,995	£3,008
31/01/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	105	1,130	£319,995	£3,048
						119			
30/05/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached		1,281	£369,995	£3,109
31/05/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	119	1,281	£369,995	£3,109
27/12/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	82	883	£255,995	£3,122
28/06/2019	52	OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	90	969	£289,995	£3,222
29/10/2019	63	OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	93	1,001	£299,995	£3,226
30/04/2019	35	OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	105	1,130	£339,995	£3,238
28/09/2018	1	CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	84	904	£275,000	£3,274
21/09/2018	3	CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	90	969	£294,995	£3,278
21/09/2018		CELANDINE CLOSE	STOWUPLAND	IP14 4DU	Detached	90	969	£298,995	£3,322
27/06/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	90	969	£299,995	£3,333
						90			
28/06/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached		969	£299,995	£3,333
28/09/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	84	904	£282,995	£3,369
30/05/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	84	904	£289,995	£3,452
30/09/2019		CROWFOOT CLOSE	STOWUPLAND	IP14 4FA	Detached	82	883	£284,995	£3,476
28/11/2018	20	OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	82	883	£286,995	£3,500
30/09/2019	11	CROWFOOT CLOSE	STOWUPLAND	IP14 4FA	Detached	82	883	£287,995	£3,512
28/10/2019	61	OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	82	883	£287,995	£3,512
30/11/2018	22	OXLIP WAY	STOWUPLAND	IP14 4DT	Detached	65	700	£292,995	£4,508
31/10/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	79	850	£249,995	£3,164
30/04/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	79	850	£249,995	£3,164
30/04/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	79	850	£249,995	£3,164
28/03/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	67	721	£220,000	£3,284
12/10/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	79	850	£259,995	£3,291
21/12/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	79	850	£259,995	£3,291
31/07/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	65	700	£216,995	£3,338
12/10/2018	19	OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	65	700	£217,995	£3,354
30/11/2018	28	OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	79	850	£266,995	£3,380
28/03/2019	29	OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	67	721	£229,995	£3,433
30/11/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	65	700	£224,995	£3,461
30/11/2018		OXLIP WAY	STOWUPLAND	IP14 4DT	Semi Detached	65	700	£229,995	£3,538
23/04/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Terraced	84	904	£269,995	£3,214
29/03/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Terraced	65	700	£219,995	£3,214 £3,385
29/03/2019		OXLIP WAY	STOWUPLAND	IP14 4DT	Terraced	65	700	£229,995	£3,538
29/11/2019		WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Detached	77	829	£268,995	£3,493
31/10/2018	3	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	87	936	£299,995	£3,448
30/11/2018	85	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	87	936	£299,995	£3,448
28/09/2018	11	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	101	1,087	£314,995	£3,119
20/07/2018	38	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Detached	92	990	£314,995	£3,424
04/09/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Detached	92	990	£315,995	£3,435
30/11/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	92	990	£315,995	£3,435
31/10/2018		KILBY WAY	GREAT CORNARD	CO10 0FR	Detached	101	1,087	£316,995	£3,139
						92			
30/09/2019		WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Detached		990	£316,995	£3,446
20/12/2019		WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Detached	101	1,087	£318,995	£3,158
28/11/2019		JAMIE ALLEN CLOSE	GREAT CORNARD	CO10 0EB	Detached	108	1,163	£319,995	£2,963
20/12/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Detached	101	1,087	£319,995	£3,168
30/08/2019	8	JAMIE ALLEN CLOSE	GREAT CORNARD	CO10 0EB	Detached	101	1,087	£321,995	£3,188
20/12/2018	110	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Detached	99	1,066	£325,995	£3,293
30/09/2019	15	WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Detached	99	1,066	£325,995	£3,293
28/02/2019	5	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	107	1,152	£329,995	£3,084
25/01/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	107	1,152	£329,995	£3,084
28/02/2019		KILBY WAY	GREAT CORNARD	CO10 0FR	Detached	107	1,152	£329,995	£3,084
28/02/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FD	Detached	107	1,152	£334,995	£3,131
21/12/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	107	1,152	£334,995	£3,131
30/11/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	107	1,152	£334,995	£3,131
21/12/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FJ	Detached	107	1,152	£338,995	£3,168
08/08/2019		JAMIE ALLEN CLOSE	GREAT CORNARD	CO10 0EB	Detached	108	1,163	£344,995	£3,194
28/06/2019	88	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Detached	108	1,163	£344,995	£3,194
20/12/2019	22	WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Detached	129	1,389	£379,995	£2,946
05/08/2019		JAMIE ALLEN CLOSE	GREAT CORNARD	CO10 0EB	Detached	129	1,389	£389,995	£3,023
02/12/2019		WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Detached	129	1,389	£389,995	£3,023
29/11/2019		WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Detached	129	1,389	£389,995	£3,023
28/06/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 OFN	Detached	147	1,582	£429,995	£2,925
30/08/2019		JAMIE ALLEN CLOSE		CO10 0EB	Detached	147		£444,995	
			GREAT CORNARD				1,582		£3,027
29/07/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	57	614	£214,995	£3,772
14/06/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	57	614	£214,995	£3,772
07/06/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	57	614	£218,995	£3,842
07/06/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	57	614	£219,995	£3,860
21/06/2019	2	JAMIE ALLEN CLOSE	GREAT CORNARD	CO10 0EB	Semi Detached	64	689	£232,995	£3,641
14/06/2019	1	WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Semi Detached	64	689	£233,995	£3,656
30/08/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	70	753	£239,995	£3,429
13/12/2019		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	70	753	£239,995	£3,429
28/09/2018		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	70	753	£242,995	£3,471
		GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	70	753	£246,995	£3,529
21/09/2019			GREAT CORNARD	CO10 0ED	Semi Detached	70	829	£249,995	£3,247
21/09/2018			I CINEM I CONNAND						£3,247 £3,571
28/06/2019	7	GRACE FARRANT ROAD		CO10 0FD					
28/06/2019 28/06/2019	7 84	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Semi Detached	70	753	£249,995	
28/06/2019 28/06/2019 21/06/2019	7 84 16	GRACE FARRANT ROAD WAKELIN CLOSE	GREAT CORNARD GREAT CORNARD	CO10 0FN	Semi Detached	69	743	£249,995	£3,623
28/06/2019 28/06/2019 21/06/2019 06/07/2018	7 84 16 10	GRACE FARRANT ROAD WAKELIN CLOSE GRACE FARRANT ROAD	GREAT CORNARD GREAT CORNARD GREAT CORNARD	CO10 0FN CO10 0ED	Semi Detached Semi Detached	69 74	743 797	£249,995 £258,995	£3,623 £3,500
28/06/2019 28/06/2019 21/06/2019 06/07/2018 07/12/2018	7 84 16 10	GRACE FARRANT ROAD WAKELIN CLOSE	GREAT CORNARD GREAT CORNARD	CO10 0FN	Semi Detached	69	743	£249,995	£3,623
28/06/2019 28/06/2019 21/06/2019 06/07/2018	7 84 16 10 79	GRACE FARRANT ROAD WAKELIN CLOSE GRACE FARRANT ROAD	GREAT CORNARD GREAT CORNARD GREAT CORNARD	CO10 0FN CO10 0ED	Semi Detached Semi Detached	69 74	743 797	£249,995 £258,995	£3,623 £3,500
28/06/2019 28/06/2019 21/06/2019 06/07/2018 07/12/2018	7 84 16 10 79 19	GRACE FARRANT ROAD WAKELIN CLOSE GRACE FARRANT ROAD GRACE FARRANT ROAD	GREAT CORNARD GREAT CORNARD GREAT CORNARD GREAT CORNARD	CO10 0FN CO10 0ED CO10 0FJ	Semi Detached Semi Detached Semi Detached	69 74 74	743 797 797	£249,995 £258,995 £258,995	£3,623 £3,500 £3,500 £3,513
28/06/2019 28/06/2019 21/06/2019 06/07/2018 07/12/2018 18/01/2019	7 84 16 10 79 19	GRACE FARRANT ROAD WAKELIN CLOSE GRACE FARRANT ROAD GRACE FARRANT ROAD KILBY WAY	GREAT CORNARD GREAT CORNARD GREAT CORNARD GREAT CORNARD GREAT CORNARD GREAT CORNARD	CO10 OFN CO10 OED CO10 OFJ CO10 OFR	Semi Detached Semi Detached Semi Detached Semi Detached	69 74 74 74	743 797 797 797	£249,995 £258,995 £258,995 £259,995	£3,623 £3,500 £3,500 £3,513
28/06/2019 28/06/2019 21/06/2019 06/07/2018 07/12/2018 18/01/2019 21/12/2018 28/06/2019	7 84 16 10 79 19 21	GRACE FARRANT ROAD WAKELIN CLOSE GRACE FARRANT ROAD GRACE FARRANT ROAD KILBY WAY KILBY WAY WAKELIN CLOSE	GREAT CORNARD	CO10 0FN CO10 0ED CO10 0FJ CO10 0FR CO10 0FR CO10 0FN	Semi Detached	69 74 74 74 74 74	743 797 797 797 797 797	£249,995 £258,995 £258,995 £259,995 £259,995 £262,995	£3,623 £3,500 £3,500 £3,513 £3,513
28/06/2019 28/06/2019 21/06/2019 21/06/2019 06/07/2018 07/12/2018 18/01/2019 21/12/2018 28/06/2019 28/09/2018	7 84 16 10 79 19 21 5	GRACE FARRANT ROAD WAKELIN CLOSE GRACE FARRANT ROAD GRACE FARRANT ROAD KILBY WAY WAY WAKELIN CLOSE GRACE FARRANT ROAD	GREAT CORNARD	CO10 0FN CO10 0ED CO10 0FJ CO10 0FR CO10 0FR CO10 0FN CO10 0FJ	Semi Detached	69 74 74 74 74 74 74	743 797 797 797 797 797 797	£249,995 £258,995 £258,995 £259,995 £259,995 £262,995 £263,995	£3,623 £3,500 £3,500 £3,513 £3,513 £3,554 £3,568
28/06/2019 28/06/2019 21/06/2019 21/06/2018 07/12/2018 18/01/2019 21/12/2018 28/06/2019 28/09/2018 15/03/2019	7 84 16 10 79 19 21 5 9	GRACE FARRANT ROAD WAKELIN CLOSE GRACE FARRANT ROAD GRACE FARRANT ROAD KILBY WAY KILBY WAY WAKELIN CLOSE GRACE FARRANT ROAD KILBY WAY	GREAT CORNARD	CO10 0FN CO10 0ED CO10 0FJ CO10 0FR CO10 0FR CO10 0FN CO10 0FJ CO10 0FR	Semi Detached	69 74 74 74 74 74 74 77	743 797 797 797 797 797 797 829	£249,995 £258,995 £259,995 £259,995 £262,995 £263,995 £264,495	£3,623 £3,500 £3,500 £3,513 £3,554 £3,568 £3,435
28/06/2019 28/06/2019 21/06/2019 21/06/2018 07/12/2018 18/01/2019 21/12/2018 28/06/2019 28/09/2018 15/03/2019 28/06/2019	7 84 16 10 79 19 21 5 9 2	GRACE FARRANT ROAD WAKELIN CLOSE GRACE FARRANT ROAD GRACE FARRANT ROAD KILBY WAY KILBY WAY WAKELIN CLOSE GRACE FARRANT ROAD KILBY WAY WAKELIN CLOSE WAY WAKELIN CLOSE	GREAT CORNARD	CO10 0FN CO10 0ED CO10 0FJ CO10 0FR CO10 0FR CO10 0FN CO10 0FJ CO10 0FR CO10 0FR CO10 0FR	Semi Detached	69 74 74 74 74 74 74 77	743 797 797 797 797 797 797 829 797	£249,995 £258,995 £258,995 £259,995 £259,995 £262,995 £263,995 £264,495	£3,623 £3,500 £3,513 £3,513 £3,554 £3,568 £3,435 £3,622
28/06/2019 28/06/2019 21/06/2019 06/07/2018 07/12/2018 18/01/2019 21/12/2018 28/06/2019 28/09/2018 15/03/2019 28/06/2019 12/12/2019	7 84 16 10 79 19 21 5 9 2	GRACE FARRANT ROAD WAKELIN CLOSE GRACE FARRANT ROAD GRACE FARRANT ROAD KILBY WAY KILBY WAY WAKELIN CLOSE GRACE FARRANT ROAD KILBY WAY WAKELIN CLOSE GRACE FARRANT ROAD KILBY WAY WAY KILBY WAY	GREAT CORNARD	CO10 0FN CO10 0ED CO10 0FR CO10 0FR CO10 0FR CO10 0FN CO10 0FN CO10 0FR CO10 0FR CO10 0FR CO10 0FR	Semi Detached	69 74 74 74 74 74 74 77 74	743 797 797 797 797 797 797 829 797	£249,995 £258,995 £259,995 £259,995 £262,995 £263,995 £264,495 £267,995	£3,623 £3,500 £3,513 £3,513 £3,554 £3,568 £3,435 £3,622 £2,617
28/06/2019 28/06/2019 21/06/2019 21/06/2019 06/07/2018 07/12/2018 18/01/2019 21/12/2018 28/06/2019 28/09/2018 15/03/2019 28/06/2019 12/12/2019 24/05/2019	7 84 16 10 79 19 21 5 9 2 3 5	GRACE FARRANT ROAD WAKELIN CLOSE GRACE FARRANT ROAD GRACE FARRANT ROAD KILBY WAY WAKELIN CLOSE GRACE FARRANT ROAD KILBY WAY WAKELIN CLOSE GRACE FARRANT ROAD KILBY WAY WAKELIN CLOSE KILBY WAY KILBY WAY KILBY WAY KILBY WAY	GREAT CORNARD	CO10 0FN CO10 0ED CO10 0FJ CO10 0FR CO10 0FR CO10 0FN CO10 0FN CO10 0FR CO10 0FR CO10 0FR CO10 0FR CO10 0FR CO10 0FR	Semi Detached	69 74 74 74 74 74 74 77 74 107	743 797 797 797 797 797 797 797 797 829 797 1,152	£249,995 £258,995 £259,995 £259,995 £262,995 £263,995 £264,495 £267,995 £279,995	£3,623 £3,500 £3,513 £3,513 £3,554 £3,568 £3,435 £3,622 £2,617 £2,692
28/06/2019 28/06/2019 21/06/2019 06/07/2018 07/12/2018 18/01/2019 21/12/2018 28/06/2019 28/09/2018 15/03/2019 28/06/2019 12/12/2019	7 84 16 10 79 19 21 5 9 2 3 3 5	GRACE FARRANT ROAD WAKELIN CLOSE GRACE FARRANT ROAD GRACE FARRANT ROAD KILBY WAY KILBY WAY WAKELIN CLOSE GRACE FARRANT ROAD KILBY WAY WAKELIN CLOSE GRACE FARRANT ROAD KILBY WAY WAY KILBY WAY	GREAT CORNARD	CO10 0FN CO10 0ED CO10 0FR CO10 0FR CO10 0FR CO10 0FN CO10 0FN CO10 0FR CO10 0FR CO10 0FR CO10 0FR	Semi Detached	69 74 74 74 74 74 74 77 74	743 797 797 797 797 797 797 829 797	£249,995 £258,995 £259,995 £259,995 £262,995 £263,995 £264,495 £267,995	£3,623 £3,500 £3,513 £3,513 £3,554 £3,568 £3,435 £3,622

21/12/2018	15	KILBY WAY	GREAT CORNARD	CO10 0FR	Semi Detached	107	1,152	£299,995	£2,804
20/12/2018	17	KILBY WAY		CO10 0FR	Semi Detached	107	1,152	£299,995	£2,804
05/09/2019	9	WAKELIN CLOSE	GREAT CORNARD	CO10 0FN	Semi Detached	107	1,152	£299,995	£2,804
19/10/2018	18	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Terraced	57	614	£206,995	£3,631
31/08/2018	20	GRACE FARRANT ROAD	GREAT CORNARD	CO10 0ED	Terraced	57	614	£208.995	£3.667

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Appendix 3 – BCIS Build Costs







Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Aug-2020 00:49
• Rebased to Suffolk (97; sample 196)

Maximum age of results: 10 years

Building function			£/m² gross ir	nternal floor a	irea		Sample
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
345. Shops							
Generally (10)	2,000	812	1,164	1,927	2,479	3,975	7
1-2 storey (10)	2,000	812	1,164	1,927	2,479	3,975	7





Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Aug-2020 00:49
• Rebased to Suffolk (97; sample 196)

Maximum age of results: 5 years

Building function			£/m² gross ir	nternal floor a	area		Sample
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Campie
New build							
810.1 Estate housing							
Generally (5)	1,230	671	1,018	1,155	1,328	4,306	249
Single storey (5)	1,411	836	1,073	1,328	1,593	4,306	53
2-storey (5)	1,150	671	1,002	1,117	1,242	1,976	186
3-storey (5)	1,375	918	1,068	1,176	1,418	2,559	7
4-storey or above (5)	2,642	2,088	-	2,332	-	3,507	3
810.11 Estate housing detached (5)	2,284	1,022	1,708	2,154	2,420	4,306	6
810.12 Estate housing semi detached							
Generally (5)	1,189	727	1,019	1,155	1,328	2,150	65
Single storey (5)	1,286	959	1,042	1,224	1,443	2,150	22
2-storey (5)	1,145	727	1,019	1,122	1,242	1,846	42
810.13 Estate housing terraced							
Generally (5)	1,370	805	1,028	1,229	1,463	3,507	27
2-storey (5)	1,208	805	1,015	1,197	1,326	1,814	22





Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Aug-2020 00:49
• Rebased to Suffolk (97; sample 196)

Maximum age of results: 10 years

Building function			£/m² gross i	nternal floor	area		Sample
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
284. Warehouses/stores							
Generally (10)	971	355	560	747	996	4,205	31
Up to 500m2 GFA (10)	1,826	595	877	1,339	2,402	4,205	6
500 to 2000m2 GFA (10)	830	425	613	747	917	1,452	13
Over 2000m2 GFA (10)	696	355	534	583	870	1,365	12
284.1 Advance warehouses/stores (10)	794	533	-	858	-	928	4
284.2 Purpose built warehouses/stores							
Generally (10)	1,006	355	573	730	1,064	4,205	25
Up to 500m2 GFA (10)	2,293	595	-	2,185	-	4,205	4
500 to 2000m2 GFA (10)	827	425	603	739	963	1,452	12
Over 2000m2 GFA (10)	672	355	538	620	864	1,064	9





Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Aug-2020 00:49
• Rebased to Suffolk (97; sample 196)

Maximum age of results: 5 years

Building function			£/m² gross ir	nternal floor a	irea		Sample
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
816. Flats (apartments)							
Generally (5)	1,387	799	1,150	1,296	1,566	3,079	236
1-2 storey (5)	1,403	996	1,134	1,286	1,663	2,268	55
3-5 storey (5)	1,365	799	1,136	1,282	1,527	3,079	155
6 storey or above (5)	1,483	1,049	1,258	1,477	1,629	2,174	26





Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Aug-2020 00:49
• Rebased to Suffolk (97; sample 196)

Maximum age of results: 10 years

Building function			£/m² gross ir	nternal floor a	area		
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
320. Offices							
Generally (10)	1,902	936	1,395	1,879	2,208	2,989	27
Air-conditioned							
Generally (10)	1,798	1,127	1,524	1,861	2,193	2,210	9
1-2 storey (10)	1,677	1,127	1,524	1,660	1,861	2,210	5
3-5 storey (10)	1,892	1,279	-	2,193	-	2,205	3
Not air-conditioned							
Generally (10)	1,988	936	1,375	2,014	2,319	2,989	13
1-2 storey (10)	2,147	1,297	1,755	2,113	2,682	2,989	10





Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Aug-2020 00:49
• Rebased to Suffolk (97; sample 196)

Maximum age of results: 25 years

Building function			£/m² gross ir	nternal floor a	irea		Sample
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
344. Hypermarkets, supermarkets							
Generally (25)	1,793	965	1,330	1,993	2,141	2,529	12
1000 to 7000m2 GFA (25)	1,763	965	1,333	1,993	2,089	2,391	10

Appendix 4 – Residential Appraisals for S106 @ £1,500 per dwelling



Scheme Ref: Title: Notes: A 8 No. Units Greeenfield allocation

Notes.	Greeenneid and						
ASSUMPTIONS - RESIDENTIAL US	ES						
Total number of units in scheme			8 L	Jnits			
AH Policy requirement (% Target)			0%				
AH tenure split %	Δf	fordable Rent:	575	53.0%			
7 ti i toriaro opiit 70		nared ownership		25.0%			
		termediate		21.6%			
Open Market Sale (OMS) housing	""	lermediate	100%	21.0%			
CIL Rate (£ psm)			100% 143.29 £	`nem			
CIL Rate (£ psiii)			143.29	. psiii			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	0.3	0.0%	0.0	3%	0.3	
2 bed House	20.9%	1.7	57.4%	0.0	21%	1.7	
3 bed House	40.8%	3.3	23.5%	0.0	41%	3.3	
4 bed House	35.0%	2.8	2.8%	0.0	35%	2.8	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	0.0	0%	0.0	
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0	
Total number of units	100.0%	8.0	100.0%	0.0	100%	8.0	
	Net area per unit		Net to Gross %		Gross (GIA) per unit	t	
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	79.0	850			79.0	850	
3 bed House	90.0	969			90.0	969	
4 bed House	110.0	1,184			110.0	1,184	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per unit	+	
AH Unit Floor areas -	(sqm)	(sqft)	Wet to Gloss %		(sqm)	(sqft)	
1 bed House	50.0	538	,,,		50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
Total Gross Floor areas -	Mkt Units GIA	(sqft)	AH units GIA	(sqft)	Total GIA (all units)	(sqft)	
1 bed House	(sqm) 13	(sqrt) 142	(sqm) 0	(sqit) 0	(sqm) 13	(sqit) 142	
2 bed House	132	1,422	0	0	132	1,422	
3 bed House	294	3,162	0	0	294	3,162	
4 bed House	308	3,315	0	0	308	3,315	
5 bed House	0	0	0	0	0	3,313	
1 bed Flat	0	0	0	0	0	0	
2 bed Flat	0	0	0	0	0	0	
	747	8,041	0	0	747	8,041	
AH % by floor area	a:		0.00% A	AH % by floor area d	ue to mix		
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		tot	al MV £ (no AH)	
1 bed House	180,000	3,600	334			47,520	
2 bed House	250,000	3,165	294			418,000	
3 bed House	290,000	3,222	299			946,560	
4 bed House	350,000	3,182	296			980,000	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	160,000	3,200	297			0	
2 bed Flat	190,000	3,115	289		_	2,392,080	
						2,002,000	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70% 144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70% 200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70% 232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000	2,577	71%
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70% 0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50% 112,000	2,240	70% 128,000	2,560	80%
2 bed Flat	95,000	1,557	50% 133,000	2,180	70% 152,000	2,492	80%



Scheme Ref: Title: Notes: A 8 No. Units Greeenfield allocation

GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)				
bed House	0.3	@	180,000		47,520
bed House	1.7	@	250,000		418,000
bed House	3.3	@	290,000		946,560
bed House	2.8	@	350,000		980,000
bed House	0.0	@	0		
bed Flat	0.0	@	160,000		
bed Flat	0.0	@	190,000		
	8.0				2,392,080
Affordable Rent GDV -					
bed House	0.0	@	90,000		
Ped House	0.0	@	125,000		
bed House	0.0	@	145,000		
bed House	0.0	@	175,000		
bed House	0.0	@	0		
bed Flat	0.0	@	80,000		
bed Flat	0.0	@	95,000		
	0.0				
hared ownership					
bed House	0.0	@	126,000		
bed House	0.0	@	175,000		
bed House	0.0	@	203,000		
bed House	0.0	@	245,000		
bed House	0.0	@	0		
bed Flat	0.0	@	112,000		
bed Flat	0.0	@	133,000		
	0.0				
ntermediate					
Ped House	0.0	@	144,000		
bed House	0.0	@	200,000		
bed House	0.0	@	232,000		
bed House	0.0	@	250,000		
bed Flat	0.0	@	0		
bed Flat	0.0	@	128,000		
0.00%	0.0	@	152,000		
	0.0				
Sub-total GDV Residential	8.0				2,392,080
AH on-site cost analysis:				£MV less £GDV	0
	0 £ psm	(total GIA sqm)		0 £ per unit (total units)	
Grant	8	@	0		
Total GDV					2,392,08





Scheme Ref: Title: Α

Notes:

8 No. Units Greeenfield allocation





Scheme Ref: Title: Notes:

A 8 No. Units

Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				413,728
SDLT		413,728 @	5.0% (slabbed)	(10,186)
Acquisition Agent fees		413,728 @	1.0%	(4,137)
Acquisition Legal fees		413,728 @	0.5%	(2,069)
Interest on Land		413,728 @	7.5%	(31,030)
Residual Land Value				366,306
RLV analysis:	45,788 £ per plot	1,007,342 £ per ha	407,666 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			22.0 dp net ha		
Site Area (Resi)			0.36 net ha	0.90 net acres	
Density analysis.	:		2,054 sqm/ha	8,949 sqft/ac	
Threshold Land Value	12,480 £ per plot		274,556 £ per net ha	111,111 £ per net acre	99,838
		90%	Gross to net	0.40 Gross hectares	

BALANCE			
Surplus/(Deficit)	732,787 £ per ha	296,555 £ per acre	266,468

 Scheme Ref:
 A

 Title:
 8 No. Units

 Notes:
 Greeenfield allocation

l								
				,	AH - % on site 0%			
Balance (RLV - TLV)	266,468	0%	15%	25%	30%	35%	40%	45%
	0	366,054	318,066	286,073	270,077	254,081	238,085	222,089
	120	282,676	247,194	223,539	211,712	199,885	188,058	176,230
	140	268,768	235,382	213,117	201,985	190,852	179,720	168,587
	160	254,787	223,570	202,695	192,257	181,820	171,382	160,944
	180	240,807	211,758	192,272	182,530	172,787	163,044	153,301
CIL £psm	200	226,826	199,886	181,850	172,802	163,754	154,706	145,658
143.29	220	212,846	188,002	171,428	163,075	154,722	146,368	138,015
	240	198,866	176,119	160,955	153,347	145,689	138,031	130,372
	260	184,885	164,236	150,469	143,586	136,656	129,693	122,729
	280	170,905	152,352	139,984	133,800	127,616	121,355	115,086
	300	156,924	140,469	129,499	124,014	118,528	113,017	107,443
	320	142,944	128,586	119,013	114,227	109,441	104,655	99,800
	340	128,964	116,702	108,528	104,441	100,354	96,267	92,157
	360	114,983	104,819	98,043	94,655	91,267	87,879	84,490
	380	101,003	92,936	87,557	84,868	82,179	79,490	76,801
	400	87,022	81,052	77,072	75,082	73,092	71,102	69,112
	420	73,042	69,169	66,587	65,296	64,005	62,714	61,423
	440	59,061	57,285	56,101	55,509	54,917	54,325	53,734
	460	45,081	45,402	45,616	45,723	45,830	45,937	46,044
	480	31,101	33,519	35,131	35,937	36,743	37,549	38,355
	500	17,120	21,635	24,646	26,151	27,656	29,161	30,666
	520	3,077	9,752	14,160	16,364	18,568	20,772	22,977
	540	(10,988)	(2,131)	3,675	6,578	9,481	12,384	15,287
	560	(25,053)	(14,047)	(6,810)	(3,208)	394	3,996	7,598
	580	(39,118)	(26,002)	(17,296)	(12,995)	(8,693)	(4,392)	(91)
					AH - % on site 0%			
Balance (RLV - TLV)	266,468	0%	25%	30%	35%	40%	45%	50%
	-	277,654	222,564	211,546	200,527	189,509	178,491	167,473
	1,500	266,468	211,403	200,384	189,366	178,348	167,330	156,312
	3,000	255,239	200,242	189,223	178,205	167,187	156,169	145,151
	4,500	244,011	189,080	178,062	167,044	156,026	145,008	133,990
	6,000	232,782	177,919	166,901	155,883	144,865	133,847	122,829
Site Specific S106	7,500	221,554	166,742	155,740	144,722	133,704	122,686	111,668
1,500	9,000	210,325	155,514	144,551	133,561	122,543	111,525	100,507
	10,500	199,097	144,285	133,323	122,361	111,382	100,364	89,346
	12,000	187,868	133,057	122,094	111,132	100,170	89,203	78,185
	13,500	176,640	121,828	110,866	99,903	88,941	77,979	67,017
	15,000	165,411	110,600	99,637	88,675	77,713	66,750	55,788
	16,500	154,183	99,371	88,409	77,446	66,484	55,522	44,559
	18,000	142,954	88,143	77,180	66,218	55,256	44,293	33,331
	19,500	131,726	76,914	65,952	54,989	44,027	33,065	22,102
	21,000	120,497	65,685	54,723	43,761	32,799	21,836	10,874
	22,500	109,269	54,457	43,495	32,532	21,570	10,608	(355)
	24,000	98,040	43,228	32,266	21,304	10,341	(621)	(11,583)
	25,500	86,811	32,000	21,038	10,075	(887)	(11,849)	(22,812)
	27,000	75,583	20,771	9,809	(1,153)	(12,116)	(23,078)	(34,040)
	28,500	64,354	9,543	(1,420)	(12,382)	(23,344)	(34,306)	(45,269)
	30,000	53,126	(1,686)	(12,648)	(23,610)	(34,573)	(45,535)	(56,497)



Scheme Ref: A
Title: 8 No. Units
Notes: Greeenfield allocation

					AH - % on site 0%			
Balance (RLV - TLV)	266,468	0%	25%	30%	35%	40%	45%	50%
/	50,000	321,379	266,314	255,296	244,277	233,259	222,241	211,223
	75,000	298,915	243,850	232,832	221,814	210,796	199,778	188,759
TIV (nor not core)								
TLV (per net acre)	100,000	276,452	221,386	210,368	199,350	188,332	177,314	166,296
111,111	125,000	253,988	198,923	187,905	176,887	165,868	154,850	143,832
	150,000	231,524	176,459	165,441	154,423	143,405	132,387	121,369
	175,000	209,061	153,996	142,977	131,959	120,941	109,923	98,905
	200,000	186,597	131,532	120,514	109,496	98,478	87,459	76,441
	225,000	164,134	109,068	98,050	87,032	76,014	64,996	53,978
	250,000	141,670	86,605	75,587	64,568	53,550	42,532	31,514
	275,000	119,206	64,141	53,123	42,105	31,087	20,069	9,050
Balance (RLV - TLV)	266,468	0%	25%	30%	AH - % on site 0% 35%	40%	45%	50%
Balance (ICEV = TEV)	5			(199,611)			(232,609)	(243,627)
		(133,837)	(188,648)		(210,573)	(221,591)		
	10	125,184	70,248	59,230	48,211	37,193	26,175	15,157
Density (dph)	15	211,524	156,509	145,491	134,473	123,455	112,437	101,418
22	20	254,694	199,640	188,622	177,603	166,585	155,567	144,549
	22	266,468	211,403	200,384	189,366	178,348	167,330	156,312
	25	280,596	225,518	214,500	203,482	192,464	181,446	170,428
	30	297,861	242,770	231,752	220,734	209,716	198,698	187,680
	35	310,184	255,093	244,075	233,057	222,039	211,021	200,003
	40	319,426	264,336	253,318	242,299	231,281	220,263	209,245
	45	326,615	271,524	260,506	249,488	238,470	227,452	216,434
	50	332,365	277,275	266,257	255,239	244,221	233,202	222,184
					AH - % on site 0%			
Balance (RLV - TLV)	266,468	0%	25%	30%	35%	40%	45%	50%
	90%	369,188	308,599	296,481	284,364	272,190	259,946	247,702
	100%	266,468	211,403	200,384	189,366	178,348	167,330	156,312
i= bildb- (C)								
nanges in build costs (£psm)	110%	163,152	113,872	104,016	94,160	84,304	74,448	64,592
	120%	59,837	16,088	7,339	(1,411)	(10,161)	(18,910)	(27,660)
	130%	(43,824)	(82,048)	(89,751)	(98,640)	(107,529)	(116,419)	(125,308)
	140%	(157,275)	(195,251)	(202,846)	(210,441)	(218,037)	(225,717)	(233,396)
	150%	(278,193)	(310,080)	(316,457)	(322,835)	(329,212)	(335,590)	(341,967)
	160%							
	160%	(399,784)	(425,161)	(430,237)	(556,285)	(752,441)	(948,598)	(1,144,754)
	160%							
	160%			(430,237)				
Balance (RLV - TLV)	266,468	(399,784)	(425,161)	(430,237)	(556,285) AH - % on site 0% 35%	(752,441)	(948,598) 45%	(1,144,754)
Balance (RLV - TLV)		(399,784)	(425,161)	(430,237)	(556,285) AH - % on site 0%	(752,441)	(948,598)	(1,144,754)
Balance (RLV - TLV)	266,468	(399,784)	(425,161)	(430,237)	(556,285) AH - % on site 0% 35%	(752,441)	(948,598) 45%	(1,144,754)
	266,468 75% 80%	0% (139,569) (52,430)	(425,161) 25% (87,323) (27,313)	(430,237) 30% (78,280) (22,344)	(556,285) AH - % on site 0% 35% (69,237) (17,375)	40% (60,200) (12,406)	(948,598) 45% (51,248) (7,437)	50% (42,296) (2,468)
	266,468 75% 80% 85%	0% (139,769) (52,430) 27,499	25% (87,323) (27,313) 32,430	(430,237) 30% (78,280) (22,344) 33,416	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402	40% (60,200) (12,406) 35,388	(948,598) 45% (51,248) (7,437) 36,374	50% (42,296) (2,468) 37,360
	266,468 75% 80% 85% 90%	0% (139,769) (52,430) 27,499 107,155	25% (87,323) (27,313) 32,430 92,172	30% (78,280) (22,344) 33,416 89,175	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178	40% (60,200) (12,406) 35,388 83,182	(948,598) 45% (51,248) (7,437) 36,374 80,116	50% (42,296) (2,468) 37,360 77,026
	266,468 75% 80% 85% 90% 95%	0% (139,569) (52,430) 27,499 107,155 186,812	25% (87,323) (27,313) 32,430 92,172 151,914	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831	40% (60,200) (12,406) 35,388 83,182 130,777	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723	50% (42,296) (2,468) 37,360 77,026 116,669
Balance (RLV - TLV) Cahnges in sales values (£)	266,468 75% 80% 85% 90% 95% 100%	0% (139,569) (52,430) 27,499 107,155 186,812 266,468	25% (87,323) (27,313) 32,430 92,172 151,914 211,403	30% (78,280) (22,344) 33,416 89,175 144,884 200,384	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330	50% (42,296) (2,468) 37,360 77,026 116,669 156,312
	266,468 75% 80% 85% 90% 95%	0% (139,569) (52,430) 27,499 107,155 186,812	25% (87,323) (27,313) 32,430 92,172 151,914	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831	40% (60,200) (12,406) 35,388 83,182 130,777	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723	50% (42,296) (2,468) 37,360 77,026 116,669
	266,468 75% 80% 85% 90% 95% 100%	0% (139,569) (52,430) 27,499 107,155 186,812 266,468	25% (87,323) (27,313) 32,430 92,172 151,914 211,403	30% (78,280) (22,344) 33,416 89,175 144,884 200,384	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366	40% (60,200) (12,406) 35,388 83,182 130,777 178,348	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330	50% (42,296) (2,468) 37,360 77,026 116,669 156,312
	266,468 75% 80% 85% 90% 95% 100% 105%	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331	30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550
	266,468 75% 80% 85% 90% 95% 100% 110% 110%	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796	30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974	40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,645 298,047	50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047
	266,468 75% 80% 85% 90% 95% 100% 110% 115% 120%	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260	30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394	40% (60,200) (12,406) 35,388 83,182 130,777 176,348 225,920 273,491 321,047 368,444	45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495	50% (42,296) (2,468) 37,360 116,669 156,312 195,955 235,550 275,047 314,545
	266,468 75% 80% 85% 90% 95% 100% 110% 110%	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796	30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974	40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,645 298,047	50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047
	266,468 75% 80% 85% 90% 95% 100% 110% 115% 120%	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841	45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495	50% (42,296) (2,468) 37,360 116,669 156,312 195,955 235,550 275,047 314,545
Cahnges in sales values (£)	266,468 75% 80% 85% 90% 95% 100% 115% 110% 120%	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106	40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942	50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042
	266,468 75% 80% 85% 90% 95% 100% 115% 110% 125%	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540	30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 366,885 422,344 477,640 Site 3,000	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500	40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042
Cahnges in sales values (£)	266,468 75% 80% 85% 90% 95% 100% 115% 110% 125% 266,468	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 176,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042
Cahnges in sales values (£)	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778	(948,598) 45% (61,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042
Cahnges in sales values (£)	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125% 266,468 0	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468	30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific \$106 4,500 343,732 315,939 288,146	40% (60,200) (12,406) 55,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042
Cahnges in sales values (£)	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778	(948,598) 45% (61,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528
Cahnges in sales values (£)	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125% 266,468 0	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468	30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific \$106 4,500 343,732 315,939 288,146	40% (60,200) (12,406) 55,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042
Cahnges in sales values (£) Balance (RLV - TLV)	266,468 75% 80% 85% 90% 95% 100% 115% 115% 120% 125% 266,468 0 40 80 80	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 254,787	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 232,985 221,102	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528 198,645
Cahnges in sales values (£) Balance (RLV - TLV) Cil £psm	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125% 266,468 0 40 80 143	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 377,215 349,422 321,629 277,856 266,016 238,055	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330 204,369	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 232,985 221,102 193,141	(948,598) 45% (61,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,6639 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528 198,645 170,684
Cahnges in sales values (£) Balance (RLV - TLV)	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125% 266,468 0 40 80 143 160 200 240	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 377,215 349,422 321,629 277,856 266,016 238,055 210,094	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 224,787 226,826 198,866	30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 187,637	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409	(752,441) 40% (60,200) (12,406) 55,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 232,985 221,102 193,141 165,180	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951	1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528 198,645 170,684 142,723
Cahnges in sales values (£) Balance (RLV - TLV) Cil £psm	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125% 266,468 0 40 80 143 160 200 240 280	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905	30% (78,280) (22,344) 33,416 89,175 144,884 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 222,985 221,102 193,141 165,180 137,219	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762
Cahnges in sales values (£) Balance (RLV - TLV) Cil £psm	266,468 75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 266,468 0 40 80 143 160 200 240 280 320	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 506,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific \$106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 222,985 221,102 193,141 165,180 137,219 109,258	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801
Cahnges in sales values (£) Balance (RLV - TLV) Cil £psm	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125% 266,468 0 40 80 143 160 200 240 280	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905	30% (78,280) (22,344) 33,416 89,175 144,884 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 222,985 221,102 193,141 165,180 137,219	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	266,468 75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 266,468 0 40 80 143 160 200 240 280 320	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 506,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 222,985 221,102 193,141 165,180 137,219 109,258	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125% 266,468 0 40 80 143 160 200 240 280 320 360 400	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022	30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific \$106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565	40% (60,200) (12,406) 55,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337	(948,598) 45% (61,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108	1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125% 266,468 0 40 80 143 160 200 240 280 320 360 400 440	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 162,212 98,251 70,290	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 254,787 26,826 198,866 170,905 142,944 114,983 87,022 59,061	30% (78,280) (22,344) 33,416 89,175 144,884 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 222,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,147	9,000 310,249 2254,566 214,568 37,360 77,026 116,669 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	266,468 75% 80% 85% 90% 95% 100% 115% 110% 125% 266,468 0 40 80 143 160 200 240 280 320 360 400 440 440	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 506,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682)	(948,598) 45% (61,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,147 (13,979)	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855 (25,275)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125% 266,468 0 40 80 143 160 200 240 280 320 360 400 440 480 520	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101 3,077	30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872 (8,219)	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614 (19,516)	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812)	(948,598) 45% (61,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,117 (13,979) (42,109)	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 210,528 198,645 170,684 142,723 114,762 286,801 58,840 30,880 2,855 (25,275) (53,405)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	266,468 75% 80% 85% 90% 95% 100% 115% 110% 125% 266,468 0 40 80 143 160 200 240 280 320 360 400 440 440	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 506,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682)	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,147 (13,979)	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855 (25,275)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125% 266,468 0 40 80 143 160 200 240 280 320 360 400 440 480 520	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101 3,077	30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872 (8,219)	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614 (19,516)	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812)	(948,598) 45% (61,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,117 (13,979) (42,109)	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 210,528 198,645 170,684 142,723 114,762 286,801 58,840 30,880 2,855 (25,275) (53,405)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125% 266,468 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368 (13,756) (41,886)	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101 3,077 (25,053) (53,183)	30% (78,280) (22,344) 33,416 89,175 144,884 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872 (8,219) (36,349) (64,479)	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,484 120,487 92,526 64,565 36,604 8,614 (19,516) (47,646) (75,776)	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 176,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 222,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812) (58,942) (87,072)	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951 198,030 70,069 42,108 14,147 (13,979) (42,109) (70,238) (99,838)	1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855 (25,275) (53,405) (81,535)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	266,468 75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 266,468 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368 (13,756) (41,886) (70,016)	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101 3,077 (25,053) (53,183) (81,313)	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872 (8,219) (36,349) (64,479) (93,141)	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific \$106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614 (19,516) (47,646) (75,7776) (106,277)	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812) (58,942) (87,072) (119,412)	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951 198,030 70,069 42,108 14,147 (13,979) (42,109) (70,238) (99,838) (132,547)	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855 (25,275) (53,405) (81,535) (112,974) (145,683)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	266,468 75% 80% 85% 90% 95% 100% 115% 120% 125% 266,468 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680	0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368 (13,756) (41,886) (70,016) (99,580)	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101 3,077 (25,053) (53,183) (81,313) (112,715)	30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872 (8,219) (36,349) (64,479) (93,141) (125,851)	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific S106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614 (19,516) (47,646) (75,776) (106,277) (138,986)	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812) (58,942) (87,072) (119,412) (152,121)	(948,598) 45% (61,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951 125,991 98,030 70,069 42,108 14,147 (13,979) (42,109) (70,238) (99,838) (132,547) (165,257)	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 210,528 198,645 170,684 142,723 114,762 286,801 58,840 30,880 2,855 (25,275) (53,405) (81,535) (112,974) (145,683) (178,392)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	266,468 75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 266,468 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	0% (139,784) 0% (139,569) (52,430) 27,499 107,155 186,812 266,468 345,779 425,065 504,351 583,637 662,922 377,215 349,422 321,629 277,856 266,016 238,055 210,094 182,133 154,172 126,212 98,251 70,290 42,329 14,368 (13,756) (41,886) (70,016)	25% (87,323) (27,313) 32,430 92,172 151,914 211,403 270,867 330,331 389,796 449,260 508,540 1,500 366,054 338,261 310,468 266,671 254,787 226,826 198,866 170,905 142,944 114,983 87,022 59,061 31,101 3,077 (25,053) (53,183) (81,313)	(430,237) 30% (78,280) (22,344) 33,416 89,175 144,884 200,384 255,885 311,385 366,885 422,344 477,640 Site 3,000 354,893 327,100 299,307 255,442 243,559 215,598 187,637 159,676 131,715 103,755 75,794 47,833 19,872 (8,219) (36,349) (64,479) (93,141)	(556,285) AH - % on site 0% 35% (69,237) (17,375) 34,402 86,178 137,831 189,366 240,902 292,438 343,974 395,394 446,741 Specific \$106 4,500 343,732 315,939 288,146 244,214 232,330 204,369 176,409 148,448 120,487 92,526 64,565 36,604 8,614 (19,516) (47,646) (75,7776) (106,277)	(752,441) 40% (60,200) (12,406) 35,388 83,182 130,777 178,348 225,920 273,491 321,047 368,444 415,841 £1,500 6,000 332,571 304,778 276,985 232,985 221,102 193,141 165,180 137,219 109,258 81,298 53,337 25,376 (2,682) (30,812) (58,942) (87,072) (119,412)	(948,598) 45% (51,248) (7,437) 36,374 80,116 123,723 167,330 210,937 254,545 298,047 341,495 384,942 7,500 321,410 293,617 265,795 221,757 209,873 181,912 153,951 198,030 70,069 42,108 14,147 (13,979) (42,109) (70,238) (99,838) (132,547)	(1,144,754) 50% (42,296) (2,468) 37,360 77,026 116,669 156,312 195,955 235,550 275,047 314,545 354,042 9,000 310,249 282,456 254,566 210,528 198,645 170,684 142,723 114,762 86,801 58,840 30,880 2,855 (25,275) (53,405) (81,535) (112,974) (145,683)



Printed: 29/10/2020 20:11





Scheme Ref: Title: Notes: A 8 No. Units (with AFH) Greeenfield allocation

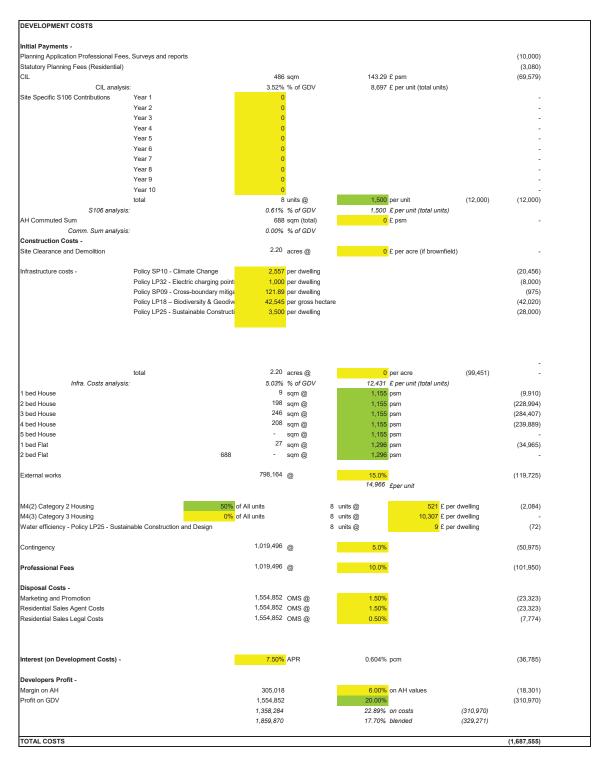
ASSUMPTIONS - RESIDENTIAL USE	S								
Total number of units in scheme				8 Uni	ts				
AH Policy requirement (% Target)				35%					
AH tenure split %	Af	fordable Rent:		0070	53.0%				
		ared ownership			25.0%				
	Int	ermediate			21.6%				
Open Market Sale (OMS) housing				65%					
CIL Rate (£ psm)				100% 143.29 £ p	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.2		0.0%	0.0		2%	0.2	
2 bed House	20.9%	1.1		57.4%	1.6		34%	2.7	
3 bed House	40.8%	2.1		23.5%	0.7		35%	2.8	
4 bed House	35.0%	1.8		2.8%	0.1		24%	1.9	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	0.5		6%	0.5	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units	100.0%	5.2		100.0%	2.8		100%	8.0	
	Net area per unit		Ne	et to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	140	%		0	(sqm)	(sqft)	
1 bed House	50.0	538		**			50.0	538	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Ne	et to Gross %		G	ross (GIA) per unit (sqm)	(sqft)	
1 bed House	50.0	538		,,,			50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA			AH units GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	9	92		0	0		9	92	
2 bed House	86	924		112	1,210		198	2,134	
3 bed House	191	2,055		55	595		246	2,651	
4 bed House	200	2,155		7	81		208	2,236	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		27	290		27	290	
2 bed Flat	0	0		0	0		0	0	
AH % by floor area	486	5,227		202 20.40% AH	2,176 % by floor area due	to mix	688	7,403	
ŕ	•			23.40/0 ATT	70 by noor area aac	. to mix			
Open Market Sales values (£) - 1 bed House	£ OMS (per unit) 180,000	£psm 3,600	£psf 334				total	MV £ (no AH) 30,888	
2 bed House	250,000	3,600	334 294					30,888 673,150	
3 bed House	290,000	3,105	294 299					806,165	
4 bed House	350,000	3,222	299					664,048	
5 bed House	0	#DIV/0!	#DIV/0!					004,040	
1 bed Flat	160,000	3,200	297					73,382	
2 bed Flat	190,000	3,115	289					0	
							_	2,247,634	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Share	ed ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,577	71%
In the attraction	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	71%
5 bed House									0.00/
1 bed Flat 2 bed Flat	80,000 95,000	1,600 1,557	50% 50%	112,000 133,000	2,240 2,180	70% 70%	128,000 152,000	2,560 2,492	80% 80%

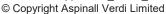
Scheme Ref: Title: Notes: A 8 No. Units (with AFH) Greeenfield allocation

2 bed House 0.9						
2 bed House			_			
Sed House						
Bed House						
Seed House						
bed Flat 0.0						637,000
See Holes						-
Affordable Rent GDV - 1 bed House 2 bed House 3 bed House 4 bed Flat 5 bed House 5 bed House 5 bed House 6 bed Flat 7 bed Flat 7 bed Flat 7 bed House 7 bed House 8 bed House 9 bed Flat 9 bed House 9 bed House 1 bed Flat 1 bed Flat 1 bed House 1 bed Flat 1 bed House 1 bed Flat 1 bed Flat 1 bed House 2 bed House 2 bed House 2 bed House 3 bed House 3 bed House 4 bed House 5 bed House 5 bed House 5 bed House 6 bed House 7 bed House 8 bed House 8 bed House 9			_			
Affordable Rent GDV - 1 bed House	bed Flat		@	190,000		
Dead House 0.0	Affordable Boot CDV	5.2				1,554,852
2 bed House 0.9 @ 125,000 106,38		0.0	6	00.000		
3 bed House						
# bed House						
1 bed Flat 0.0						
1 bed Flat						7,108
2 bed Flat						
1.5 183,58 183,						19,446
Shared ownership Shared owne	Deu Flat		@	95,000		183 587
Ded House 0.0 @ 126,000 126,000 70,36 Ded House 0.4 @ 175,000 33,46 Ded House 0.0 @ 245,000 4,74 Ded House 0.0 @ 0 0 Ded Flat 0.1 @ 112,000 12,86 Ded Flat 0.0 @ 133,000 Ded House 0.0 @ 133,000 Ded House 0.0 @ 144,000 Ded House 0.0 @ 144,000 Ded House 0.1 @ 232,000 69,37 Ded House 0.1 @ 232,000 32,98 Ded House 0.0 @ 152,000 4,17 Ded Flat 0.0 @ 0 Ded Flat 0.0 @ 152,000 12,88 Ded Flat 0.1 @ 128,000 12,80 Ded Flat 0.1	hared ownership	1.5				100,007
2 bed House		0.0	@	126,000		
Subdit House 0.2						70,366
bed House						33,461
Sub-House						4,741
Ded Flat						.,
2 bed Flat						12,862
0.7 121,43 121,						
Bed House						121,431
8 bed House 0.3 @ 200,000 69,37	ntermediate					
8 bed House 0.3 @ 200,000 69,37 1 bed House 0.1 @ 232,000 32,98 5 bed House 0.0 @ 250,000 4,17 1 bed Flat 0.0 @ 0 2 bed Flat 0.1 @ 128,000 12,68 2 bed Flat 0.0 @ 152,000 12,68 5.00% 0.6 152,000 119,21 Sub-total GDV Residential 8.0 1,979,08 AH on-site cost analysis: £MV less £GDV 268,55i	bed House	0.0	@	144,000		
4 bed House 0.1 @ 232,000 32,98 5 bed House 0.0 @ 250,000 4,17 1 bed Flat 0.0 @ 0 0 2 bed Flat 0.1 @ 128,000 12,68 0.00% 0.0 0.152,000 119,21 Sub-total GDV Residential 8.0 1,979,08 AH on-site cost analysis: £MV less £GDV 268,55	bed House	0.3		200,000		69,371
5 bed House 0.0 @ 250,000 4,17 1 bed Flat 0.0 @ 0 0 2 bed Flat 0.1 @ 128,000 12,68 0.00% 0.0 @ 152,000 119,21 Sub-total GDV Residential 8.0 1,979,08 AH on-site cost analysis: £MV less £GDV 268,552	bed House	0.1		232,000		32,988
2 bed Flat 0.1 @ 128,000 12,68 0.00% 0.0 @ 152,000 119,21	bed House	0.0		250,000		4,173
2 bed Flat 0.1 @ 128,000 12,68 0.00% 0.0 @ 152,000	bed Flat	0.0		0		
0.00% 0.0 © 152,000 0.6 119,21 Sub-total GDV Residential AH on-site cost analysis: 8.0 1,979,08 EMV less £GDV 268,55	bed Flat	0.1		128,000		12,680
Sub-total GDV Residential 8.0 1,979,08 AH on-site cost analysis: £MV less £GDV 268,55;	0.00%	0.0		152,000		
AH on-site cost analysis: £MV less £GDV 268,552		0.6				119,212
AH on-site cost analysis: £MV less £GDV 268,55:	Sub-total GDV Residential	8.0				1,979,082
					£MV less £GDV	268,552
		390 £	psm (total GIA sqm))		,502
Grant 8 @ 0	Grant	8	@	0		
Total GDV 1.979.08						1,979,082

Scheme Ref:

Title: 8 No. Units (with AFH)
Notes: Greenfield allocation







Scheme Ref: Title: Notes: A 8 No. Units (with AFH) Greeenfield allocation

RESIDUAL LAND VALUE			-	
Residual Land Value (gross)				291,527
SDLT		291,527 @	5.0% (slabbed)	(4,076)
Acquisition Agent fees		291,527 @	1.0%	(2,915)
Acquisition Legal fees		291,527 @	0.5%	(1,458)
Interest on Land		291,527 @	7.5%	(21,865)
Residual Land Value				261,213
RLV analysis:	32,652 £ per plot	293,865 £ per ha	118,925 £ per acre	
•		•		

THRESHOLD LAND VALUE					
Residential Density			9.0 dp net ha		
Site Area (Resi)			0.89 net ha	2.20 net acres	
Density analysis:			774 sqm/ha	3,370 sqft/ac	
Threshold Land Value	30,493 £ per plot		274,434 £ per net ha	111,062 £ per net acre	243,942
		90%	Gross to net	0.99 Gross hectares	

BALANCE			
Surplus/(Deficit)	19,430 £ per ha	7,863 £ per acre	17,271

Scheme Ref: Title: Notes: A 8 No. Units (with AFH) Greeenfield allocation

					AH - % on site 359	0/4		
Balance (RLV - TLV)	17,271	0%	15%	20%	25%	30%	35%	40%
Dalarioc (IVEV - IEV)	0	196,253	147,282	130,958	114,634	98,310	81,986	65,662
	80	140,668	100,034	86,489	72,945	59,400	45,855	32,311
	100	126,771	88,222	75,372	62,522	49,672	36,823	23,973
	120	112,792	76,410	64,255	52,100	39,945	27,790	15,635
	140	98,812	64,591	53,138	41,678	30,217	18,757	7,297
CIL £psm	160	84,831	52,707	41,999	31,255	20,490	9,725	(1,041)
143.29	180	70,851	40,824	30,815	20,806	10,763	692	(9,378)
140.20	200	56,870	28,940	19,630	10,321	1,011	(8,341)	(17,716)
	220	42,890	17,057	8,446	(165)	(8,776)	(17,387)	(26,054)
	240	28,909	5,174	(2,738)	(10,650)	(18,562)	(26,474)	(34,392)
	260	14,929	(6,710)	(13,923)	(21,135)	(28,348)	(35,561)	(42,774)
	280	949	(18,593)	(25,107)	(31,621)	(38,135)	(44,648)	(51,162)
	300	(13,032)	(30,476)	(36,291)	(42,106)	(47,921)	(53,736)	(59,551)
	320	(27,012)	(42,360)	(47,476)	(52,591)	(57,707)	(62,823)	(67,939)
	340	(40,993)	(54,243)	(58,660)	(63,077)	(67,493)	(71,910)	(76,327)
	360	(54,973)	(66,126)	(69,844)	(73,562)	(77,280)	(80,998)	(84,715)
	380	(68,954)	(78,010)	(81,029)	(84,047)	(87,066)	(90,085)	(93,104)
	400	(82,934)	(89,893)	(92,213)	(94,533)	(96,852)	(99,172)	(101,492)
	420	(96,914)	(101,776)	(103,397)	(105,018)	(106,639)	(108,259)	(109,880)
	440	(110,895)	(101,770)	(114,582)	(105,518)	(116,425)	(100,239)	(118,268)
	460	(124,875)	(115,543)	(114,362)	(125,989)	(126,211)	(126,434)	(126,657)
	480	(138,906)	(123,343)	(125,760)	(125,969)	(120,211)	(135,521)	(135,045)
	500	(152,971)	(149,310)	(130,930)	(136,474)	(145,784)	(144,608)	(143,433)
	520	(167,035)	(149,310)	(159,319)	(157,444)	(155,570)	(153,696)	(151,821)
	540	(181,100)	(173,199)	(170,566)	(167,932)	(165,356)	(162,783)	(160,210)
	340	(101,100)	(175,199)	(170,300)	(107,932)	(100,000)	(102,703)	(100,210)
					AH - % on site 359	%		
Balance (RLV - TLV)	17,271	0%	25%	30%	35%	40%	45%	50%
	-	107,740	51,124	39,778	28,433	17,087	5,741	(5,605)
	1,500	96,512	39,963	28,617	17,271	5,926	(5,420)	(16,766)
	3,000	85,283	28,802	17,456	6,110	(5,235)	(16,581)	(27,927)
	4,500	74,055	17,595	6,295	(5,051)	(16,396)	(27,742)	(39,088)
	6,000	62,826	6,366	(4,926)	(16,218)	(27,558)	(38,903)	(50,249)
Site Specific S106	7,500	51,598	(4,862)	(16,154)	(27,446)	(38,739)	(50,064)	(61,410)
1,500	9,000	40,369	(16,091)	(27,383)	(38,675)	(49,967)	(61,259)	(72,571)
	10,500	29,141	(27,320)	(38,612)	(49,904)	(61,196)	(72,488)	(83,780)
	12,000	17,912	(38,548)	(49,840)	(61,132)	(72,424)	(83,716)	(95,008)
	13,500	6,683	(49,777)	(61,069)	(72,361)	(83,653)	(94,945)	(106,237)
	15,000	(4,545)	(61,005)	(72,297)	(83,589)	(94,881)	(106,173)	(117,465)
	16,500	(15,774)	(72,234)	(83,526)	(94,818)	(106,110)	(117,402)	(128,694)
	18,000	(27,002)	(83,462)	(94,754)	(106,046)	(117,338)	(128,630)	(139,922)
	19,500	(38,231)	(94,691)	(105,983)	(117,275)	(128,567)	(139,859)	(151,151)
	21,000	(49,459)	(105,919)	(117,211)	(128,503)	(139,795)	(151,087)	(162,379)
		(60,688)	(117,148)	(128,440)	(139,732)	(151,024)	(162,316)	(173,608)
	22,500		(128,376)	(139,668)	(150,960)	(162,252)	(173,544)	(184,836)
	22,500 24,000	(71,916)	(,)		(400,400)	(173,481)	(184,773)	(196,065)
		(71,916) (83,145)	(139,605)	(150,897)	(162,189)	(110,101)	(104,773)	(130,000)
	24,000			(150,897) (162,125)	(162,189)	(184,709)	(196,001)	(207,310)
	24,000 25,500	(83,145)	(139,605)					

Scheme Ref: Title: Notes:

A 8 No. Units (with AFH) Greeenfield allocation

					AH - % on site 359	6		
Balance (RLV - TLV)	17,271	0%	25%	30%	35%	40%	45%	50%
Balanoo (NEV 12V)	50,000	230,631	174,082	162,737	151,391	140,045	128,699	117,353
	75,000	175,720	119,171	107,826	96,480	85,134	73,788	62,442
TLV (per net acre)	100,000	120,809	64,260	52,914	41,569	30,223	18,877	7,531
111,062	125,000							
111,002		65,898	9,349	(1,997)	(13,343)	(24,688)	(36,034)	(47,380)
	150,000	10,987	(45,562)	(56,908)	(68,254)	(79,599)	(90,945)	(102,291)
	175,000	(43,925)	(100,473)	(111,819)	(123,165)	(134,511)	(145,856)	(157,202)
	200,000	(98,836)	(155,384)	(166,730)	(178,076)	(189,422)	(200,768)	(212,113)
	225,000	(153,747)	(210,295)	(221,641)	(232,987)	(244,333)	(255,679)	(267,024)
	250,000	(208,658)	(265,206)	(276,552)	(287,898)	(299,244)	(310,590)	(321,936)
	275,000	(263,569)	(320,118)	(331,463)	(342,809)	(354,155)	(365,501)	(376,847)
Balance (RLV - TLV)	17,271	0%	25%	30%	AH - % on site 359 35%	40%	45%	50%
Balarice (ICEV - TEV)	5							
	10	(133,643)	(190,103)	(201,395)	(212,687)	(224,018)	(235,364)	(246,710)
Dit-(d-b)		125,281	68,706	57,360	46,014	34,669	23,323	11,977
Density (dph)	15	211,589	154,935	143,589	132,243	120,898	109,552	98,206
9	20	254,743	198,050	186,704	175,358	164,012	152,666	141,320
	22	266,512	209,808	198,462	187,116	175,771	164,425	153,079
	25	280,635	223,918	212,573	201,227	189,881	178,535	167,189
	30	297,893	241,164	229,818	218,472	207,127	195,781	184,435
	35	310,212	253,483	242,137	230,791	219,445	208,099	196,753
	40	319,451	262,721	251,376	240,030	228,684	217,338	205,992
	45	326,636	269,907	258,561	247,215	235,870	224,524	213,178
	50	332,385	275,656	264,310	252,964	241,618	230,272	218,927
	<u>,</u> .				AH - % on site 359		.=.,	
Balance (RLV - TLV)	17,271	0%	25%	30%	35%	40%	45%	50%
	95%	148,040	88,561	76,666	64,770	52,874	40,979	29,083
	100%	96,512	39,963	28,617	17,271	5,926	(5,420)	(16,766)
Build rate (£psm)	105%	44,854	(8,840)	(19,579)	(30,318)	(41,057)	(51,819)	(62,615)
	110%	(6,804)	(57,732)	(67,918)	(78,104)	(88,289)	(98,475)	(108,661)
	115%	(58,462)	(106,624)	(116,257)	(125,889)	(135,522)	(145,155)	(154,787)
	120%	(110,120)	(155,516)	(164,596)	(173,675)	(182,755)	(191,834)	(200,913)
	125%	(161,966)	(204,631)	(213,164)	(221,697)	(230,231)	(239,630)	(249,552)
	130%	(213,936)	(057.400)	(000 444)				(000 540)
		(213,930)	(257,136)	(266,411)	(275,686)	(284,961)	(294,236)	(303,512)
		(210,930)	(257,136)	(266,411)	(275,686)	(284,961)	(294,236)	(303,512)
					AH - % on site 35%	6		
Balance (RLV - TLV)	17,271	0%	25%	30%	AH - % on site 35%	% 40%	45%	50%
Balance (RLV - TLV)	17,271 75%	0% (313,916)	25% (263,270)	30% (253,141)	AH - % on site 35% 35% (243,011)	40% (232,961)	45% (224,249)	50% (215,549)
	17,271 75% 80%	0% (313,916) (222,543)	25% (263,270) (199,014)	30% (253,141) (194,308)	AH - % on site 35% 35% (243,011) (189,639)	40% (232,961) (185,000)	45% (224,249) (180,360)	50% (215,549) (175,721)
	17,271 75% 80% 85%	0% (313,916)	25% (263,270)	30% (253,141)	AH - % on site 35% 35% (243,011)	40% (232,961)	45% (224,249)	50% (215,549)
	17,271 75% 80%	0% (313,916) (222,543)	25% (263,270) (199,014)	30% (253,141) (194,308)	AH - % on site 35% 35% (243,011) (189,639)	40% (232,961) (185,000)	45% (224,249) (180,360)	50% (215,549) (175,721)
	17,271 75% 80% 85%	0% (313,916) (222,543) (142,457)	25% (263,270) (199,014) (139,175)	30% (253,141) (194,308) (138,519)	AH - % on site 35% 35% (243,011) (189,639) (137,862)	40% (232,961) (185,000) (137,206)	45% (224,249) (180,360) (136,549)	50% (215,549) (175,721) (135,893)
	17,271 75% 80% 85% 90%	0% (313,916) (222,543) (142,457) (62,801)	25% (263,270) (199,014) (139,175) (79,433)	30% (253,141) (194,308) (138,519) (82,759)	AH - % on site 35% 35% (243,011) (189,639) (137,862) (86,086)	40% (232,961) (185,000) (137,206) (89,412)	45% (224,249) (180,360) (136,549) (92,738)	50% (215,549) (175,721) (135,893) (96,065)
	17,271 75% 80% 85% 90% 95%	0% (313,916) (222,543) (142,457) (62,801) 16,855	25% (263,270) (199,014) (139,175) (79,433) (19,691)	30% (253,141) (194,308) (138,519) (82,759) (27,000)	AH - % on site 35% 35% (243,011) (189,639) (137,862) (86,086) (34,309)	40% (232,961) (185,000) (137,206) (89,412) (41,646)	45% (224,249) (180,360) (136,549) (92,738) (49,027)	50% (215,549) (175,721) (135,893) (96,065) (56,409)
	17,271 75% 80% 85% 90% 95% 100%	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617	AH - % on site 35% 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766)
Balance (RLV - TLV) Cahnges in sales values (£)	17,271 75% 80% 85% 90% 95% 100% 105%	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117	AH - % on site 35° 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877
	17,271 75% 80% 85% 90% 95% 100% 105% 110% 115%	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118	AH - % on site 35% 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143
	17,271 75% 80% 85% 90% 95% 100% 105% 110%	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836	25% (263,270) (199,014) (199,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618	AH - % on site 35% (243.011) (189.639) (137.862) (86.086) (34.309) 17.271 68.807 120.343 171,879 223.415	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520
	17,271 75% 80% 85% 90% 95% 100% 110% 115% 120%	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 44,117 139,618 195,118 250,618 306,039	AH - % on site 35% 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641
Cahnges in sales values (£)	17,271 75% 80% 85% 90% 95% 100% 115% 115% 120%	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138
	17,271 75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (199,014) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039	AH - % on site 35% (243.011) (199.639) (137.862) (86.086) (34.309) 17.271 68.807 120.343 171,879 223.415 274,814 Specific S106 4,500	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138
Cahnges in sales values (£)	17,271 75% 80% 85% 90% 95% 100% 105% 110% 125% 17,271 0	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (199,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364	50% (215,549) (175,721) (135,993) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138
Cahnges in sales values (£)	17,271 75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 44,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438	45% (224,249) (180,360) (136,549) (92,78) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,8777 62,520 102,143 141,641 181,138
Cahnges in sales values (£)	17,271 75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific \$106 4,500 59,664 41,599 23,533	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138
Cahnges in sales values (£)	17,271 75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 17,271 0 40 80 143	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 48,855 17,402	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438	45% (224,249) (180,360) (136,549) (92,78) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,8777 62,520 102,143 141,641 181,138
Cahnges in sales values (£)	17,271 75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 17,271 0 40 80 80	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific \$106 4,500 59,664 41,599 23,533	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138
Cahnges in sales values (£)	17,271 75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 17,271 0 40 80 143	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 48,855 17,402	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241	AH - % on site 35% (243,011) (199,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086)	45% (224,249) (180,360) (186,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543)
Cahnges in sales values (£) Balance (RLV - TLV)	17,271 75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 17,271 0 40 80 80	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (139,175) (79,433) (19,681) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436)	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 4,590 (12,597)	40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810)	45% (224,249) (180,360) (186,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039)	50% (215,549) (175,721) (135,983) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267)
Cahnges in sales values (£) Balance (RLV - TLV) Cil £psm	17,271 75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40 80 143 160 200	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702)	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific \$106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985)	45% (224,249) (180,360) (136,549) (92,788) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,8777 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,247) (64,442)
Cahnges in sales values (£) Balance (RLV - TLV) Cil £psm	17,271 75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 20,886 2,820 (15,245) (33,420)	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877)	AH - % on site 35% (243,011) (199,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334)	45% (224,249) (180,360) (186,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	17,271 75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (139,175) (79,433) (19,681) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823)	30% (253,141) (194,308) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 (1,436) (19,528) (37,702) (55,877) (74,051)	AH - % on site 35% 35% (243.011) (189.639) (137.862) (86.086) (34.309) 17.271 68.807 120.343 171,879 223.415 274,814 Specific S106 4,500 59.664 41,599 23.533 (4,920) (12,597) (30,756) (48.931) (67.105) (85.280)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509)	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737)	50% (215,549) (175,721) (135,933) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791) (118,966)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	17,271 75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 20,886 2,820 (15,245) (33,420) (51,594) (69,769)	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998)	30% (253,141) (194,308) (318,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226)	AH - % on site 35% (243,011) (189,639) (137,862) (86,066) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683)	45% (224,249) (180,360) (136,549) (92,788) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (64,442) (82,617) (100,791) (118,966) (118,746)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	17,271 75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 20,886 2,820 (15,245) (33,420) (51,594) (69,769) (87,944)	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401)	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific \$106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (13,455) (121,629)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858)	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791) (113,966) (137,140) (155,315)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	17,271 75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400 440	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 20,886 2,820 (15,245) (33,420) (51,594) (69,769) (87,944) (106,118)	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575)	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032)	45% (224,249) (180,360) (180,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791) (118,966) (137,140) (155,315) (155,315) (175,489)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	17,271 75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400 440 480	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (139,175) (79,433) (19,681) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,988) (99,172) (117,347) (135,521)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 30,0039 Site 3,000 70,825 52,760 34,694 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750)	AH - % on site 35% 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (157,978)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032) (169,207)	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (180,435)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,8777 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,5437) (64,442) (82,617) (100,791) (118,966) (137,140) (155,315) (173,489) (173,149) (173,149)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	17,271 75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400 440 480 520	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347) (135,521) (153,696)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750) (164,924)	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 (88,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (157,978) (176,153)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032) (189,207) (187,412)	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (180,435) (198,708)	50% (215,549) (175,721) (135,893) (96,085) (56,409) (16,766) 22,8777 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,247) (100,791) (118,966) (137,140) (155,315) (173,489) (191,720) (210,005)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	17,271 75% 80% 85% 90% 95% 100% 115% 120% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 20,886 2,820 (15,245) (33,420) (51,594) (69,769) (87,944) (106,118) (124,293) (142,467) (160,642)	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347) (135,521) (153,696) (171,870)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750) (164,924) (183,103)	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (157,978) (176,153) (194,400)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032) (169,207) (187,412) (205,696)	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (180,435) (198,708) (216,993)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791) (118,966) (137,140) (155,315) (173,489) (191,720) (210,005) (228,289)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	17,271 75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 20,886 2,820 (15,245) (33,420) (51,594) (69,769) (87,944) (106,118) (124,283) (142,467) (180,642) (178,816)	25% (263,270) (199,014) (139,175) (79,433) (19,681) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,988) (99,172) (117,347) (135,521) (153,686) (171,870) (190,091)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 3060,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750) (146,750) (148,924) (183,103) (201,388)	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (157,978) (176,153) (194,400) (212,684)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032) (169,207) (187,412) (205,696) (223,981)	45% (224,249) (180,360) (186,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (180,435) (198,708) (235,576)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791) (118,966) (137,140) (155,315) (173,489) (191,720) (210,005) (228,289) (248,711)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	17,271 75% 80% 85% 90% 95% 100% 115% 120% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 20,886 2,820 (15,245) (33,420) (51,594) (69,769) (87,944) (106,118) (124,293) (142,467) (160,642)	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347) (135,521) (153,696) (171,870)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750) (164,924) (183,103)	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (157,978) (176,153) (194,400)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032) (169,207) (187,412) (205,696)	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (180,435) (198,708) (216,993)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791) (118,966) (137,140) (155,315) (173,489) (191,720) (210,005) (228,289)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	17,271 75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 20,886 2,820 (15,245) (33,420) (51,594) (69,769) (87,944) (106,118) (124,283) (142,467) (180,642) (178,816)	25% (263,270) (199,014) (139,175) (79,433) (19,681) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,988) (99,172) (117,347) (135,521) (153,686) (171,870) (190,091)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 3060,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750) (146,750) (148,924) (183,103) (201,388)	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (157,978) (176,153) (194,400) (212,684)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032) (169,207) (187,412) (205,696) (223,981)	45% (224,249) (180,360) (186,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (180,435) (198,708) (235,576)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,267) (64,442) (82,617) (100,791) (118,966) (137,140) (155,315) (173,489) (191,720) (210,005) (228,289) (248,711)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	17,271 75% 80% 85% 90% 95% 100% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 26,564 20,886 2,820 (15,245) (33,420) (51,594) (69,769) (87,944) (106,118) (124,293) (142,467) (160,642) (178,816) (197,079)	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,988) (99,172) (117,347) (135,521) (153,696) (171,870) (190,091) (208,376)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 44,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750) (164,924) (183,103) (201,388) (219,672)	AH - % on site 35% 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 68,807 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (157,978) (176,153) (194,400) (212,684) (230,969)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032) (169,207) (187,412) (205,696) (223,981) (243,701)	45% (224,249) (180,360) (180,360) (195,549) (32,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (182,261) (180,435) (198,708) (216,993) (235,576) (256,837)	50% (215,549) (175,721) (155,893) (96,065) (56,409) (16,766) 22,8777 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,442) (82,617) (100,791) (118,966) (137,140) (155,315) (173,489) (191,720) (210,005) (228,289) (248,711) (269,972)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	17,271 75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 17,271 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680	0% (313,916) (222,543) (142,457) (62,801) 16,855 96,512 175,978 255,264 334,550 413,836 493,122 93,147 75,082 57,016 28,564 20,886 2,820 (15,245) (33,420) (51,594) (69,769) (87,944) (106,118) (124,293) (142,467) (106,642) (178,816) (197,079) (215,364)	25% (263,270) (199,014) (139,175) (79,433) (19,691) 39,963 99,428 158,892 218,356 277,821 337,265 1,500 81,986 63,921 45,855 17,402 9,725 (8,341) (26,474) (44,648) (62,823) (80,998) (99,172) (117,347) (135,521) (153,696) (171,870) (190,091) (208,376) (226,660)	30% (253,141) (194,308) (138,519) (82,759) (27,000) 28,617 84,117 139,618 195,118 250,618 306,039 Site 3,000 70,825 52,760 34,694 6,241 (1,436) (19,528) (37,702) (55,877) (74,051) (92,226) (110,401) (128,575) (146,750) (164,924) (183,103) (201,388) (219,672) (238,692)	AH - % on site 35% (243,011) (189,639) (137,862) (86,086) (34,309) 17,271 (88,087) 120,343 171,879 223,415 274,814 Specific S106 4,500 59,664 41,599 23,533 (4,920) (12,597) (30,756) (48,931) (67,105) (85,280) (103,455) (121,629) (139,804) (157,978) (176,153) (194,400) (212,684) (230,969) (251,827)	6 40% (232,961) (185,000) (137,206) (89,412) (41,646) 5,926 53,497 101,069 148,640 196,192 243,589 £1,500 6,000 48,503 30,438 12,372 (16,086) (23,810) (41,985) (60,159) (78,334) (96,509) (114,683) (132,858) (151,032) (169,207) (187,412) (205,686) (223,981) (243,701) (264,962)	45% (224,249) (180,360) (136,549) (92,738) (49,027) (5,420) 38,187 81,794 125,401 168,916 212,364 7,500 37,342 19,276 1,211 (27,315) (35,039) (53,213) (71,388) (89,563) (107,737) (125,912) (144,086) (162,261) (198,708) (216,993) (235,576) (256,837) (278,098)	50% (215,549) (175,721) (135,893) (96,065) (56,409) (16,766) 22,877 62,520 102,143 141,641 181,138 9,000 26,181 8,115 (9,950) (38,543) (46,247) (10,791) (118,966) (137,140) (155,315) (173,489) (191,720) (210,005) (228,289) (248,711) (269,972) (291,233)



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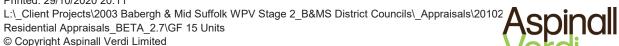


Scheme Ref: Title: Notes: B 15 No. Units Greeenfield allocation

ASSUMPTIONS - RESIDENTIAL USE Total number of units in scheme	S						
Total number of units in scheme							
rotar number of units in scheme			15 Ur	nits			
AH Policy requirement (% Target)			35%				
AH tenure split %	Af	fordable Rent:		53.0%			
·		ared ownership		25.0%			
		ermediate		21.6%			
Open Market Sale (OMS) housing			65%				
CIL Rate (£ psm)			100% 143.29 £ ;	osm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	0.0	0.0%	0.0	0%	0.0	
2 bed House	20.9%	2.0	57.4%	3.0	34%	5.0	
3 bed House	40.8%	4.0	23.5%	1.2	36%	5.2	
4 bed House	35.0%	3.4	2.8%	0.1	24%	3.6	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	0.9	6%	0.9	
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0	
Total number of units	100.0%	9.8	100.0%	5.3	100%	14.7	
OMS Unit Floor areas -	Net area per unit	(eaft)	Net to Gross %		Gross (GIA) per unit		
	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	58.0	624			58.0	624	
2 bed House	79.0	850			79.0	850	
3 bed House	90.0	969			90.0	969	
4 bed House	110.0	1,184			110.0	1,184	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per unit	1	
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Mkt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	0	0	0	0	0	0	
2 bed House	161	1,733	211	2,269	372	4,001	
3 bed House	358	3,854	104	1,116	462	4,970	
4 bed House	375	4,041	14	151	389	4,192	
5 bed House	0	0	0	0	0	0	
1 bed Flat	0	0	51	544	51	544	
2 bed Flat	0	0	0	0	0	0	
AH % by floor area.	894	9,627	379 29.77% AF	4,080 H % by floor area due	1,273 e to mix	13,707	
·							
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		tota	al MV £ (no AH)	
1 bed House	180,000	3,103	288			0	
2 bed House	250,000	3,165	294			1,262,156	
3 bed House	290,000	3,222	299			1,511,560	
4 bed House	350,000	3,182	296			1,245,090	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	160,000	3,200	297			137,592	
2 bed Flat	190,000	3,115	289		_	4,156,398	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70% 144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70% 200,000	2,857	80%
la	145,000	1,726	50% 203,000	2,417	70% 232,000	2,762	80%
3 bed House			50% 245,000	2,526	70% 250,000	2,577	71%
4 bed House	175,000	1,804					
4 bed House 5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70% 0	#DIV/0!	
4 bed House							71% 80% 80%



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Scheme Ref: Title: Notes: B 15 No. Units Greeenfield allocation

GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)				
I bed House	0.0	@	180,000		-
2 bed House	2.0	@	250,000		509,438
B bed House	4.0	@	290,000		1,153,620
bed House	3.4	@	350,000		1,194,375
bed House	0.0	@	0		
bed Flat	0.0	@	160,000		-
bed Flat	0.0	@	190,000		
	9.4				2,857,433
Affordable Rent GDV -					
bed House	0.0	@	90,000		-
bed House	1.6	@	125,000		199,470
B bed House	0.7	@	145,000		94,854
bed House	0.1	@	175,000		13,439
5 bed House	0.0	@	0		-
l bed Flat	0.5	@	80,000		36,462
bed Flat	0.0	@	95,000		
	2.8				344,226
nared ownership	2.2		400,000		
bed House	0.0	@	126,000		404.00
bed House bed House	0.8	@	175,000		131,937
bed House bed House	0.3 0.0	@	203,000		62,740 8,889
bed House	0.0	@	245,000 0		
bed Flat	0.0	@	112,000		24,117
2 bed Flat	0.2	@	133,000		24,111
bed Flat	1.3		133,000		227,683
	1.3				221,000
ntermediate					
2 bed House	0.0	@	144,000		
B bed House	0.7	@	200,000		130,070
I bed House	0.3	@	232,000		61,852
bed House	0.0	@	250,000		7,825
bed Flat	0.0	@	0		
bed Flat	0.2	@	128,000		23,776
.00%	0.0	@	152,000		
	1.1				223,522
Sub-total GDV Residential	14.7				3,652,863
AH on-site cost analysis:				£MV less £GDV	503,535
	395 £ ps	m (total GIA sqm)		33,569 £ per unit (total units)	
Grant	15	@	0		
Total GDV					3,652,863



Scheme Ref:

Title: 15 No. Units
Notes: Greenfield allocation





Scheme Ref: Title: Notes: B 15 No. Units Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				589,432
SDLT		589,432 @	5.0% (slabbed)	(18,972)
Acquisition Agent fees		589,432 @	1.0%	(5,894)
Acquisition Legal fees		589,432 @	0.5%	(2,947)
Interest on Land		589,432 @	7.5%	(44,207)
Residual Land Value				517,411
RLV analysis:	34,494 £ per plot	586,400 £ per ha	237,313 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			17.0 dp net ha		
Site Area (Resi)			0.88 net ha	2.18 net acres	
Density analysis:			1,443 sqm/ha	6,287 sqft/ac	
Threshold Land Value	16,143 £ per plot		274,434 £ per net ha	111,062 £ per net acre	242,148
		90%	Gross to net	0.98 Gross hectares	

BALANCE			
Surplus/(Deficit)	311,965 £ per ha	126,251 £ per acre	275,264

 Scheme Ref:
 B

 Title:
 15 No. Units

 Notes:
 Greeenfield allocation

					AH - % on site 359			
Balance (RLV - TLV)	275,264	0%	25%	30%	35%	40%	45%	50%
	0	585,220	444,955	416,902	388,821	360,571	332,320	304,070
	80	487,281	371,783	348,608	325,433	302,258	278,984	255,582
	100	462,743	353,490	331,535	309,579	287,624	265,649	243,460
	120	438,205	335,197	314,461	293,725	272,990	252,254	231,338
	140	413,667	316,904	297,388	277,872	258,355	238,839	219,216
CIL £psm	160	389,129	298,525	280,314	262,018	243,721	225,424	207,094
143.29	180	364,591	280,122	263,228	246,164	229,087	212,009	194,932
	200	340,053	261,718	246,051	230,310	214,452	198,595	182,737
	220	315,515	243,315	228,875	214,435	199,818	185,180	170,542
	240	290,976	224,911	211,698	198,485	185,183	171,765	158,346
	260	266,302	206,508	194,522	182,535	170,549	158,350	146,151
	280	241,615	188,104	177,345	166,586	155,826	144,935	133,956
	300	216,929	169,701	160,168	150,636	141,104	131,520	121,760
	320	192,243	151,297	142,992	134,686	126,381	118,075	109,565
	340	167,556	132,894	125,815	118,736	111,658	104,579	97,370
	360	142,870	114,460	108,638	102,787	96,935	91,084	85,174
	380	118,184	95,945	91,462	86,837	82,212	77,588	72,963
	400	93,497	77,431	74,217	70,887	67,489	64,092	60,694
	420	68,811	58,916	56,937	54,938	52,767	50,596	48,425
	440	44,124	40,401	39,656	38,912	38,044	37,100	36,156
	460	19,385	21,886	22,376	22,866	23,321	23,604	23,887
	480	(5,450)	3,371	5,095	6,819	8,543	10,108	11,618
	500	(30,286)	(15,143)	(12,185)	(9,227)	(6,268)	(3,388)	(651)
	520	(55,122)	(33,658)	(29,466)	(25,273)	(21,080)	(16,888)	(12,920)
	540	(79,957)	(52,173)	(46,746)	(41,319)	(35,892)	(30,465)	(25,189)
		(), , , ,	· , · ,	()	()/	(,)	(-,)	(,)
				,	AH - % on site 359	%		
Balance (RLV - TLV)	275,264	0%	25%	30%	35%	40%	45%	50%
	-	429,693	333,837	314,521	295,206	275,890	256,574	237,044
	1,500	409,630	313,895	294,579	275,264	255,948	236,632	217,222
	3,000	389,568	293,839	274,637	255,322	236,006	216,690	197,375
			273,777	054.004	235,380	216,064	196,748	177,433
	4,500	369,505		254,631			470.000	157,491
	6,000	349,443	253,714	234,568	215,423	196,122	176,806	
Site Specific S106	6,000 7,500	349,443 329,380	253,714 233,652	234,568 214,506	215,423 195,360	176,180	156,864	137,549
Site Specific S106 1,500	6,000 7,500 9,000	349,443 329,380 309,318	253,714 233,652 213,589	234,568	215,423 195,360 175,298			137,549 117,607
	6,000 7,500 9,000 10,500	349,443 329,380 309,318 289,255	253,714 233,652 213,589 193,527	234,568 214,506 194,443 174,381	215,423 195,360 175,298 155,235	176,180 156,152 136,089	156,864 136,922 116,944	137,549 117,607 97,665
	6,000 7,500 9,000	349,443 329,380 309,318	253,714 233,652 213,589	234,568 214,506 194,443	215,423 195,360 175,298	176,180 156,152	156,864 136,922	137,549 117,607
	6,000 7,500 9,000 10,500	349,443 329,380 309,318 289,255	253,714 233,652 213,589 193,527	234,568 214,506 194,443 174,381	215,423 195,360 175,298 155,235	176,180 156,152 136,089	156,864 136,922 116,944	137,549 117,607 97,665
	6,000 7,500 9,000 10,500 12,000	349,443 329,380 309,318 289,255 269,073	253,714 233,652 213,589 193,527 173,464	234,568 214,506 194,443 174,381 154,318	215,423 195,360 175,298 155,235 135,173	176,180 156,152 136,089 116,027	156,864 136,922 116,944 96,881	137,549 117,607 97,665 77,723
	6,000 7,500 9,000 10,500 12,000 13,500	349,443 329,380 309,318 289,255 269,073 248,889	253,714 233,652 213,589 193,527 173,464 153,401	234,568 214,506 194,443 174,381 154,318 134,256	215,423 195,360 175,298 155,235 135,173 115,110	176,180 156,152 136,089 116,027 95,964	156,864 136,922 116,944 96,881 76,819	137,549 117,607 97,665 77,723 57,673
	6,000 7,500 9,000 10,500 12,000 13,500 15,000	349,443 329,380 309,318 289,255 269,073 248,889 228,705	253,714 233,652 213,589 193,527 173,464 153,401 133,339	234,568 214,506 194,443 174,381 154,318 134,256 114,193	215,423 195,360 175,298 155,235 135,173 115,110 95,048	176,180 156,152 136,089 116,027 95,964 75,902	156,864 136,922 116,944 96,881 76,819 56,756	137,549 117,607 97,665 77,723 57,673 37,610
	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500	349,443 329,380 309,318 289,255 269,073 248,889 228,705 208,521	253,714 233,652 213,589 193,527 173,464 153,401 133,339 113,239	234,568 214,506 194,443 174,381 154,318 134,256 114,193 94,131	215,423 195,360 175,298 155,235 135,173 115,110 95,048 74,985	176,180 156,152 136,089 116,027 95,964 75,902 55,839	156,864 136,922 116,944 96,881 76,819 56,756 36,694	137,549 117,607 97,665 77,723 57,673 37,610 17,548
	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	349,443 329,380 309,318 289,255 269,073 248,889 228,705 208,521 188,338	253,714 233,652 213,589 193,527 173,464 153,401 133,339 113,239 93,056	234,568 214,506 194,443 174,381 154,318 134,256 114,193 94,131 73,999	215,423 195,360 175,298 155,235 135,173 115,110 95,048 74,985 54,923	176,180 156,152 136,089 116,027 95,964 75,902 55,839 35,777	156,864 136,922 116,944 96,881 76,819 56,756 36,694 16,631	137,549 117,607 97,665 77,723 57,673 37,610 17,548 (2,515)
	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500	349,443 329,380 309,318 289,255 269,073 248,889 228,705 208,521 188,338 168,154	253,714 233,652 213,589 193,527 173,464 153,401 133,339 113,239 93,056 72,872	234,568 214,506 194,443 174,381 154,318 134,256 114,193 94,131 73,999 53,815	215,423 195,360 175,298 155,235 135,173 115,110 95,048 74,985 54,923 34,759	176,180 156,152 136,089 116,027 95,964 75,902 55,839 35,777 15,702	156,864 136,922 116,944 96,881 76,819 56,756 36,694 16,631 (3,431)	137,549 117,607 97,665 77,723 57,673 37,610 17,548 (2,515) (22,577)
	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	349,443 329,380 309,318 289,255 269,073 248,889 228,705 208,521 188,338 168,154 147,970	253,714 233,652 213,589 193,527 173,464 153,401 133,339 93,056 72,872 52,688	234,568 214,506 194,443 174,381 154,318 134,256 114,193 94,131 73,999 53,815 33,632	215,423 195,360 175,298 155,235 135,173 115,110 95,048 74,985 54,923 34,759 14,575	176,180 156,152 136,089 116,027 95,964 75,902 55,839 35,777 15,702 (4,481)	156,864 136,922 116,944 96,881 76,819 56,756 36,694 16,631 (3,431) (23,538)	137,549 117,607 97,665 77,723 57,673 37,610 17,548 (2,515) (22,577) (42,640)
	6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,500 19,500 21,000 22,500	349,443 329,380 309,318 289,255 269,073 248,889 228,705 208,521 188,338 168,154 147,970 127,786	253,714 233,652 213,589 193,527 173,464 153,401 133,339 113,239 93,056 72,872 52,688 32,504	234,568 214,506 194,443 174,381 154,318 134,256 114,193 94,131 73,999 53,815 33,632 13,448	215,423 195,360 175,298 155,235 135,173 115,110 95,048 74,985 54,923 34,759 14,575 (5,609)	176,180 156,152 136,089 116,027 95,964 75,902 55,839 35,777 15,702 (4,481) (24,665)	156,864 136,922 116,944 96,881 76,819 56,756 36,694 16,631 (3,431) (23,538) (43,722)	137,549 117,607 97,665 77,723 57,673 37,610 17,548 (2,515) (22,577) (42,640) (62,778)
	6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	349,443 329,380 309,318 289,255 269,073 248,889 228,705 208,521 188,338 168,154 147,970 127,786 107,602	253,714 233,652 213,589 193,527 173,464 153,401 133,339 93,056 72,872 52,688 32,504 12,320	234,568 214,506 194,443 174,381 154,318 134,256 114,193 94,131 73,999 53,815 33,632 13,448 (6,736)	215,423 195,360 175,298 155,235 135,173 115,110 95,048 74,985 54,923 34,759 14,575 (5,609) (25,792)	176,180 156,152 136,089 116,027 95,964 75,902 55,839 35,777 15,702 (4,481) (24,665) (44,849)	156,864 136,922 116,944 96,881 76,819 56,756 36,694 16,631 (3,431) (23,538) (43,722) (63,905)	137,549 117,607 97,665 77,723 57,673 37,610 17,548 (2,515) (22,577) (42,640) (62,778) (82,962)
	6,000 7,500 9,000 10,500 12,000 13,500 16,500 16,500 19,500 21,000 22,500 24,000 25,500	349,443 329,380 309,318 289,255 269,073 248,889 228,705 208,521 188,338 168,154 147,970 127,786 107,602 87,419	253,714 233,652 213,589 193,527 173,464 153,401 133,339 113,239 93,056 72,872 52,688 32,504 12,320 (7,863)	234,568 214,506 194,443 174,381 154,318 134,256 114,193 94,131 73,999 53,815 33,632 13,448 (6,736) (26,920)	215,423 195,360 175,298 155,235 135,173 115,110 95,048 74,985 54,923 34,759 14,575 (5,609) (25,792) (45,976)	176,180 156,152 136,089 116,027 95,964 75,902 55,839 35,777 15,702 (4,481) (24,665) (44,849) (65,033)	156,864 136,922 116,944 96,881 76,819 56,756 36,694 16,631 (3,431) (23,538) (43,722) (63,905) (84,089)	137,549 117,607 97,665 77,723 37,610 17,548 (2,515) (22,577) (42,640) (62,778) (82,962) (103,145)



Scheme Ref: B
Title: 15 No. Units
Notes: Greenfield allocation

					AH - % on site 359	%		
Balance (RLV - TLV)	275,264	0%	25%	30%	35%	40%	45%	50%
` 1	50,000	542,763	447,028	427,712	408,397	389,081	369,765	350,355
	75,000	488,256	392,521	373,205	353,889	334,574	315,258	295,847
TLV (per net acre)	100,000	433,749	338,013	318,698	299,382	280,066	260,751	241,340
111,062	125,000	379,241	283,506	264,190	244,875	225,559	206,243	186,833
111,002	150,000	324,734	228,999	209,683	190,367	171,052	151,736	132,325
	175,000	270,227	174,491	155,176	135,860	116,544	97,229	77,818
	200,000							
		215,719	119,984	100,668	81,353	62,037	42,721	23,311
	225,000	161,212	65,476	46,161	26,845	7,530	(11,786)	(31,197)
	250,000	106,705	10,969	(8,347)	(27,662)	(46,978)	(66,293)	(85,704)
	275,000	52,197	(43,538)	(62,854)	(82,169)	(101,485)	(120,801)	(140,211)
					ALL 0/it- 050	·		
Balance (RLV - TLV)	275,264	0%	25%	30%	AH - % on site 359 35%	40%	45%	50%
Balance (NEV - TEV)	5		(367,668)	(386,813)	(406,035)	(425,351)	(444,666)	(463,982)
		(271,939)			,		,	
D*- (d-b)	10	210,839	115,111	95,867	76,552	57,236	37,920	18,577
Density (dph)	15	371,765	276,037	256,729	237,414	218,098	198,782	179,385
17	20	452,228	356,476	337,160	317,845	298,529	279,213	259,788
	21	463,723	367,966	348,651	329,335	310,019	290,704	271,275
	25	500,506	404,735	385,419	366,103	346,788	327,472	308,031
	30	532,691	436,907	417,591	398,276	378,960	359,645	340,192
	35	555,681	459,887	440,572	421,256	401,940	382,625	363,164
1	40	572,923	477,123	457,807	438,491	419,176	399,860	380,394
	45	586,333	490,528	471,212	451,896	432,581	413,265	393,794
	50	597,062	501,252	481,936	462,621	443,305	423,989	404,515
	50	,,,,,,,,	,,	.5.,500	,	,500		,010
					AH - % on site 359	%		
Balance (RLV - TLV)	275,264	0%	25%	30%	35%	40%	45%	50%
	95%	505,939	404,837	384,564	364,291	343,894	323,377	302,859
	100%	409,630	313,895	294,579	275,264	255,948	236,632	217,222
Build rate (£psm)	105%	313,322	222,409	204,227	186,044	167,862	149,520	131,161
(1)	110%	216,578	130,917	113,698	96,478	79,259	62,040	44,821
	115%	119,688	38,941	22,792	6,643	(9,507)	(25,656)	(41,856)
	120%							
		22,765	(53,104)	(68,284)	(83,465)	(98,645)	(113,825)	(129,005)
	125%	(74,712)	(145,580)	(159,754)	(173,927)	(188,101)	(202,275)	(216,448)
	130%	(172,188)	(239,245)	(254,593)	(269,940)	(285,288)	(300,635)	(315,999)
B-7 (D1):	075.65	,	2521		AH - % on site 359		4501	
Balance (RLV - TLV)	275,264	0%	25%	30%	35%	40%	45%	50%
Balance (RLV - TLV)	75%	(347,156)	(241,279)	30% (221,821)	35% (203,712)	40% (185,603)	(167,690)	(149,788)
	75% 80%	(347,156) (181,847)	(241,279) (128,458)	30% (221,821) (117,913)	35% (203,712) (107,402)	40% (185,603) (96,892)	(167,690) (86,382)	(149,788) (76,074)
Balance (RLV - TLV) Cahnges in sales values (£)	75% 80% 85%	(347,156) (181,847) (33,218)	(241,279) (128,458) (17,548)	30% (221,821) (117,913) (14,429)	35% (203,712) (107,402) (11,311)	40% (185,603) (96,892) (8,358)	(167,690) (86,382) (5,435)	(149,788) (76,074) (2,512)
	75% 80% 85% 90%	(347,156) (181,847) (33,218) 114,693	(241,279) (128,458) (17,548) 93,216	30% (221,821) (117,913) (14,429) 88,783	35% (203,712) (107,402) (11,311) 84,349	40% (185,603) (96,892)	(167,690) (86,382)	(149,788) (76,074) (2,512) 70,818
	75% 80% 85%	(347,156) (181,847) (33,218)	(241,279) (128,458) (17,548)	30% (221,821) (117,913) (14,429)	35% (203,712) (107,402) (11,311)	40% (185,603) (96,892) (8,358)	(167,690) (86,382) (5,435)	(149,788) (76,074) (2,512)
	75% 80% 85% 90%	(347,156) (181,847) (33,218) 114,693	(241,279) (128,458) (17,548) 93,216	30% (221,821) (117,913) (14,429) 88,783	35% (203,712) (107,402) (11,311) 84,349	40% (185,603) (96,892) (8,358) 79,916	(167,690) (86,382) (5,435) 75,483	(149,788) (76,074) (2,512) 70,818
	75% 80% 85% 90% 95%	(347,156) (181,847) (33,218) 114,693 262,507	(241,279) (128,458) (17,548) 93,216 203,559	30% (221,821) (117,913) (14,429) 88,783 191,769	35% (203,712) (107,402) (11,311) 84,349 179,980	40% (185,603) (96,892) (8,358) 79,916 168,048	(167,690) (86,382) (5,435) 75,483 156,058	(149,788) (76,074) (2,512) 70,818 144,067
	75% 80% 85% 90% 95% 100%	(347,156) (181,847) (33,218) 114,693 262,507 409,630	(241,279) (128,458) (17,548) 93,216 203,559 313,895	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948	(167,690) (86,382) (5,435) 75,483 156,058 236,632	(149,788) (76,074) (2,512) 70,818 144,067 217,222
	75% 80% 85% 90% 95% 100%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202
	75% 80% 85% 90% 95% 100% 105% 110%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140
	75% 80% 85% 90% 95% 100% 105%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 115% 120%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399	30% (221.821) (117.913) (14,429) 88,783 191,769 294,579 499,678 602,000 704,171 806,343	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106	40% (185,603) (96,892) (8,359) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916	(149,788) (76,074) (2,512) 70,818 144,057 217,222 290,202 363,181 436,140 508,892 581,645
	75% 80% 85% 90% 95% 100% 115% 120% 125%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000	35% (203,712) (107,402) (111,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 115% 120% 125%	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 200,559 313,895 423,769 533,644 643,459 752,929 862,399	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000	35% (203,712) (107,402) (111,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 115% 120% 125%	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 200,559 313,895 423,769 533,644 643,459 752,929 862,399	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 275,264 0	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1.142,676	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433	30% (221.821) (117.913) (14.429) 88.783 191.769 294.579 397.129 499.678 602.000 704.171 806.343 Site 3.000 368.907 337.199 305.491	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018	30% (221,821) (17,913) (14,429) 88,783 (191,769) 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 348,965 317,257 285,549 235,610 222,134	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 175,529 161,972
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143 160 200	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 400,644 377,083 345,375 295,435 281,960 250,252	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310	30% (221,821) (117,913) (14,429) 88,783 (191,769) 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 115,529 161,972 130,072
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143 160 200 240	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485	30% (221.821) (117.913) (14.429) 88.783 191.769 294.579 397.129 499.678 602.000 704.171 806.343 Site 3.000 368.907 337.199 305.491 255.551 242.076 210.322 178.423	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 175,529 161,972 130,072 98,173
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275.264 0 40 80 143 160 200 240 280	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 146,523	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 222,134 159,260 158,360 126,461	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 138,298 106,398	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,732 175,529 161,972 130,072 99,173 66,273
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 120% 125% 275,264 0 40 80 143 160 200 240 280 320	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686	30% (221,821) (117,913) (14,429) 88,783 (191,769) 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 348,965 317,257 285,549 235,610 222,134 190,260 158,360 158,360 158,661 94,561	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 178,298 106,398 74,499	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 182,034 150,135 182,034 150,135 182,034	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 175,529 161,972 130,072 36,273 36,273 34,270
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275.264 0 40 80 143 160 200 240 280	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 281,960 250,252 218,544 186,648 154,749 122,849	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 102,787	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624 82,724	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 138,298 106,398	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 115,529 161,972 130,072 98,173 66,273 34,270 2,177
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 105% 120% 125% 275,264 0 40 80 143 160 200 240 280 320	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686	30% (221,821) (117,913) (14,429) 88,783 (191,769) 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 348,965 317,257 285,549 235,610 222,134 190,260 158,360 158,360 158,661 94,561	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 178,298 106,398 74,499	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 182,034 150,135 182,034 150,135 182,034	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 115,529 161,972 130,072 98,173 66,273 34,270 2,177
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 281,960 250,252 218,544 186,648 154,749 122,849	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 102,787	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624 82,724	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 175,529 161,972 130,072 98,173 66,273 34,270 2,1777 (29,915)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400	(347,156) (181,847) (33,218) 114,893 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849 90,950	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 134,686 102,787 70,887	30% (221.821) (117.913) (14.429) 88.783 191.769 294.579 397.129 499.678 602,000 704,171 806.343 Site 3,000 368.907 337.199 305.491 255.551 242,076 210,322 178.423 146.523 114.624 82,724 50.820	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361 (9,731)	(149,788) (76,074) (2,512) (2,512) (70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 725,723 175,529 161,972 130,072 98,173 66,273 34,270 2,177 (29,915) (62,007)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1.142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 186,	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 102,787 70,887 38,912 6,819	30% (221,821) (117,913) (14,429) 88,783 (191,769) 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 114,624 82,724 50,820 18,728 (13,364)	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548)	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 246,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361 (9,731) (41,823) (73,916)	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 175,529 161,972 130,072 98,173 66,273 34,270 2,177 (29,915) (62,007) (94,100)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 280 320 360 400 440 480 520	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 59,050 57,003 (5,089)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 102,787 70,887 70,887 38,912 6,819 (25,273)	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624 82,724 50,820 18,728 (13,364) (45,457)	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548) (65,640)	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361 (9,731) (41,823) (73,916) (106,008)	(149,788) (76,074) (2,512) (76,074) (2,512) (70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 175,529 161,972 130,072 98,173 66,273 34,270 2,177 (29,915) (62,007) (94,100) (126,261)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440 480 480 520 560	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 27,003 (5,089) (37,181)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 134,686 134,686 136,819 (25,273) (57,365)	30% (221,821) (117,913) (14,429) 88,783 (191,769) 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 363,7199 305,491 255,551 242,076 210,322 178,423 146,523 141,624 82,724 50,820 18,728 (13,364) (45,457) (77,549)	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548) (65,640) (97,733)	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,2315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 (9,731) (41,823) (73,916) (106,008) (138,241)	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 175,529 161,972 130,072 98,173 66,273 34,270 2,1777 (29,915) (62,007) (94,100) (126,261) (126,261) (126,261)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 40 280 320 360 400 440 480 520 560 600 600 60%	(347,156) (181,847) (33,218) 114,693 262,507 409,630 566,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 27,003 (5,089) (37,181) (69,274)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 102,787 70,887 38,912 6,819 (25,273) (57,365) (89,458)	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 114,624 82,724 82,724 13,364) (45,457) (77,549) (109,641)	35% (203,712) (107,402) (117,402) (117,402) (117,401) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 158,360 158,360 158,360 (1,456) (33,548) (65,640) (97,733) (129,916)	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936) (150,222)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 (2,361 (9,731) (41,823) (73,916) (106,008) (138,241) (170,528)	(149,788) (76,074) (2,512) (2,512) (70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 725,723 175,529 161,972 130,072 98,173 66,273 34,270 2,177 (29,915) (62,007) (94,100) (126,681) (158,547) (190,834)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1.142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849 90,950 27,003 (5,089) (37,181) (89,274) (101,366)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 102,787 70,887 70,887 70,887 38,912 6,819 (25,273) (57,365) (89,458) (121,591)	30% (221,821) (117,913) (14,429) 88,783 (191,769) 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 114,624 82,724 50,820 18,728 (13,364) (45,457) (775,549) (175,549) (175,549) (175,549) (175,549) (175,549) (175,641) (141,897)	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific 8106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 128,461 94,561 62,662 30,636 (1,456) (33,548) (65,640) (97,733) (17,733)	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936) (1150,222) (182,508)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 64,436 22,361 (9,731) (41,823) (73,916) (106,008) (138,241) (170,528) (202,814)	(149,788) (76,074) (2,512) (76,074) (2,512) (70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 175,529 161,972 130,072 98,173 64,273 34,270 2,177 (29,915) (62,007) (94,100) (126,261) (158,547) (190,834) (223,120)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 400 240 280 320 360 400 440 480 520 560 600 640 680	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 59,050 27,003 (5,089) (37,181) (69,274) (101,366) (133,571)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 102,787 70,887 70,887 38,912 6,819 (25,273) (57,365) (89,458) (121,591) (153,877)	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 114,624 82,724 50,820 18,728 (13,364) (45,457) (77,549) (109,641) (141,897) (174,183)	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) 33,548) (65,640) (97,7936) (162,202) (194,489)	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 266,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936) (150,222) (182,508) (214,795)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 567,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361 (9,731) (41,823) (73,916) (106,008) (138,241) (170,528) (202,814) (235,662)	(149,788) (76,074) (2,512) (76,074) (2,512) (70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 175,529 161,792 130,072 98,173 34,270 (29,915) (62,007) (94,100) (126,261) (158,547) (190,834) (233,120) (259,274)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680 720	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 27,003 (5,089) (37,181) (69,274) (101,366) (133,571) (165,858)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 134,686 102,787 70,887 38,912 6,819 (25,273) (57,365) (89,458) (121,591) (185,877) (186,163)	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 146,523 148,523 148,624 82,724 50,820 18,728 (13,364) (45,457) (77,549) (109,641) (141,897) (174,183) (206,469)	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548) (65,640) (97,733) (129,916) (162,202) (194,489) (226,775)	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,2315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936) (150,222) (182,508) (244,795) (249,593)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 (9,731) (41,823) (73,916) (106,008) (138,241) (170,528) (202,814) (235,662) (273,205)	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 175,529 161,972 130,072 98,173 66,273 34,270 2,1777 (29,915) (62,007) (94,100) (126,261) (158,547) (190,834) (225,274)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 400 240 280 320 360 400 440 480 520 560 600 640 680	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 59,050 27,003 (5,089) (37,181) (69,274) (101,366) (133,571)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 102,787 70,887 70,887 38,912 6,819 (25,273) (57,365) (89,458) (121,591) (153,877)	30% (221,821) (117,913) (14,429) 88,783 (191,769) 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 114,624 82,724 50,820 18,728 (13,364) (45,457) (77,549) (109,641) (141,897) (174,183) (206,469) (239,913)	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) 33,548) (65,640) (97,7936) (162,202) (194,489)	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,023 297,315 266,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936) (150,222) (182,508) (214,795)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 567,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 22,361 (9,731) (41,823) (73,916) (106,008) (138,241) (170,528) (202,814) (235,662)	(149,788) (76,074) (2,512) (76,074) (2,512) (70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 175,529 161,972 130,072 34,270 2,177 (29,915) (62,007) (94,100) (126,681) (198,841) (198,841) (198,841) (23,120) (259,274) (296,862) (334,631)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 275,264 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680 720	(347,156) (181,847) (33,218) 114,693 262,507 409,630 556,754 703,471 849,970 996,470 1,142,676 408,644 377,083 345,375 295,435 281,960 250,252 218,544 186,648 154,749 122,849 90,950 59,050 27,003 (5,089) (37,181) (69,274) (101,366) (133,571) (165,858)	(241,279) (128,458) (17,548) 93,216 203,559 313,895 423,769 533,644 643,459 752,929 862,399 1,500 388,821 357,141 325,433 275,493 262,018 230,310 198,485 166,586 134,686 134,686 102,787 70,887 38,912 6,819 (25,273) (57,365) (89,458) (121,591) (185,877) (186,163)	30% (221,821) (117,913) (14,429) 88,783 191,769 294,579 397,129 499,678 602,000 704,171 806,343 Site 3,000 368,907 337,199 305,491 255,551 242,076 210,322 178,423 146,523 146,523 148,523 148,624 82,724 50,820 18,728 (13,364) (45,457) (77,549) (109,641) (141,897) (174,183) (206,469)	35% (203,712) (107,402) (11,311) 84,349 179,980 275,264 370,488 465,666 560,540 655,414 750,287 Specific S106 4,500 348,965 317,257 285,549 235,610 222,134 190,260 158,360 126,461 94,561 62,662 30,636 (1,456) (33,548) (65,640) (97,733) (129,916) (162,202) (194,489) (226,775)	40% (185,603) (96,892) (8,358) 79,916 168,048 255,948 343,847 431,505 519,080 606,656 694,188 £1,500 6,000 329,2315 265,607 215,654 202,097 170,197 138,298 106,398 74,499 42,545 10,453 (21,640) (53,732) (85,824) (117,936) (150,222) (182,508) (244,795) (249,593)	(167,690) (86,382) (5,435) 75,483 156,058 236,632 317,065 397,343 477,621 557,889 637,916 7,500 309,081 277,373 245,665 195,591 182,034 150,135 118,235 86,336 54,436 (9,731) (41,823) (73,916) (106,008) (138,241) (170,528) (202,814) (235,662) (273,205)	(149,788) (76,074) (2,512) 70,818 144,067 217,222 290,202 363,181 436,140 508,892 581,645 9,000 289,139 257,431 225,723 175,529 161,972 130,072 98,173 66,273 34,270 2,1777 (29,915) (62,007) (94,100) (126,261) (158,547) (190,834) (225,274)



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Scheme Ref: Title: Notes: C 30 No. Units Greeenfield allocation

ASSUMPTIONS - RESIDENTIAL USE	ES							
Total number of units in scheme			30 Un					
				iilS				
AH Policy requirement (% Target)			35%					
AH tenure split %		fordable Rent:		53.0%				
		nared ownership		25.0%				
	Int	termediate		21.6%				
Open Market Sale (OMS) housing			65%					
			100%					
CIL Rate (£ psm)			143.29 £ p	nsm				
OLE Hato (2 poin)			110.20	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	0	verall mix%	Total # units	
1 bed House	3.3%	0.6	0.0%	0.0	0	2%	0.6	
2 bed House	20.9%	4.1	57.4%	6.0		34%	10.1	
3 bed House								
	40.8%	8.0	23.5%	2.5		35%	10.4	
4 bed House	35.0%	6.8	2.8%	0.3		24%	7.1	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	1.7		6%	1.7	
2 bed Flat	0.0%	0.0	0.0%	0.0		0%	0.0	
Total number of units	100.0%	19.5	100.0%	10.5		100%	30.0	
	Net area per unit		Net to Gross %		Gross	(GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%		2.300	(sqm)	(sqft)	
1 bed House	58.0	(sqrt) 624	76			58.0	(sqit) 624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		Gross	(GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538	70			50.0	538	
2 bed House								
	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total GI	IA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	37	402	0	0		37	402	
2 bed House	322	3,466	422	4,537		743	8,003	
3 bed House	716	7,707	207	2,232		923	9,939	
4 bed House	751	8,081	28	303		779	8,384	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	101	1,089		101	1,089	
2 bed Flat	0	0	0	0		0	0	
	1,826	19,656	758	8,161		2,584	27,817	
AH % by floor area	1.		29.34% AF	d % by floor area due	e to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			total	MV £ (no AH)	
1 bed House	180,000	3,103	288				115,830	
2 bed House	250,000	3,165	294				2,524,313	
3 bed House	290,000	3,222	299				3,023,120	
4 bed House	350,000	3,182					2,490,180	
	350,000		296 #DIV/01					
5 bed House		#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				275,184	
2 bed Flat	190,000	3,115	289				0	
							8,428,626	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm		ntermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	50% 243,000	#DIV/0!	70%	0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50% 112,000	2,240	70%	128,000	2,560	80%
2 bed Flat	95,000	1,557	50% 133,000	2,180	70%	152,000	2,492	80%
1								

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Scheme Ref: Title: Notes: C 30 No. Units Greeenfield allocation

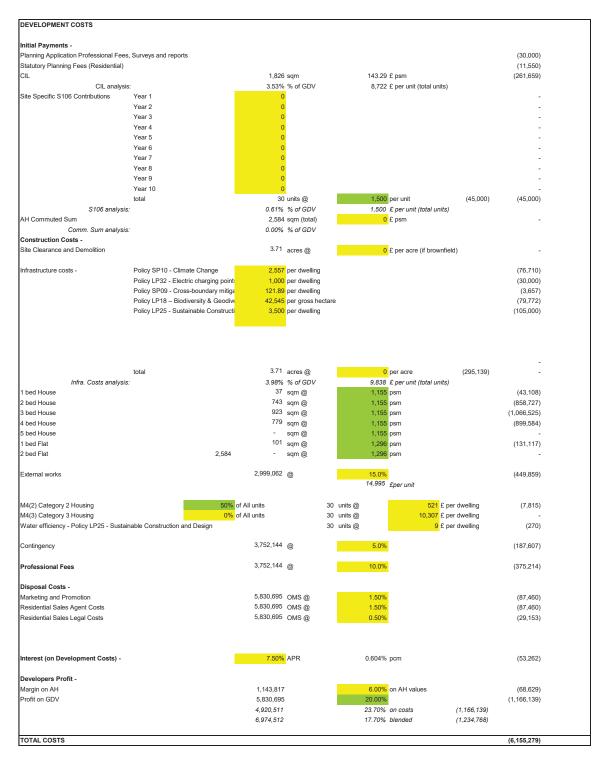
Grant		30	@	0		-
on one deet analysis.		390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	.,007,000
AH on-site cost analysis:		00.0			£MV less £GDV	1,007,069
b-total GDV Residential	-	30.0				7,421,557
		2.3				447,045
00%	-	0.0	@	152,000		-
ed Flat		0.4	@	128,000		47,552
ped Flat		0.0	@	0		-
ped House		0.1	@	250,000		15,649
ped House		0.5	@	232,000		123,704
ned House		1.3	@	200,000		260,140
bed House		0.0	@	144,000		-
ermediate	-					
		2.6				455,365
bed Flat	_	0.0	@	133,000		
bed Flat		0.4	@	112,000		48,234
bed House		0.0	@	0		-
bed House		0.1	@	245,000		17,779
ped House		0.6	@	203,000		125,479
ped House		1.5	@	175,000		263,873
bed House		0.0	@	126,000		
ared ownership						
	_	5.6			<u> </u>	688,452
ed Flat	_	0.0	@	95,000		
ed Flat		0.9	@	80,000		72,924
ed House		0.0	@	0		-
ed House		0.2	@	175,000		26,879
ed House		1.3	@	145,000		189,708
bed House		3.2	@	125,000		398,941
ed House		0.0	@	90,000		
ordable Rent GDV -						
	-	19.5				5,830,695
bed Flat	_	0.0	@	190,000		
bed Flat		0.0	@	160,000		-
bed House		0.0	@	0		-
bed House		6.8	@	350,000		2,388,750
bed House		8.0	@	290,000		2,307,240
ed House		4.1	@	250,000		1,018,875
bed House		0.6	@	180,000		115,830
		es due to % mix)				





Scheme Ref: C

Title: 30 No. Units
Notes: Greenfield allocation





Scheme Ref: Title: Notes: C 30 No. Units Greeenfield allocation

RESIDUAL LAND VALUE			
Residual Land Value (gross)			1,266,278
SDLT	1,266,278 @	5.0% (slabbed)	(52,814)
Acquisition Agent fees	1,266,278 @	1.0%	(12,663)
Acquisition Legal fees	1,266,278 @	0.5%	(6,331)
Interest on Land	1,266,278 @	7.5%	(94,971)
Residual Land Value			1,099,499
RLV analysis: 36	50 £ per plot 732,999 £ per ha	296,641 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			20.0 dp net ha		
Site Area (Resi)			1.50 net ha	3.71 net acres	
Density analysis:			1,723 sqm/ha	7,505 sqft/ac	
Threshold Land Value	15,437 £ per plot		308,737 £ per net ha	124,944 £ per net acre	463,105
		80%	Gross to net	1.88 Gross hectares	

BALANCE			
Surplus/(Deficit)	424,263 £ per ha	171,697 £ per acre	636,394

Scheme Ref: Title: Notes: C 30 No. Units Greeenfield allocation

l								
					AH - % on site 359	Vo.		
Balance (RLV - TLV)	636,394	0%	25%	30%	35%	40%	45%	50%
	0	1,280,786	1,000,413	942,493	883,189	821,824	759,293	695,813
	80	1,060,029	838,870	793,148	746,263	697,521	646,202	593,716
	100	1,004,524	798,178	755,448	711,675	666,166	617,804	568,054
	120	948,756	757,295	717,639	676,962	634,634	589,406	542,393
	140	892,915	716,305	679,711	642,153	602,985	561,008	516,732
CIL £psm	160	836,904	675,175	641,599	607,145	571,217	532,581	491,070
143.29	180	780,725	633,883	603,409	572,026	539,289	504,012	465,409
	200	724,464	592,504	565,021	536,805	507,207	475,273	439,600
	220	667,946	550,905	526,519	501,373	475,000	446,390	413,784
	240	611,428	509,246	487,899	465,835	442,668	417,363	387,967
	260	554,570	467,366	449,081	430,188	410,158	388,189	362,15
	280	497,710	425,412	410,176	394,328	377,501	358,865	336,334
	300	440,589	383,278	371,088	358,357	344,712	329,391	310,44
	320	383,386	341,024	331,878	322,274	311,791	299,764	284,379
	340	326,182	298,636	292,553	285,978	278,688	269,963	258,147
	360	268,979	256,077	253,033	249,579	245,431	240,001	231,74
	380	211,776	213,432	213,436	213,064	212,036	209,880	205,160
	400	154,246	170,564	173,635	176,345	178,517	179,600	178,396
	420	96,697	127,662	133,720	139,523	144,810	149,157	151,44
	440	39,148	84,759	93,678	102,564	110,960	118,550	124,305
	460	(18,401)	41,857	53,635	65,414	76,981	87,792	96,984
	480			13,593	28,232	42,866		
	500	(76,005) (133,902)	(1,059) (44,221)	(26,449)	(8,950)	8,549	56,880 25,795	69,477 41,782
	520	(191,799)	(87,383)	(66,650)	(46,132)	(25,773)	(5,461)	13,896
	540	(249,696)	(130,545)	(106,934)	(83,323)	(60,095)	(36,876)	(14,169
	540	(249,090)	(130,343)	(100,934)	(63,323)	(60,093)	(30,070)	(14,109
					AH - % on site 359	%		
Balance (RLV - TLV)	636,394	0%	25%	30%	35%	40%	45%	50%
	-	928,452	753,344	716,867	679,316	640,007	597,689	553,618
	1,500	883,729	709,539	673,472	636,394	597,764	556,336	512,510
	3,000	838,847	665,618	629,822	593,260	555,274	514,849	471,406
	4,500	793,854	621,460	586,028	549,880	512,534	473,064	430,097
	6,000	748,861	577,211	542,086	506,300	469,540	430,948	388,748
Site Specific S106	7,500	703,660	532,757	497,899	462,516	426,289	388,504	347,392
Site Specific 5 100	9,000	658,395	488,146	453,541	418,525	382,778	345,752	305,936
1,500		613,130			374,325	339,005	302,685	264,054
· ·	10,500	013,130	443,424	409,030	014,020			221,73
· ·	10,500 12,000	567,603	443,424 398,466	409,030 364,307	329,871	294,965	259,256	
· ·						294,965 250,656	259,256 215,493	178,965
· ·	12,000	567,603	398,466	364,307	329,871			
· ·	12,000 13,500	567,603 522,065	398,466 353,427	364,307 319,388	329,871 285,190	250,656	215,493	178,965
· ·	12,000 13,500 15,000 16,500	567,603 522,065 476,480 430,666	398,466 353,427 308,162 262,767	364,307 319,388 274,327 229,062	329,871 285,190 240,310 195,228	250,656 206,074 161,232	215,493 171,404 126,957	178,969 135,71 91,982
· ·	12,000 13,500 15,000 16,500 18,000	567,603 522,065 476,480 430,666 384,852	398,466 353,427 308,162 262,767 217,228	364,307 319,388 274,327 229,062 183,584	329,871 285,190 240,310 195,228 149,940	250,656 206,074 161,232 116,128	215,493 171,404 126,957 82,155	178,968 135,71 91,982 47,770
· ·	12,000 13,500 15,000 16,500 18,000 19,500	567,603 522,065 476,480 430,666 384,852 339,038	398,466 353,427 308,162 262,767 217,228 171,471	364,307 319,388 274,327 229,062 183,584 137,958	329,871 285,190 240,310 195,228 149,940 104,401	250,656 206,074 161,232 116,128 70,757	215,493 171,404 126,957 82,155 37,028	178,968 135,71 91,982 47,770 3,077
· ·	12,000 13,500 15,000 16,500 18,000 19,500 21,000	567,603 522,065 476,480 430,666 384,852 339,038 293,224	398,466 353,427 308,162 262,767 217,228 171,471 125,657	364,307 319,388 274,327 229,062 183,584 137,958 92,144	329,871 285,190 240,310 195,228 149,940 104,401 58,631	250,656 206,074 161,232 116,128 70,757 25,117	215,493 171,404 126,957 82,155 37,028 (8,425)	178,965 135,71 91,982 47,770 3,077 (42,071
· ·	12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	567,603 522,065 476,480 430,666 384,852 339,038 293,224 247,410	398,466 353,427 308,162 262,767 217,228 171,471 125,657 79,843	364,307 319,388 274,327 229,062 183,584 137,958 92,144 46,330	329,871 285,190 240,310 195,228 149,940 104,401 58,631 12,817	250,656 206,074 161,232 116,128 70,757 25,117 (20,697)	215,493 171,404 126,957 82,155 37,028 (8,425) (54,210)	178,965 135,71 91,982 47,770 3,077 (42,071 (87,723
· ·	12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	567,603 522,065 476,480 430,666 384,852 339,038 293,224 247,410 201,554	398,466 353,427 308,162 262,767 217,228 171,471 125,657 79,843 34,030	364,307 319,388 274,327 229,062 183,584 137,958 92,144 46,330 516	329,871 285,190 240,310 195,228 149,940 104,401 58,631 12,817 (32,997)	250,656 206,074 161,232 116,128 70,757 25,117 (20,697) (66,511)	215,493 171,404 126,957 82,155 37,028 (8,425) (54,210) (100,024)	178,968 135,71 91,982 47,770 3,073 (42,071 (87,723 (133,537
· ·	12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	567,603 522,065 476,480 430,666 384,852 339,038 293,224 247,410 201,554 155,463	398,466 353,427 308,162 262,767 217,228 171,471 125,657 79,843 34,030 (11,863)	364,307 319,388 274,327 229,062 183,584 137,958 92,144 46,330 516 (45,328)	329,871 285,190 240,310 195,228 149,940 104,401 58,631 12,817 (32,997) (78,811)	250,656 206,074 161,232 116,128 70,757 25,117 (20,697) (66,511) (112,324)	215,493 171,404 126,957 82,155 37,028 (8,425) (54,210) (100,024) (145,838)	178,963 135,711 91,983 47,770 3,073 (42,071 (87,723 (133,537 (179,351
· ·	12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	567,603 522,065 476,480 430,666 384,852 339,038 293,224 247,410 201,554	398,466 353,427 308,162 262,767 217,228 171,471 125,657 79,843 34,030	364,307 319,388 274,327 229,062 183,584 137,958 92,144 46,330 516	329,871 285,190 240,310 195,228 149,940 104,401 58,631 12,817 (32,997)	250,656 206,074 161,232 116,128 70,757 25,117 (20,697) (66,511)	215,493 171,404 126,957 82,155 37,028 (8,425) (54,210) (100,024)	178,968 135,71 91,982 47,770 3,073 (42,071 (87,723 (133,537

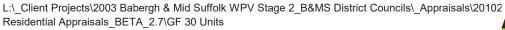


Scheme Ref: C
Title: 30 No. Units
Notes: Greeenfield allocation

					AH - % on site 359	%		
Balance (RLV - TLV)	636,394	0%	25%	30%	35%	40%	45%	50%
	50,000	1,161,509	987,319	951,252	914,174	875,544	834,116	790,290
	75,000	1,068,847	894,656	858,589	821,512	782,882	741,454	697,628
TLV (per net acre)	100,000	976,184	801,994	765,927	728,849	690,219	648,791	604,965
124,944	125,000	883,522	709,331	673,264	636,187	597,557	556,129	512,303
	150,000	790,859	616,669	580,602	543,524	504,894	463,466	419,640
	175,000	698,197	524,006	487,939	450,862	412,232	370,804	326,978
	200,000	605,534	431,344	395,277	358,199	319,569	278,141	234,315
	225,000	512,872	338,681	302,614	265,537	226,907	185,479	141,653
	250,000	420,209	246,019	209,952	172,874	134,244	92,816	48,990
	275,000	327,547	153,356	117,289	80,212	41,582	154	(43,672)
D. J. (DIA) TANA	200.004	20/	050/		AH - % on site 359		450/	500/
Balance (RLV - TLV)	636,394	0%	25%	30%	35%	40%	45%	50%
	5	(760,150)	(930,302)	(964,935)	(1,000,090)	(1,036,198)	(1,074,274)	(1,116,637)
Dit-(d-b)	10	336,028	163,337	127,763	91,315	53,505	13,094	(30,443)
Density (dph)	15	701,236	527,507	491,574	454,723	416,397	375,287	331,526
20	20	883,729	709,539	673,472	636,394	597,764	556,336	512,510
	25	993,200	818,758	782,543	745,379	706,585	664,965	621,101
	26	1,010,042	835,561	799,323	762,139	723,327	681,678	637,807
	30	1,066,181	891,571	855,257	818,005	779,132	737,385	693,495
	35	1,118,310	943,565	907,196	869,880	830,951	789,113	745,205
	40	1,157,406	982,545	946,150	908,787	869,816	827,909	783,987
	45	1,187,815	1,012,862	976,447	939,047	900,031	858,084	814,151
	50	1,212,142	1,037,117	1,000,685	963,256	924,201	882,224	838,282
					AH % on aita 250	v.		
Rolance (DL)/ TL\/	636 304	00/	259/		AH - % on site 359		AE0/	E00/
Balance (RLV - TLV)	636,394 95%	1,080,404	25% 892,241	30% 852,984	35% 812,520	40% 770,243	45% 725,314	50% 679,060
Build acts (Cours)	100%	883,729	709,539	673,472	636,394	597,764	556,336	512,510
Build rate (£psm)	105%	685,483	525,155	492,266	458,687	423,949	386,863	345,850
	110%	485,571	338,613	308,815	278,696	247,918	215,649	178,897
	115%	283,966	149,118	122,148	95,179	68,052	40,594	11,435
	120%	81,590	(41,847)	(66,534)	(91,222)	(115,954)	(140,742)	(165,531)
	125% 130%	(121,570)	(233,877)	(256,339)	(278,800)	(301,261)	(323,723)	(346,184)
	130%	(325,628)	(426,986)	(447,278)	(470,006)	(493,601)	(517,196)	(540,791)
					AH - % on site 0%			
Balance (RLV - TLV)	636,394	0%	25%	30%	35%	40%	45%	50%
	75%	(707,440)	(444,929)	(399,951)	(355,046)	(310,359)	(265,861)	(225,622)
	80%	(355,762)	(209,963)	(181,058)	(152,247)	(123,725)	(95,469)	(77,467)
0-1	85%	(42,638)	23,341	36,355	49,028	60,591	68,865	70,028
Cahnges in sales values (£)						040.007		
cannges in sales values (£)	90%	268,452	254,866	251,223	246,824	240,907	231,580	217,522
Cannges in sales values (£)	90% 95%		254,866 483,200	251,223 463,186	246,824 442,233	419,688	231,580 394,018	217,522 365,016
cannges in sales values (£)		268,452						
Cannges in sales values (£)	95%	268,452 577,618	483,200	463,186	442,233	419,688	394,018	365,016
cannges in sales values (£)	95% 100%	268,452 577,618 883,729	483,200 709,539	463,186 673,472	442,233 636,394	419,688 597,764	394,018 556,336	365,016 512,510
cannges in sales values (£)	95% 100% 105%	268,452 577,618 883,729 1,187,547	483,200 709,539 934,624	463,186 673,472 882,684	442,233 636,394 829,863	419,688 597,764 775,503	394,018 556,336 718,653	365,016 512,510 660,005
cannges in sales values (£)	95% 100% 105% 110%	268,452 577,618 883,729 1,187,547 1,489,824	483,200 709,539 934,624 1,158,809	463,186 673,472 882,684 1,091,282	442,233 636,394 829,863 1,022,901	419,688 597,764 775,503 953,052	394,018 556,336 718,653 880,969	365,016 512,510 660,005 807,499
cannges in sales values (£)	95% 100% 105% 110% 115%	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762	483,200 709,539 934,624 1,158,809 1,382,426	463,186 673,472 882,684 1,091,282 1,299,440	442,233 636,394 829,863 1,022,901 1,215,603	419,688 597,764 775,503 953,052 1,130,429	394,018 556,336 718,653 880,969 1,043,286	365,016 512,510 660,005 807,499 954,993
cannges in sales values (£)	95% 100% 105% 110% 115% 120%	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957	394,018 556,336 718,653 880,969 1,043,286 1,205,602	365,016 512,510 660,005 807,499 954,993 1,102,487
	95% 100% 105% 110% 115% 120% 125%	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982
Cahnges in sales values (£) Balance (RLV - TLV)	95% 100% 105% 110% 115% 120% 125%	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific \$106 4,500	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982
	95% 100% 105% 110% 115% 120% 125%	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific \$106 4,500 799,091	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982 9,000 671,369
	95% 100% 105% 110% 115% 120% 125% 636,394 0	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific \$106 4,500 799,091 730,204	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982 9,000 671,369 601,518
	95% 100% 105% 110% 115% 120% 125% 636,394 0	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific \$106 4,500 799,091 730,204 660,806	419,688 597,764 775,503 953,052 1,300,7,757 1,484,957 £1,500 6,000 756,729 687,525 617,772	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110
	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,845 593,767	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific \$106 4,500 799,091 730,204 660,806 550,391	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045
Balance (RLV - TLV)	95% 100% 105% 110% 110% 120% 125% 636,394 0 40 80 143 160	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,091 730,204 60,806 560,391 520,354	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,563
Balance (RLV - TLV) CIL £psm	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,991 730,204 660,806 550,391 520,354 449,284	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933	365,016 512,510 660,005 807,499 94,4993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,563 316,440
Balance (RLV - TLV)	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific \$106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,625 617,772 506,814 476,655 405,214 333,230	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,563 316,440 243,710
Balance (RLV - TLV) CIL £psm	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280	268,452 577,618 883,729 1,187,547 1,483,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 500,599 438,464	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific \$106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,641 463,033 432,734 360,933 288,570 215,671	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,563 316,440 243,710 170,439
Balance (RLV - TLV)	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,991 730,204 660,806 550,391 520,354 449,284 305,422 232,625	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 476,655 405,214 476,665 405,214 476,665 405,214 476,665 405,214 476,665 405,214 476,665	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162	365,016 512,510 660,059 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,563 316,440 243,710 170,439 96,619
Balance (RLV - TLV)	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 392,274 249,579	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,811 277,552 204,553	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,641 463,033 432,734 360,933 288,570 215,671	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982 9,000 671,389 601,518 531,110 419,045 388,563 316,440 243,710 170,439 96,619 22,255
Balance (RLV - TLV) CIL £psm	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,991 730,204 660,806 550,391 520,354 449,284 305,422 232,625	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 476,655 405,214 476,665 405,214 476,665 405,214 476,665 405,214 476,665 405,214 476,665	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162	365,016 512,510 660,059 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,563 316,440 243,710 170,439 96,619
Balance (RLV - TLV) CIL £psm	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 392,274 249,579	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,811 277,552 204,553	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 674,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982 9,000 671,389 601,518 531,110 419,045 388,563 316,440 243,710 170,439 96,619 22,255
Balance (RLV - TLV) CIL £psm	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,625 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783 39,519	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295)	365,016 512,510 660,025 807,499 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,564 243,710 170,439 96,611 22,255 (52,109)
Balance (RLV - TLV) CIL £psm	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541 148,103	1,500 83,189 1,500 834,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 833,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345 102,564	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783 39,519 (34,845)	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659)	365,016 512,510 660,059 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,563 316,440 243,710 170,439 96,619 22,255 (52,109) (126,743)
Balance (RLV - TLV) CIL £psm	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440 440 480	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345 102,564 28,232	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582)	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific \$106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396)	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783 39,519 (34,845) (109,375)	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659) (155,466)	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,563 316,440 243,710 177,439 96,619 22,255 (126,743) (126,743)
Balance (RLV - TLV) CIL £psm	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440 480 520	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541 148,103 74,046 (318)	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 466,835 394,328 322,274 249,579 176,345 102,564 28,232 (46,132)	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582) (92,007)	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,398) (138,098)	419,688 597,764 775,503 953,052 1,30,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 113,783 39,519 (34,845) (193,375) (184,189)	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659) (155,466) (230,280)	365,016 512,510 660,052 807,499 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,563 386,563 386,563 (52,109) (120,743) (201,557) (276,464)
Balance (RLV - TLV) CIL £psm	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440 440 480 520 560	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541 148,103 74,046 (318) (74,683)	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345 102,564 28,232 (46,132) (120,730)	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582) (92,007) (166,821)	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396) (138,098) (212,912)	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783 39,519 (34,845) (199,375) (184,189) (259,003)	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659) (155,466) (230,280) (305,361)	365,016 512,510 660,025 807,499 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,563 316,440 243,710 170,439 96,619 22,255 (52,109) (126,743) (201,557) (276,444) (351,730)
Balance (RLV - TLV) CIL £psm	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541 148,103 74,046 (318) (74,683) (149,453)	1,500 83,189 1,500 83,189 1,500 83,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345 102,564 28,232 (46,132) (120,730) (195,544)	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582) (92,007) (166,821) (241,635)	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396) (138,098) (212,912) (287,888)	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,625 617,772 506,814 476,655 405,214 333,230 260,664 187,496 113,783 39,519 (34,845) (109,375) (184,189) (259,003) (334,257)	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659) (155,466) (230,280) (305,361) (380,627)	365,016 512,510 660,059 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,563 316,440 243,710 170,439 96,619 22,255 (52,109) (126,743) (201,557) (276,464) (351,730) (426,996)
Balance (RLV - TLV) CIL £psm	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 392,274 249,579 176,345 102,564 28,232 (46,132) (120,730) (195,544) (270,415)	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582) (92,007) (166,821) (241,635) (316,784)	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,991 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396) (138,098) (212,912) (287,888) (363,154)	419,688 597,764 775,503 953,052 1,30,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 113,783 39,519 (34,845) (109,375) (184,189) (259,003) (334,257) (409,523)	394,018 556,336 718,653 880,969 1,043,286 1,205,602 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659) (155,466) (230,280) (305,361) (380,627) (456,540)	365,016 512,510 660,005 807,499 954,993 1,102,487 1,249,982 9,000 671,369 601,518 531,110 419,045 388,563 316,440 243,710 170,439 96,619 22,255 (52,109) (126,743) (276,464) (351,730) (426,996) (510,784)
Balance (RLV - TLV) CIL £psm	95% 100% 105% 110% 115% 120% 125% 636,394 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680	268,452 577,618 883,729 1,187,547 1,489,824 1,790,762 2,090,776 2,389,955 924,963 857,099 788,654 679,821 650,243 580,202 509,599 438,464 366,733 294,404 221,541 148,103 74,046 (318) (74,683) (149,453) (224,267) (299,311)	483,200 709,539 934,624 1,158,809 1,382,426 1,605,650 1,828,418 1,500 883,189 814,992 746,263 636,902 607,145 536,805 465,835 394,328 322,274 249,579 176,345 102,543 (46,132) (120,730) (195,544) (270,415) (345,681)	463,186 673,472 882,684 1,091,282 1,299,440 1,507,330 1,714,856 Site 3,000 841,232 772,692 703,645 593,767 563,850 493,148 421,864 349,981 277,552 204,553 130,943 56,782 (17,582) (92,007) (166,821) (241,635) (316,784) (392,050)	442,233 636,394 829,863 1,022,901 1,215,603 1,408,117 1,600,520 Specific S106 4,500 799,091 730,204 660,806 550,391 520,354 449,284 377,677 305,422 232,625 159,288 85,333 10,968 (63,396) (138,098) (212,912) (287,888) (363,154) (438,420)	419,688 597,764 775,503 953,052 1,130,429 1,307,757 1,484,957 £1,500 6,000 756,729 687,525 617,772 506,814 476,655 405,214 333,230 260,664 113,783 39,519 (34,845) (109,375) (184,189) (259,003) (334,257) (409,523) (490,343)	394,018 556,336 718,653 880,969 1,043,286 1,205,602 1,367,919 7,500 714,145 644,650 574,541 463,033 432,734 360,933 288,570 215,671 142,162 68,069 (6,295) (80,659) (155,466) (230,280) (305,361) (380,627) (456,540) (544,587)	9,000 671,369 90,015 90,015 90,015 90,016 90



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 Scheme Ref:
 D

 Title:
 50 No. Units

 Notes:
 Greeenfield allocation

ASSUMPTIONS - RESIDENTIAL US	ES							
Total number of units in scheme			50 11-					
			50 Un	iilS				
AH Policy requirement (% Target)			35%					
AH tenure split %	Af	fordable Rent:		53.0%				
	Sh	nared ownership		25.0%				
	Int	ermediate		21.6%				
Open Market Sale (OMS) housing			65%					
() 3			100%					
CII Bata (C nom)				1000				
CIL Rate (£ psm)			143.29 £ p	35111				
			*** : 0/	A11.11 '1		0 " : 0/	T	
Unit mix - 1 bed House	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
	3.3%	1.1	0.0%	0.0		2%	1.1	
2 bed House	20.9%	6.8	57.4%	10.0		34%	16.8	
3 bed House	40.8%	13.3	23.5%	4.1		35%	17.4	
4 bed House	35.0%	11.4	2.8%	0.5		24%	11.9	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	2.9		6%	2.9	
2 bed Flat	0.0%	0.0	0.0%	0.0		0%	0.0	
Total number of units				17.5		100%	50.0	
Total number of units	100.0%	32.5	100.0%	17.5		100%	50.0	
	Net area per unit		Net to Gross %		Gro	oss (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House						0.0	1,104	
	0.0	0						
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		Gro	oss (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total	I GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House			(sqiii)	(sqit) 0		(sqiii) 62	(Sq1t) 670	
	62	670						
2 bed House	537	5,776	703	7,562		1,239	13,338	
3 bed House	1,193	12,846	346	3,720		1,539	16,566	
4 bed House	1,251	13,468	47	504		1,298	13,973	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	169	1,815		169	1,815	
2 bed Flat	0	0	0	0		0	0	
	3,043	32,760	1,264	13,601		4,307	46,361	
AH % by floor are		02,700		1 % by floor area due	a to miv	4,007	40,001	
All 76 by lloor are	a.		29.54/0 AI	1 /6 Dy 11001 area due	5 to mix			
	0.0110	-	0.6					
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			total	MV £ (no AH)	
1 bed House	180,000	3,103	288				193,050	
2 bed House	250,000	3,165	294				4,207,188	
3 bed House	290,000	3,222	299				5,038,533	
4 bed House	350,000	3,182	296				4,150,300	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat			297					
	160,000	3,200					458,640	
2 bed Flat	190,000	3,115	289				0	
							14,047,710	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70%	0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50% 112,000	2,240	70%	128,000	2,560	80%
0.1 151.1	95,000	1,557	50% 133,000	2,180	70%	152,000	2,492	80%
2 bed Flat	35,000	.,	,	-,	. 0 . 0	102,000	2,402	





Scheme Ref: Title: Notes: D 50 No. Units Greeenfield allocation

GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)				
I bed House	1.1	@	180,000		193,050
2 bed House	6.8	@	250,000		1,698,125
bed House	13.3	@	290,000		3,845,400
bed House	11.4	@	350,000		3,981,250
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		-
bed Flat	0.0	@	190,000		-
	32.5				9,717,825
Affordable Rent GDV -					
bed House	0.0	@	90,000		-
bed House	5.3	@	125,000		664,902
bed House	2.2	@	145,000		316,180
bed House	0.3	@	175,000		44,798
5 bed House	0.0	@	0		-
I bed Flat	1.5	@	80,000		121,540
bed Flat	0.0	@	95,000		
	9.3				1,147,420
hared ownership					
bed House	0.0	@	126,000		-
bed House	2.5	@	175,000		439,788
bed House	1.0	@	203,000		209,132
bed House	0.1	@	245,000		29,631
bed House	0.0	@	0		-
bed Flat	0.7	@	112,000		80,390
bed Flat	0.0	@	133,000		
	4.4				758,942
ntermediate					
2 bed House	0.0	@	144,000		-
B bed House	2.2	@	200,000		433,566
bed House	0.9	@	232,000		206,173
5 bed House	0.1	@	250,000		26,082
I bed Flat	0.0	@	0		
P bed Flat	0.6	@	128,000		79,253
.00%	0.0	@	152,000		
	3.8				745,074
Sub-total GDV Residential	49.9				12,369,261
AH on-site cost analysis:	200 £ ner	n (total GIA sqm)		£MV less £GDV 33,569 £ per unit (total units)	1,678,449
	390 z psi	ii (iolai GIA sylli)		55,503 £ per unit (total units)	
Grant	50	@	0		-
					12,369,261





Scheme Ref: D

Title: 50 No. Units
Notes: Greenfield allocation





Scheme Ref: Title: Notes: D 50 No. Units Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				1,989,059
SDLT		1,989,059 @	5.0% (slabbed)	(88,953)
Acquisition Agent fees		1,989,059 @	1.0%	(19,891)
Acquisition Legal fees		1,989,059 @	0.5%	(9,945)
Interest on Land		1,989,059 @	7.5%	(149,179)
Residual Land Value				1,721,091
RLV analysis:	34,422 £ per plot	757,280 £ per ha	306,467 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			22.0 dp net ha		
Site Area (Resi)			2.27 net ha	5.62 net acres	
Density analysis:		1	1,895 sqm/ha	8,255 sqft/ac	
Threshold Land Value	14,033 £ per plot	308	3,737 £ per net ha	124,944 £ per net acre	701,674
		80%	Gross to net	2.84 Gross hectares	

BALANCE			
Surplus/(Deficit)	448,543 £ per ha	181,523 £ per acre	1,019,417

 Scheme Ref:
 D

 Title:
 50 No. Units

 Notes:
 Greeenfield allocation

l l								
					AH - % on site 359	%		
Balance (RLV - TLV)	1,019,417	0%	25%	30%	35%	40%	45%	50%
	0	2,132,399	1,637,998	1,539,095	1,440,193	1,341,089	1,241,639	1,142,029
	80	1,768,994	1,367,063	1,286,241	1,205,399	1,124,557	1,043,716	962,663
	100	1,678,143	1,298,925	1,223,027	1,146,701	1,070,374	994,048	917,722
	120	1,587,292	1,230,787	1,159,485	1,088,002	1,016,191	944,380	872,569
	140	1,496,441	1,162,648	1,095,890	1,029,131	962,008	894,712	827,417
CIL £psm	160	1,405,175	1,094,510	1,032,294	970,078	907,825	845,044	782,264
143.29	180	1,313,774	1,026,371	968,698	911,025	853,351	795,376	737,111
	200	1,222,374	958,233	905,102	851,971	798,840	745,709	691,959
	220	1,130,973	890,095	841,506	792,918	744,330	695,741	646,806
	240	1,039,573	821,710	777,911	733,865	689,819	645,773	601,653
	260	948,173	753,160	714,157	674,812	635,308	595,805	556,302
	280	856,772	684,610	650,177	615,745	580,798	545,837	510,876
	300	765,177	616,059	586,197	556,334	526,287	495,869	465,451
	320	673,225	547,509	522,217	496,924	471,632	445,901	420,025
	340	581,272	478,959	458,236	437,514	416,792	395,933	374,600
	360	489,319	410,409	394,256	378,104	361,951	345,799	329,174
	380	397,366	341,778	330,276	318,694	307,111	295,529	283,748
	400	305,413	272,814	266,294	259,283	252,271	245,258	238,246
	420	213,460	203,849	201,927	199,873	197,431	194,988	192,546
	440	121,507	134,884	137,560	140,235	142,590	144,718	146,846
	460	29,002	65,920	73,193	80,466	87,739	94,448	101,146
	480	(63,506)	(3,045)	8,826	20,696	32,567	44,178	55,445
	500	(156,015)	(72,010)	(55,541)	(39,073)	(22,605)	(6,136)	9,745
	520	(248,524)	(140,974)	(119,908)	(98,842)	(77,776)	(56,710)	(35,955)
	540	(341,032)	(210,287)	(119,300)	(158,612)	(132,948)	(107,285)	(81,655)
	040	(0.1.,002)	(2.0,201)	(107,210)	(100,012)	(.02,040)	(.0.,200)	(31,000)
					AH - % on site 359	%		
Balance (RLV - TLV)	1,019,417	0%	25%	30%	35%	40%	45%	50%
	-	1,554,258	1,224,202	1,158,191	1,091,973	1,025,420	958,867	892,314
	1,500	1,481,496	1,151,439	1,085,428	1,019,417	953,095	886,542	819,989
	3,000	1,408,337	1,078,677	1,012,666	946,654	880,643	814,217	747,664
	4,500	1,335,135	1,005,915	939,903	873,892	807,881	741,869	675,338
					801,130	735,118	669,107	603,013
	6,000	1,261,933	933,152	867,141	001,130			530,333
Site Specific S106	6,000 7,500	1,261,933 1,188,730	933,152 860,376	867,141 794,378	728,367	662,356	596,345	
Site Specific S106							596,345 523,582	457,571
	7,500	1,188,730	860,376	794,378	728,367	662,356		
	7,500 9,000	1,188,730 1,115,528	860,376 787,174	794,378 721,503	728,367 655,605	662,356 589,593	523,582	457,571
	7,500 9,000 10,500	1,188,730 1,115,528 1,042,326	860,376 787,174 713,971	794,378 721,503 648,301	728,367 655,605 582,630	662,356 589,593 516,831	523,582 450,820	457,571 384,808
	7,500 9,000 10,500 12,000	1,188,730 1,115,528 1,042,326 969,124	860,376 787,174 713,971 640,769	794,378 721,503 648,301 575,098	728,367 655,605 582,630 509,427	662,356 589,593 516,831 443,757	523,582 450,820 378,057	457,571 384,808 312,046
	7,500 9,000 10,500 12,000 13,500	1,188,730 1,115,528 1,042,326 969,124 895,921 822,719	860,376 787,174 713,971 640,769 567,567	794,378 721,503 648,301 575,098 501,896	728,367 655,605 582,630 509,427 436,225	662,356 589,593 516,831 443,757 370,554	523,582 450,820 378,057 304,883 231,681	457,571 384,808 312,046 239,213 166,010
	7,500 9,000 10,500 12,000 13,500 15,000	1,188,730 1,115,528 1,042,326 969,124 895,921	860,376 787,174 713,971 640,769 567,567 494,365 421,162	794,378 721,503 648,301 575,098 501,896 428,694	728,367 655,605 582,630 509,427 436,225 363,023 289,821	662,356 589,593 516,831 443,757 370,554 297,352	523,582 450,820 378,057 304,883 231,681 158,479	457,571 384,808 312,046 239,213
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	1,188,730 1,115,528 1,042,326 969,124 895,921 822,719 749,226 675,582	860,376 787,174 713,971 640,769 567,567 494,365 421,162 347,917	794,378 721,503 648,301 575,098 501,896 428,694 355,492 282,289	728,367 655,605 582,630 509,427 436,225 363,023 289,821 216,618	662,356 589,593 516,831 443,757 370,554 297,352 224,150 150,947	523,582 450,820 378,057 304,883 231,681 158,479 85,277	457,571 384,808 312,046 239,213 166,010 92,808 19,606
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	1,188,730 1,115,528 1,042,326 969,124 895,921 822,719 749,226 675,582 601,937	860,376 787,174 713,971 640,769 567,567 494,365 421,162 347,917 274,272	794,378 721,503 648,301 575,098 501,896 428,694 355,492 282,289 208,739	728,367 655,605 582,630 509,427 436,225 363,023 289,821 216,618 143,206	662,356 589,593 516,831 443,757 370,554 297,352 224,150 150,947 77,673	523,582 450,820 378,057 304,883 231,681 158,479 85,277 12,074	457,571 384,808 312,046 239,213 166,010 92,808 19,606 (53,597)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	1,188,730 1,115,528 1,042,326 969,124 895,921 822,719 749,226 675,582 601,937 528,292	860,376 787,174 713,971 640,769 567,567 494,365 421,162 347,917 274,272 200,627	794,378 721,503 648,301 575,098 501,896 428,694 355,492 282,289 208,739 135,094	728,367 655,605 582,630 509,427 436,225 363,023 289,821 216,618 143,206 69,561	662,356 589,593 516,831 443,757 370,554 297,352 224,150 150,947 77,673 4,028	523,582 450,820 378,057 304,883 231,681 158,479 85,277 12,074 (61,505)	457,571 384,808 312,046 239,213 166,010 92,808 19,606 (53,597) (127,037)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	1,188,730 1,115,528 1,042,326 969,124 895,921 822,719 749,226 675,582 601,937 528,292 454,647	860,376 787,174 713,971 640,769 567,567 494,365 421,162 347,917 274,272 200,627 126,983	794,378 721,503 648,301 575,098 501,896 428,694 355,492 282,289 208,739 135,094 61,450	728,367 655,605 582,630 509,427 436,225 363,023 289,821 216,618 143,206 69,561 (4,083)	662,356 589,593 516,831 443,757 370,554 297,352 224,150 150,947 77,673 4,028 (69,616)	523,582 450,820 378,057 304,883 231,681 158,479 85,277 12,074 (61,505) (135,149)	457,571 384,808 312,046 239,213 166,010 92,808 19,606 (53,597) (127,037) (200,682)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	1,188,730 1,115,528 1,042,326 969,124 895,921 822,719 749,226 675,582 601,937 528,292 454,647 381,002	860,376 787,174 713,971 640,769 567,567 494,365 421,162 347,917 274,272 200,627 126,983 53,338	794,378 721,503 648,301 575,098 501,896 428,694 355,492 282,289 208,739 135,094 61,450 (12,195)	728,367 655,605 582,630 509,427 436,225 363,023 289,821 216,618 143,206 69,561 (4,083) (77,728)	662,356 589,593 516,831 443,757 370,554 297,352 224,150 150,947 77,673 4,028 (69,616) (143,261)	523,582 450,820 378,057 304,883 231,681 158,479 85,277 12,074 (61,505) (135,149) (208,794)	457,571 384,808 312,046 239,213 166,010 92,808 19,606 (53,597) (127,037) (200,682) (274,327)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	1,188,730 1,115,528 1,042,326 969,124 895,921 822,719 749,226 675,582 601,937 528,292 454,647 381,002 307,358	860,376 787,174 713,971 640,769 567,567 494,365 421,162 347,917 274,272 200,627 126,983 53,338 (20,307)	794,378 721,503 648,301 575,098 501,896 428,694 355,492 282,289 208,739 135,094 61,450 (12,195) (85,840)	728,367 655,605 582,630 509,427 436,225 363,023 289,821 216,618 143,206 69,561 (4,083) (77,728) (151,373)	662,356 589,593 516,831 443,757 370,554 297,352 224,150 150,947 77,673 4,028 (69,616) (143,261) (216,906)	523,582 450,820 378,057 304,883 231,881 158,479 85,277 12,074 (61,505) (135,149) (208,794) (282,439)	457,571 384,808 312,046 239,213 166,010 92,808 19,606 (53,597) (127,037) (200,682) (274,327) (347,972)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 19,500 21,000 22,500 24,000 25,500 27,000	1,188,730 1,115,528 1,042,326 969,124 895,921 822,719 749,226 675,582 601,937 528,292 454,647 381,002 307,358 233,713	860,376 787,174 713,971 640,769 567,567 494,365 421,162 347,917 274,272 200,627 126,983 53,338 (20,307) (93,952)	794,378 721,503 648,301 575,098 501,896 428,694 355,492 282,289 208,739 135,094 61,450 (12,195) (85,840) (159,485)	728,367 655,605 582,630 509,427 436,225 363,023 289,821 216,618 143,206 69,561 (4,083) (77,728) (151,373) (225,018)	662,356 589,593 516,831 443,757 370,554 297,352 224,150 150,947 77,673 4,028 (69,616) (143,261) (216,906) (290,551)	523,582 450,820 378,057 304,883 231,681 158,479 85,277 12,074 (61,505) (135,149) (208,794) (282,439) (356,084)	457,571 384,808 312,046 239,213 166,010 92,808 19,606 (53,597) (127,037) (200,682) (274,327) (347,972) (421,617)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	1,188,730 1,115,528 1,042,326 969,124 895,921 822,719 749,226 675,582 601,937 528,292 454,647 381,002 307,358	860,376 787,174 713,971 640,769 567,567 494,365 421,162 347,917 274,272 200,627 126,983 53,338 (20,307)	794,378 721,503 648,301 575,098 501,896 428,694 355,492 282,289 208,739 135,094 61,450 (12,195) (85,840)	728,367 655,605 582,630 509,427 436,225 363,023 289,821 216,618 143,206 69,561 (4,083) (77,728) (151,373)	662,356 589,593 516,831 443,757 370,554 297,352 224,150 150,947 77,673 4,028 (69,616) (143,261) (216,906)	523,582 450,820 378,057 304,883 231,881 158,479 85,277 12,074 (61,505) (135,149) (208,794) (282,439)	457,571 384,808 312,046 239,213 166,010 92,808 19,606 (53,597) (127,037) (200,682) (274,327) (347,972)



Scheme Ref: D
Title: 50 No. Units
Notes: Greenfield allocation

					AH - % on site 35	%		
Balance (RLV - TLV)	1,019,417	0%	25%	30%	35%	40%	45%	50%
` 1	50,000	1,902,375	1,572,318	1,506,307	1,440,296	1,373,974	1,307,421	1,240,868
	75,000	1,761,977	1,431,920	1,365,909	1,299,898	1,233,576	1,167,023	1,100,470
TLV (per net acre)	100,000	1,621,579	1,291,523	1,225,511	1,159,500	1,093,178	1,026,625	960,072
124,944	125,000	1,481,181	1,151,125	1,085,114	1,019,102	952,780	886,227	819,674
12.,2.1	150,000	1,340,784	1,010,727	944,716	878,705	812,383	745,830	679,277
	175,000	1,200,386	870,329	804,318	738,307	671,985	605,432	538,879
	200,000	1,059,988	729,932	663,920	597,909	531,587	465,034	398,481
	225,000	919,591	589,534	523,523	457,511	391,189	324,636	258,084
	250,000	779,193	449,136	383,125	317,114	250,792	184,239	117,686
	275,000	638,795	308,739	242,727	176,716	110,394	43,841	(22,712)
					AH - % on site 35	%		
Balance (RLV - TLV)	1,019,417	0%	25%	30%	35%	40%	45%	50%
	5	(1,341,298)	(1,669,653)	(1,735,324)	(1,800,994)	(1,866,806)	(1,932,817)	(1,998,828)
	10	485,244	156,071	90,060	24,048	(41,963)	(107,974)	(174,458)
Density (dph)	15	1,094,091	764,352	698,340	632,329	566,318	499,812	433,259
22	20	1,398,515	1,068,492	1,002,481	936,469	870,224	803,671	737,118
	25	1,581,033	1,250,976	1,184,965	1,118,954	1,052,540	985,987	919,434
	28	1,659,240	1,329,184	1,263,173	1,197,161	1,130,675	1,064,122	997,569
	30	1,702,689	1,372,632	1,306,621	1,240,610	1,174,083	1,107,530	1,040,977
	35	1,789,586	1,459,530	1,393,518	1,327,453	1,260,900	1,194,347	1,127,794
	40	1,854,759	1,524,703	1,458,691	1,392,566	1,326,013	1,259,460	1,192,907
	45	1,905,449	1,575,393	1,509,381	1,443,209	1,376,656	1,310,103	1,243,550
	50	1,946,001	1,615,945	1,549,933	1,483,723	1,417,170	1,350,617	1,284,064
					AH - % on site 35	%		
Balance (RLV - TLV)	1,019,417	0%	25%	30%	35%	40%	45%	50%
	95%	1,810,293	1,461,896	1,391,807	1,321,719	1,251,630	1,181,157	1,110,348
	100%	1,481,496	1,151,439	1,085,428	1,019,417	953,095	886,542	819,989
Build rate (£psm)	105%	1,150,755	840,294	777,974	715,520	653,066	590,612	528,158
Dana rato (zpom)	110%	819,970	527,403	468,889	410,376	351,863	293,349	234,836
	115%		213,661		104,198	49,466		(60,162)
		487,320		158,930			(5,266)	
	120%	154,536	(101,121)	(152,253)	(203,384)	(254,515)	(305,647)	(356,778)
	125%	(180,057)	(417,497)	(464,985)	(512,473)	(559,960)	(607,448)	(654,936)
	130%	(514,853)	(741,705)	(792,874)	(844,043)	(895,211)	(946,380)	(997,549)
					All 0/it- 00			
Balance (RLV - TLV)	1,019,417	0%	25%	30%	AH - % on site 09 35%	40%	45%	50%
Balance (RLV - TLV)	1,019,417 75%				35%	40%		
Balance (RLV - TLV)	75%	(1,128,972)	(763,679)	(690,781)	35% (628,443)	40% (566,105)	(503,767)	(441,944)
	75% 80%	(1,128,972) (553,062)	(763,679) (369,309)	(690,781) (332,558)	35% (628,443) (296,237)	40% (566,105) (259,987)	(503,767) (223,737)	(441,944) (187,779)
Balance (RLV - TLV) Cahnges in sales values (£)	75% 80% 85%	(1,128,972) (553,062) (41,315)	(763,679) (369,309) 12,949	(690,781) (332,558) 23,754	35% (628,443) (296,237) 34,549	40% (566,105) (259,987) 44,823	(503,767) (223,737) 55,098	(441,944) (187,779) 65,373
	75% 80% 85% 90%	(1,128,972) (553,062) (41,315) 467,843	(763,679) (369,309) 12,949 393,728	(690,781) (332,558) 23,754 378,687	35% (628,443) (296,237) 34,549 363,647	40% (566,105) (259,987) 44,823 348,606	(503,767) (223,737) 55,098 333,090	(441,944) (187,779) 65,373 317,470
	75% 80% 85% 90% 95%	(1,128,972) (553,062) (41,315) 467,843 975,235	(763,679) (369,309) 12,949 393,728 773,456	(690,781) (332,558) 23,754 378,687 732,689	35% (628,443) (296,237) 34,549 363,647 691,873	40% (566,105) (259,987) 44,823 348,606 651,057	(503,767) (223,737) 55,098 333,090 610,242	(441,944) (187,779) 65,373 317,470 569,119
	75% 80% 85% 90% 95% 100%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496	(763,679) (369,309) 12,949 393,728 773,456 1,151,439	(690,781) (332,558) 23,754 378,687 732,689 1,085,428	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417	40% (566,105) (259,987) 44,823 348,606 651,057 953,095	(503,767) (223,737) 55,098 333,090 610,242 886,542	(441,944) (187,779) 65,373 317,470 569,119 819,989
	75% 80% 85% 90% 95% 100%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527
	75% 80% 85% 90% 95% 100% 105%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418
	75% 80% 85% 90% 95% 100% 105% 110%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293
	75% 80% 85% 90% 95% 100% 105% 110%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 120% 125%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,934 1,854,833 2,153,905 2,452,726	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 e Specific S106 4,500	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,833 2,153,905 2,452,726 £1,500 6,000	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 120% 125%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542 1,178,145	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074	35% (628,443) (296,237) (296,237) (34,549) (363,647) (691,873) (1019,417) (1,345,778) (1,671,909) (1,997,095) (2,321,619) (2,645,342) (2) Specific S106 (4,500) (1,295,542) (1,178,145) (1,060,749)	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,994 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 115% 120% 125% 1,019,417 0 40 80 143 160	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,512,429 1,395,121 1,277,724 1,092,824 1,042,840	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078	(690,781) (332,558) 23,754 238,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 1,019,417 0 40 80 143 160 200	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,512,429 1,395,121 1,277,724 1,092,824 1,042,840 924,734	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209	35% (628,443) (296,237) (296,237) (34,549) 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 1,019,417 0 40 80 143 160 200 240	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865	(690,781) (332,558) 23,754 23,758 23,758 23,758 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102	35% (628,443) (296,237) (296,237) (34,549) 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 PSpecific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 200 240 280	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745	(690,781) (332,558) 23,754 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542	35% (628,443) (296,237) (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 487,374 368,554 249,733
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 120% 125% 100 40 40 40 220 240 220 320	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 496,924	(690,781) (332,558) 23,754 238,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,996 204,115	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 120% 125% 140 80 143 160 200 240 280 320 360	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,512,429 1,395,121 1,277,724 1,042,840 924,734 806,627 688,521 570,127 451,306	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902	35% (628,443) (296,237) (296,237) (34,549) 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 998,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 120% 125% 140 80 143 160 200 240 280 320 360 400	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 496,924 378,104 259,283	(690,781) (332,558) 23,754 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081	35% (628,443) (296,237) (296,237) (34,549) 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805)	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 200 240 280 320 360 400 440	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235	(690,781) (332,558) 23,754 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590	35% (628,443) (296,237) (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,999 1,997,095 2,321,619 2,645,342 2) Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 824,553 824,553 6520 231,699 112,484 (7,054)	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699)	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344)	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 120% 125% 140 80 143 160 200 240 280 320 360 400	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 496,924 378,104 259,283	(690,781) (332,558) 23,754 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081	35% (628,443) (296,237) (296,237) (34,549) 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 9 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805)	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 200 240 280 320 360 400 440	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235	(690,781) (332,558) 23,754 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590	35% (628,443) (296,237) (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,999 1,997,095 2,321,619 2,645,342 2) Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 824,553 824,553 6520 231,699 112,484 (7,054)	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699)	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344)	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 140 80 143 160 200 240 280 320 360 400 440 480	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127 451,306 332,486 213,665 94,341	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235 20,696	(690,781) (332,558) 23,754 238,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590 (52,948)	35% (628,443) (296,237) 34,549 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 2,645,342 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054) (126,593)	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699) (200,238)	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344) (273,956)	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989) (348,046)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 200 240 280 320 360 400 440 480 520	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,512,429 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127 451,306 332,486 213,665 94,341 (25,198)	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235 20,696 (98,842)	(690,781) (332,558) 23,754 2378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 2,37,22 304,902 186,081 66,590 (52,948) (172,487)	35% (628,443) (296,237) (296,237) (34,549) 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 8 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054) (126,593) (246,132)	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699) (200,238) (320,128)	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344) (273,956) (394,218)	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989) (348,046) (468,308)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 140 80 143 160 200 240 280 320 360 400 440 480 520 560	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127 451,306 332,496 213,665 94,341 (25,198) (144,736) (264,291)	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235 20,696 (98,842) (218,381) (338,380)	(690,781) (332,558) 23,754 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 542,542 423,722 304,902 186,081 66,590 (52,948) (172,487) (292,209) (412,470)	35% (628,443) (296,237) (296,237) (34,549) 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 Peocific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054) (126,593) (246,132) (366,299)	40% (566, 105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699) (200,238) (320,128) (440,389) (560,650)	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344) (273,956) (394,218) (634,740)	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989) (348,046) (468,308) (588,569) (711,755)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 120% 220 240 280 320 360 400 440 480 520 560 600 640	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127 451,306 332,486 213,665 94,341 (25,198) (144,736) (264,291) (384,552)	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235 20,696 (98,842) (218,381) (338,380) (458,642)	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 661,102 542,542 423,722 304,902 186,081 66,590 (52,948) (172,487) (292,209) (412,470) (532,732)	35% (628,443) (296,237) (34,549) 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 1,284,534 1,000,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054) (126,593) (246,132) (366,299) (486,560) (606,822)	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699) (200,238) (320,128) (440,389) (560,650) (660,912)	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344) (273,956) (394,218) (514,479) (634,740) (765,768)	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 11,089 (108,450) (227,989) (348,046) (468,308) (588,569) (711,755) (852,440)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 200 240 280 320 360 400 440 480 520 560 600 640 680	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127 451,306 332,486 213,665 94,341 (25,198) (144,736) (264,291) (384,552) (504,813)	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235 20,696 (98,842) (218,381) (338,380) (458,642) (578,903)	(690,781) (332,558) 23,754 2378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 887,315 779,209 661,102 542,542 2304,902 186,081 66,590 (52,948) (172,487) (292,209) (412,470) (532,732) (652,993)	35% (628,443) (296,237) (296,237) (34,549) 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 8 Specific S106 4,500 1,295,542 1,178,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054) (126,593) (246,132) (366,299) (486,560) (606,822) (733,108)	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 998,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699) (200,238) (320,128) (440,389) (560,650) (680,912) (819,780)	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 220,4115 84,733 (34,805) (154,344) (273,956) (394,218) (514,479) (634,740) (765,768) (906,452)	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989) (348,046) (468,308) (588,569) (711,755) (852,440) (993,124)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 120% 220 240 280 320 360 400 440 480 520 560 600 640	(1,128,972) (553,062) (41,315) 467,843 975,235 1,481,496 1,985,409 2,488,998 2,990,737 3,492,476 3,992,493 1,395,121 1,277,724 1,092,824 1,042,840 924,734 806,627 688,521 570,127 451,306 332,486 213,665 94,341 (25,198) (144,736) (264,291) (384,552)	(763,679) (369,309) 12,949 393,728 773,456 1,151,439 1,529,058 1,905,363 2,281,619 2,656,455 3,030,572 1,500 1,440,193 1,322,796 1,205,399 1,020,273 970,078 851,971 733,865 615,745 496,924 378,104 259,283 140,235 20,696 (98,842) (218,381) (338,380) (458,642)	(690,781) (332,558) 23,754 378,687 732,689 1,085,428 1,437,418 1,788,636 2,139,357 2,489,204 2,837,957 Site 3,000 1,367,868 1,250,471 1,133,074 947,511 897,315 779,209 661,102 661,102 542,542 423,722 304,902 186,081 66,590 (52,948) (172,487) (292,209) (412,470) (532,732)	35% (628,443) (296,237) (34,549) 363,647 691,873 1,019,417 1,345,778 1,671,909 1,997,095 2,321,619 2,645,342 1,788,145 1,060,749 874,748 824,553 706,446 588,161 469,340 350,520 231,699 112,484 (7,054) (126,593) (246,132) (366,299) (486,560) (606,822)	40% (566,105) (259,987) 44,823 348,606 651,057 953,095 1,254,139 1,554,964 1,854,833 2,153,905 2,452,726 £1,500 6,000 1,223,217 1,105,820 988,004 801,986 751,791 633,684 514,958 396,138 277,317 158,378 38,839 (80,699) (200,238) (320,128) (440,389) (560,650) (660,912)	(503,767) (223,737) 55,098 333,090 610,242 886,542 1,162,499 1,437,691 1,712,273 1,986,192 2,259,654 7,500 1,150,892 1,033,348 915,241 729,223 679,028 560,577 441,756 322,936 204,115 84,733 (34,805) (154,344) (273,956) (394,218) (514,479) (634,740) (765,768)	(441,944) (187,779) 65,373 317,470 569,119 819,989 1,070,527 1,320,418 1,569,461 1,818,293 2,066,542 9,000 1,078,567 960,585 842,479 656,461 606,195 487,374 368,554 249,733 130,627 11,089 (108,450) (227,989) (348,046) (468,308) (588,569) (711,755) (852,440)



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Scheme Ref: Title: Notes: E 85 No. Units Greeenfield allocation

ASSUMPTIONS - RESIDENTIAL USE	S								
Total number of units in scheme				85 Uni	ts				
AH Policy requirement (% Target)				35%					
AH tenure split %	Af	fordable Rent:			53.0%				
	Sh	nared ownership			25.0%				
	Int	termediate			21.6%				
Open Market Sale (OMS) housing				65%					
CIL Rate (£ psm)				100% 143.29 £ p	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	1.8		0.0%	0.0		2%	1.8	
2 bed House	20.9%	11.5		57.4%	17.1		34%	28.6	
3 bed House	40.8%	22.5		23.5%	7.0		35%	29.5	
4 bed House	35.0%	19.3		2.8%	0.8		24%	20.2	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	4.9		6%	4.9	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units	100.0%	55.3		100.0%	29.8		100%	85.0	
	Net area per unit		Ne	t to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	58.0	624					58.0	624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Ne	t to Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA		,	AH units GIA		Total	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	106	1,138		0	0		106	1,138	
2 bed House	912	9,819		1,194	12,855		2,107	22,675	
3 bed House	2,029	21,838		588	6,324		2,616	28,162	
4 bed House	2,127	22,896		80	857		2,207	23,753	
5 bed House	0	0		0	0		0	0	
1 bed Flat 2 bed Flat	0	0		287 0	3,085 0		287 0	3,085 0	
2 bed Flat	5,174	55,691		2,148	23,122		7,322	78,813	
AH % by floor area.		00,001			% by floor area due	e to mix	7,022	70,010	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	I MV £ (no AH)	
1 bed House	180,000	3,103	288				1010	328,185	
2 bed House	250,000	3,165	294					7,152,219	
3 bed House	290,000	3,222	299					8,565,505	
4 bed House	350,000	3,182	296					7,055,510	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					779,688	
2 bed Flat	190,000	3,115	289				_	23,881,107	
								20,001,107	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Share		£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	50%	112,000	#DIV/0!	70%	129,000	#DIV/0!	71%
	80,000	1,600	50%	112,000	2,240	70%	128,000	2,560	80%
1 bed Flat 2 bed Flat	95,000	1,557	50%	133,000	2,180	70%	152,000	2,492	80%



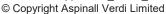
Scheme Ref: Title: Notes: E 85 No. Units Greeenfield allocation

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	1.8	@	180,000		328,185
2 bed House	11.5	@	250,000		2,886,813
bed House	22.5	@	290,000		6,537,180
bed House	19.3	@	350,000		6,768,125
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		-
2 bed Flat	0.0	@	190,000		-
	55.3				16,520,303
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		-
2 bed House	9.0	@	125,000		1,130,333
3 bed House	3.7	@	145,000		537,506
4 bed House	0.4	@	175,000		76,157
5 bed House	0.0	@	0		-
1 bed Flat	2.6	@	80,000		206,617
2 bed Flat	0.0	@	95,000		
	15.8				1,950,613
Shared ownership					
bed House	0.0	@	126,000		-
bed House	4.3	@	175,000		747,640
bed House	1.8	@	203,000		355,525
bed House	0.2	@	245,000		50,373
bed House	0.0	@	0		
bed Flat	1.2	@	112,000		136,664
bed Flat	0.0	@	133,000		
	7.4				1,290,202
ntermediate					
2 bed House	0.0	@	144,000		-
3 bed House	3.7	@	200,000		737,062
4 bed House	1.5	@	232,000		350,495
5 bed House	0.2	@	250,000		44,339
1 bed Flat	0.0	@	0		-
2 bed Flat	1.1	@	128,000		134,730
0.00%	0.0	@	152,000		
	6.4				1,266,626
Sub-total GDV Residential	84.9				21,027,744
AH on-site cost analysis:				£MV less £GDV	2,853,363
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
Grant	85	@	0		-
					21,027,744

Scheme Ref:

Title: 85 No. Units
Notes: Greenfield allocation







Scheme Ref: Title: Notes: E 85 No. Units Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				3,527,901
SDLT		3,527,901 @	5.0% (slabbed)	(165,895)
Acquisition Agent fees		3,527,901 @	1.0%	(35,279)
Acquisition Legal fees		3,527,901 @	0.5%	(17,640)
Interest on Land		3,527,901 @	7.5%	(264,593)
Residual Land Value				3,044,495
RLV analysis:	35,818 £ per plot	823,805 £ per ha	333,389 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			23.0 dp net ha		
Site Area (Resi)			3.70 net ha	9.13 net acres	
Density analysis:			1,981 sqm/ha	8,631 sqft/ac	
Threshold Land Value	13,423 £ per plot		308,737 £ per net ha	124,944 £ per net acre	1,140,983
		80%	Gross to net	4.62 Gross hectares	

BALANCE			
Surplus/(Deficit)	515,068 £ per ha	208,445 £ per acre	1,903,512

Scheme Ref: E
Title: 85 No. Units
Notes: Greenfield allocation

NALYSIS								
					AH - % on site 359	%		
Balance (RLV - TLV)	1,903,512	0%	25%	30%	35%	40%	45%	50%
	0	3,869,921	2,981,971	2,804,115	2,625,824	2,447,533	2,268,910	2,090,060
	120	2,928,531	2,281,879	2,151,970	2,021,834	1,891,500	1,760,733	1,629,624
	140	2,769,984	2,163,931	2,042,221	1,920,226	1,797,907	1,675,274	1,552,276
	160	2,610,812	2,045,810	1,932,136	1,818,289	1,704,115	1,589,611	1,474,586
	180	2,451,227	1,927,148	1,821,801	1,716,067	1,610,084	1,503,635	1,396,895
CIL £psm	200	2,291,093	1,808,359	1,711,050	1,613,613	1,515,725	1,417,605	1,318,788
143.29	220	2,130,451	1,688,980	1,600,117	1,510,773	1,421,247	1,331,109	1,240,628
	240	1,969,349	1,569,511	1,488,697	1,407,792	1,326,318	1,244,614	1,162,220
	260	1,807,634	1,449,410	1,377,154	1,304,330	1,231,384	1,157,684	1,083,588
	280	1,645,558	1,329,247	1,265,060	1,200,811	1,135,881	1,070,666	1,004,872
	300	1,482,816	1,208,421	1,152,896	1,096,724	1,040,378	983,349	925,765
	320	1,319,760	1,087,552	1,040,125	992,637	944,401	895,804	846,657
	340	1,155,974	965,995	927,328	887,939	848,320	808,091	767,148
	360	991,932	844,438	813,874	783,223	751,864	720,017	687,562
	380	827,083	722,164	700,421	677,962	655,203	631,898	607,728
	400	662,050	599,872	586,339	572,613	558,257	543,292	527,661
	420	496,120	476,911	472,200	466,820	461,011	454,686	447,492
	440	330,090	353,880	357,502	360,834	363,606	365,618	366,941
	460	164,059	230,218	242,674	254,498	265,773	276,476	286,390
	480	(1,971)	106,444	127,349	147,871	167,898	187,017	205,394
	500	(168,790)	(17,932)	11,826	40,982	69,473	97,337	124,356
	520	(335,824)	(142,454)	(104,139)	(66,289)	(28,952)	7,479	43,040
	540	(502,858)	(266,977)	(220,360)	(173,743)	(127,901)	(82,743)	(38,488)
	560	(669,892)	(391,500)	(336,582)	(281,663)	(226,920)	(173,009)	(120,131)
	580	(837,629)	(516,541)	(452,803)	(389,583)	(326,363)	(263,777)	(202,152)
				, , ,				
Balance (RLV - TLV)	1,903,512	0%	25%	30%	AH - % on site 359	40%	45%	50%
Balarioc (ICEV - IEV)	1,300,012	2,871,004	2,270,481	2,149,742	2,028,708	1,907,380	1,785,660	1,663,393
	1,500	2,743,800	2,144,528	2,024,112	1,903,512	1,782,478	1,661,216	1,539,496
	3,000	2,616,320	2,018,237	1,898,159	1,777,743	1,657,282	1,536,248	1,415,052
	4,500	2,488,651	1,891,523	1,771,655	1,651,788	1,531,374	1,410,958	1,290,018
	6,000	2,360,400	1,764,417	1,644,941	1,525,073	1,405,206	1,285,005	1,164,588
Site Specific S106	7,500	2,232,149	1,636,937	1,517,548	1,398,160	1,278,491	1,158,624	1,038,636
1,500	9,000							912,042
1,500		2,103,227	1,509,002	1,390,023	1,270,680	1,151,291	1,031,903	
	10,500	1,974,201	1,380,752	1,261,772	1,142,793	1,023,811	904,422	785,034
	12,000	1,844,785	1,251,974	1,133,334	1,014,542	895,563	776,584	657,554
	13,500	1,714,979	1,122,948	1,004,308	885,668	767,027	648,333	529,354
	15,000	1,585,121	993,313	874,941	756,569	638,001	519,361	400,721
	16,500	1,454,530	863,507	745,135	626,763	508,391	390,019	271,647
	18,000	1,323,940	733,049	614,871	496,693	378,515	260,213	141,841
	19,500	1,192,840	602,458	484,280	366,102	247,924	129,746	11,568
	21,000	1,061,459	471,164	353,104	235,045	116,986	(1,073)	(119,132)
	22,500	929,889	339,783	221,724	103,665	(14,394)	(132,453)	(250,513)
	24,000	797,715	207,637	89,621	(28,394)	(146,410)	(264,426)	(382,441)
	25,500	665,541	75,423	(42,625)	(160,673)	(278,721)	(396,768)	(514,816)
	27,000	532,689	(57,550)	(175,598)	(293,646)	(411,694)	(529,742)	(647,790)
	28,500	399,715	(190,524)	(308,572)	(426,619)	(544,667)	(662,715)	(780,763)
l	30.000	266,742	(323,497)	(441,545)	(559,593)	(677,712)	(795,998)	(914,285)

 Scheme Ref:
 E

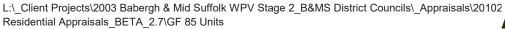
 Title:
 85 No. Units

 Notes:
 Greeenfield allocation

					AH - % on site 35	%		
Balance (RLV - TLV)	1,903,512	0%	25%	30%	35%	40%	45%	50%
	50,000	3,428,186	2,828,913	2,708,497	2,587,897	2,466,863	2,345,601	2,223,881
	75,000	3,199,887	2,600,615	2,480,198	2,359,598	2,238,564	2,117,302	1,995,582
TLV (per net acre)	100,000	2,971,588	2,372,316	2,251,899	2,131,299	2,010,265	1,889,003	1,767,283
124,944	125,000	2,743,289	2,144,017	2,023,601	1,903,000	1,781,967	1,660,705	1,538,985
	150,000	2,514,990	1,915,718	1,795,302	1,674,701	1,553,668	1,432,406	1,310,686
	175,000	2,286,691	1,687,419	1,567,003	1,446,403	1,325,369	1,204,107	1,082,387
	200,000	2,058,392	1,459,120	1,338,704	1,218,104	1,097,070	975,808	854,088
	225,000	1,830,093	1,230,821	1,110,405	989,805		747,509	625,789
	250,000				761,506	868,771		
		1,601,794	1,002,522	882,106		640,472	519,210	397,490
	275,000	1,373,495	774,223	653,807	533,207	412,173	290,911	169,191
					AH - % on site 35	9/-		
Balance (RLV - TLV)	1,903,512	0%	25%	30%	35%	40%	45%	50%
Balanoo (NEV 12V)	5	(2,111,626)	(2,705,864)	(2,824,941)	(2,944,330)	(3,063,718)	(3,183,374)	(3,303,242)
	10	991,541	393,976	274,108	153,949	33,533	(87,128)	(208,162)
Density (dph)	15	2,024,925	1,426,602	1,306,267	1,185,851	1,065,115	944,081	822,592
23	20	2,541,617	1,942,634	1,822,218	1,701,753	1,580,720	1,459,587	1,337,867
23								
	25	2,851,632	2,252,205	2,131,789	2,011,116	1,890,082	1,768,752	1,647,031
	28	2,984,495	2,384,878	2,264,462	2,143,700	2,022,666	1,901,251	1,779,531
	30	3,058,308	2,458,585	2,338,169	2,217,358	2,096,324	1,974,861	1,853,141
	34	3,179,883	2,579,985	2,459,569	2,338,677	2,217,643	2,096,102	1,974,319
	40	3,316,654	2,716,561	2,596,144	2,475,160	2,354,127	2,232,499	2,110,632
	45	3,402,770	2,802,552	2,682,128	2,561,095	2,440,061	2,318,378	2,196,458
	50	3,471,618	2,871,346	2,750,876	2,629,842	2,508,801	2,387,081	2,265,120
					AH - % on site 35			
Balance (RLV - TLV)	1,903,512	0%	25%	30%	35%	40%	45%	50%
	95%	3,297,932	2,664,781	2,537,473	2,409,840	2,281,903	2,153,539	2,024,619
	100%	2,743,800	2,144,528	2,024,112	1,903,512	1,782,478	1,661,216	1,539,496
Build rate (£psm)	105%	2,185,859	1,620,441	1,507,073	1,393,296	1,279,421	1,165,223	1,050,772
	110%	1,623,059	1,091,617	985,142	878,425	771,547	664,638	557,291
	115%	1,054,775	556,861	457,129	357,396	257,652	157,625	57,597
	120%	479,741	14,650	(78,368)	(171,386)	(264,405)	(357,491)	(450,627)
	125%	(99,002)	(533,054)	(619,865)	(706,675)	(793,486)	(880,296)	(967,107)
	130%	(680,871)	(1,084,300)	(1,170,658)	(1,264,534)	(1,358,411)	(1,452,287)	(1,546,163)
		(000,000)	(1,001,000)	(1,112,000)	(1,201,001)	(1,222,111)	(1,102,201)	(1,010,100)
					AH - % on site 0%	6		
Balance (RLV - TLV)	1,903,512	0%	25%	30%	35%	40%	45%	50%
	75%	(1,768,457)	(1,145,678)	(1,036,977)	(931,149)	(825,348)	(720,546)	(616,270)
	80%	(775,486)	(471,204)	(410,972)	(350,881)	(291,836)	(233,931)	(177,259)
Cahnges in sales values (£)	85%	119,035	194,640	208,366	221,531	234,007	245,636	256,300
. ,	90%	1,005,197	850,799	819,044	786,653	753,800	720,407	686,324
	95%	1,878,786	1,500,050	1,423,673	1,346,763	1,269,606	1,191,996	1,113,759
	100%	2,743,800	2,144,528	2,024,112	1,903,512	1,782,478	1,661,216	1,539,496
	105%	3,602,732	2,785,557	2,621,858	2,457,610	2,293,355	2,128,740	1,963,851
	110%	4,457,355	3,424,144	3,217,224	3,009,919	2,802,614	2,595,044	2,387,135
	115%	5,308,792	4,060,760	3,811,039	3,560,845	3,310,629	3,060,414	2,809,657
	120%	6,157,669	4,695,871	4,403,349	4,110,789	3,817,771	3,524,753	
								3,231,725
	125%	7,004,608	5,329,943	4,994,717	4,659,491	4,324,266	3,988,666	3,231,725 3,652,923
	125%	7,004,608		4,994,717	4,659,491	4,324,266		
Balance (RI V - TI V)	_	7,004,608	5,329,943	4,994,717 Site	4,659,491 Specific S106	4,324,266 £1,500	3,988,666	3,652,923
Balance (RLV - TLV)	1,903,512	-	5,329,943 1,500	4,994,717 Site 3,000	4,659,491 Specific S106 4,500	4,324,266 £1,500 6,000	3,988,666 7,500	9,000
Balance (RLV - TLV)	1,903,512 0	- 2,748,777	1,500 2,625,824	4,994,717 Site 3,000 2,502,673	4,659,491 e Specific S106 4,500 2,378,976	4,324,266 £1,500 6,000 2,254,920	7,500 2,130,476	9,000 2,005,501
Balance (RLV - TLV)	1,903,512 0 40	- 2,748,777 2,549,202	1,500 2,625,824 2,425,588	4,994,717 Site 3,000 2,502,673 2,301,813	4,659,491 e Specific S106 4,500 2,378,976 2,177,369	4,324,266 £1,500 6,000 2,254,920 2,052,677	7,500 2,130,476 1,927,481	9,000 2,005,501 1,801,857
Balance (RLV - TLV)	1,903,512 0 40 80	2,748,777 2,549,202 2,348,503	1,500 2,625,824 2,425,588 2,224,262	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658	£1,500 6,000 2,254,920 2,052,677 1,849,319	7,500 2,130,476 1,927,481 1,723,366	9,000 2,005,501 1,801,857 1,597,082
Balance (RLV - TLV)	1,903,512 0 40 80 143	2,748,777 2,549,202 2,348,503 2,030,181	1,500 2,625,824 2,425,588 2,224,262 1,904,985	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564	7,500 2,130,476 1,927,481 1,723,366 1,399,660	9,000 2,005,501 1,801,857 1,597,082 1,272,180
	1,903,512 0 40 80 143 160	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079
CIL £psm	1,903,512 0 40 80 143 160 200	- 2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823
	1,903,512 0 40 80 143 160 200 240	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377
CIL £psm	1,903,512 0 40 80 143 160 200	- 2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823
CIL £psm	1,903,512 0 40 80 143 160 200 240	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377
CIL £psm	1,903,512 0 40 80 143 160 200 240 280	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560	4,659,491 2 Specific \$106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223	4,994,717 Sitte 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505	4,659,491 2,59edific \$106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 463,629 653,505 442,215	4,659,491 2,978,976 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 885,484 474,387 262,112 48,642	9,000 2,005,501 1,801,857 1,597,082 1,272,180 975,823 766,377 555,678 343,797 130,731 (83,533)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419 491,424	1,500 2,625,824 2,425,588 2,224,262 1,904,995 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745	4,659,491 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,685,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112 48,642 (166,037)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797 130,731 (83,533) (299,011)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 480	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419 491,424 279,251	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079	4,659,491 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365 (116,095)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 885,484 474,387 262,112 48,642 (166,037) (381,877)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 130,731 (83,533) (299,011) (514,850)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 440 520	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419 491,424 279,251 65,885	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289)	4,994,717 Sitte 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079 (198,797)	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365 (116,095) (331,770)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112 48,642 (166,037) (381,877) (597,779)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797 130,731 (83,533) (299,011) (514,850) (731,557)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 11,20,888 912,249 702,419 491,424 279,251 65,885 (148,690)	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289) (281,663)	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 663,505 442,215 229,745 16,079 (198,797) (414,636)	4,659,491 2,59ecific \$106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365 (116,095) (331,770) (547,610)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743) (681,147)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112 48,642 (166,037) (381,877) (597,779) (814,924)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797 130,731 (83,533) (299,011) (731,557) (948,701)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 440 450 550 660 600	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 11,20,888 912,249 702,419 491,424 279,251 (148,690) (364,529)	1,500 2,625,824 2,425,588 2,224,262 1,904,995 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289) (281,663) (497,503)	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079 (198,797) (414,636) (630,737)	4,659,491 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,553,272 1,565,865 1,359,765 1,152,483 944,036 734,398 523,597 311,618 98,365 (116,095) (331,770) (547,610) (764,514)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743) (681,147) (898,291)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112 48,642 (166,037) (381,877) (597,779) (814,924) (1,032,073)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797 130,731 (83,533) (299,011) (514,850) (731,557) (948,701)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419 491,424 279,251 65,885 (148,690) (364,529) (580,369)	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289) (281,663) (497,503) (714,104)	3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079 (198,797) (194,737) (414,636) (630,737) (847,881)	4,659,491 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365 (116,095) (331,770) (547,610) (764,514) (981,658)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743) (696,291) (1,115,944)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 885,484 474,387 262,112 48,642 (166,037) (381,877) (597,779) (381,877) (1,032,073) (1,270,072)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 130,731 (83,533) (299,011) (514,850) (731,557) (948,701) (1,172,548) (1,426,567)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 440 520 560 600 640 680	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 11,20,888 912,249 702,419 491,424 279,251 (148,690) (364,529)	1,500 2,625,824 2,425,588 2,224,262 1,904,995 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289) (281,663) (497,503)	4,994,717 Site 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079 (198,797) (414,636) (630,737)	4,659,491 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,553,272 1,565,865 1,359,765 1,152,483 944,036 734,398 523,597 311,618 98,365 (116,095) (331,770) (547,610) (764,514)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743) (681,147) (898,291)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112 48,642 (166,037) (381,877) (597,779) (814,924) (1,032,073)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797 130,731 (83,533) (299,011) (514,850) (731,557) (948,701) (1,172,548) (1,426,567) (1,681,489)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419 491,424 279,251 65,885 (148,690) (364,529) (580,369)	1,500 2,625,824 2,425,588 2,224,262 1,904,985 1,818,289 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289) (281,663) (497,503) (714,104)	3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079 (198,797) (194,737) (414,636) (630,737) (847,881)	4,659,491 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365 (116,095) (331,770) (547,610) (764,514) (981,658)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743) (696,291) (1,115,944)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 885,484 474,387 262,112 48,642 (166,037) (381,877) (597,779) (381,877) (1,032,073) (1,270,072)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 130,731 (83,533) (299,011) (514,850) (731,557) (948,701) (1,172,548) (1,426,567)
CIL £psm	1,903,512 0 40 80 143 160 200 240 280 320 360 400 440 440 520 560 600 640 680	2,748,777 2,549,202 2,348,503 2,030,181 1,943,814 1,739,798 1,534,647 1,328,349 1,120,888 912,249 702,419 491,424 279,251 65,885 (148,690) (364,529) (580,369) (797,471)	1,500 2,625,824 2,425,588 2,224,262 1,904,995 1,613,613 1,407,792 1,200,811 992,637 783,223 572,613 360,834 147,871 (66,289) (281,663) (497,503) (714,104) (931,248)	4,994,717 Sitte 3,000 2,502,673 2,301,813 2,099,818 1,779,225 1,692,336 1,486,899 1,280,312 1,072,560 863,629 653,505 442,215 229,745 16,079 (198,797) (414,636) (630,737) (847,881) (1,065,229)	4,659,491 2 Specific S106 4,500 2,378,976 2,177,369 1,974,658 1,653,272 1,565,865 1,359,755 1,152,483 944,036 734,398 523,597 311,618 98,365 (16,095) (331,770) (547,610) (547,610) (981,658) (1,211,102)	£1,500 6,000 2,254,920 2,052,677 1,849,319 1,526,564 1,439,150 1,232,275 1,024,233 815,010 604,592 393,006 180,238 (33,727) (248,904) (464,743) (681,147) (898,291) (1,115,944) (1,367,597)	7,500 2,130,476 1,927,481 1,723,366 1,399,660 1,311,718 1,104,156 895,416 685,484 474,387 262,112 48,642 (166,037) (381,8777) (597,779) (814,924) (1,032,073) (1,270,072) (1,524,092)	9,000 2,005,501 1,801,857 1,597,082 1,272,180 1,184,079 975,823 766,377 555,678 343,797 130,731 (83,533) (299,011) (514,850) (731,557) (948,701) (1,172,548) (1,426,567) (1,681,489)



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Scheme Ref: Title: Notes: F 150 No. Units Greeenfield allocation

2 bed House 125,000 1,786 50% 175,000 2,500 70% 200,000 2,857 80 3 bed House 145,000 1,726 50% 203,000 2,417 70% 232,000 2,762 80 4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577 71 5 bed House 0 #DIV/0! 50% 0 #DIV/0! 70% 0 #DIV/0! 71 6 bed Flat 80,000 1,600 50% 112,000 2,240 70% 128,000 2,560 80	ASSUMPTIONS - RESIDENTIAL USI	ES								
Martinary agent Name	Total number of units in scheme				150 Uni	ts				
Marteurs spil 1/4 Marteur State Marteur										
Case		А	ffordable Rent:			53.0%				
Care		S	hared ownership			25.0%				
Company		Ir	ntermediate			21.6%				
Clark mile Parm Mile Units min's MV 8 units All runts Overall min's Total 8 units Parm Total 10 units Parm Total 10 units Parm Total 10 units Parm	Open Market Sale (OMS) housing									
Dest mina	CIL Rate (£ psm)					sm				
1 sod Holsoe		Mkt Unito missly	MV/# units					Overall mix9/	Total # units	
2 0 of House										
Seed Floorings										
See House										
Seed Floories 0.07% 0.0 0.00% 0.0 0.00% 0.0										
2 cert 100	5 bed House	0.0%	0.0			0.0		0%	0.0	
Net area per unit	1 bed Flat	0.0%	0.0		16.4%	8.6		6%	8.6	
Net unit Floor areas - (sqr) (sqr) (sqr) % Gross (GIA) per unit Loed House 58.6 624 58.0 624 58.0 624 58.0 624 58.0 624 58.0 624 58.0 624 58.0 624 58.0 624 62	2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Mode	Total number of units	100.0%	97.5		100.0%	52.5		100%	150.0	
Mode		Net area ner unit		Net	to Gross %		G	ross (GIA) per unit		
	OMS Unit Floor areas -		(saft)	iver			G		(saft)	
2 bed House					70					
Sacet House										
Mode House										
Soed House										
Net area per unit	5 bed House		0					0.0		
Net areas per unit	1 bed Flat	50.0	538		85.0%			58.8	633	
Muturis Grammas	2 bed Flat	61.0	657		85.0%			71.8	772	
Muturis Grammas		No.		Note	t- C 0/			(CIA)it		
Ded House	AH Unit Floor areas -		(saft)	ivet			G		(saft)	
2 bed House					70					
Seed House										
Seed House										
Ded Flat	4 bed House	97.0	1,044					97.0	1,044	
Mkt Units GIA	5 bed House	0.0	0					0.0	0	
Mixt Units GIA	1 bed Flat	50.0	538		85.0%			58.8	633	
Total Gross Floor areas - (sqm) (sqft) (sqm) (sqft) (sqft) (sqft) (sqft) (sqft) (sqft) (sqft) (sqft) (sqft) 1 bed House 187 2,009 0 0 187 2,009 2,009 2,00 0 187 2,009 2,00 0 187 2,009 2,00 2,00 3,774 40,014 3,584 41,014 3,584 41,918 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,617 49,697 40,618 41,618 49,697 40,618 41,618 40,618 41,618 41,618 40,618 41,618 41,618 40,618 41,618 41,618 41,618 41,618 4	2 bed Flat	61.0	657		85.0%			71.8	772	
1 bed House 187 2,009 2,00 0 187 2,009 2 2 bed House 1,610 17,328 2,108 22,866 3,717 40,014 3 3 bed House 3,580 38,537 1,037 11,160 4,617 49,697 4 4 bed House 3,754 40,405 1411 1,513 3,894 41,918 5 4 bed House 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 5 bed House 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Mkt Units GIA		А	H units GIA		Tota	al GIA (all units)		
2 bed House 1,610 17,328 2,108 22,686 3,717 40,014 3 bed House 3,580 35,537 1,037 11,160 4,617 49,697 4 bed House 3,754 40,405 1141 1,513 3,894 41,918 5 bed House 0 0 0 0 0 0 0 0 0 0 0 0 1 bed Flat 0 0 0 0 506 5,445 506 5,445 2 bed Flat 0 0 0 0 0 0 0 0 0 0 0 9,130 96,279 3,791 40,804 12,921 139,083 ***AH % by floor area:** ***Copen Market Sales values (£) - £ CMS (per unit) £psm £psf		(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
3 bed House 3,580 38,537 1,037 11,160 4,617 49,697 4 bed House 3,754 40,405 141 1,513 3,894 41,918 5 bed House 0 0 0 0 0 0 0 0 0 0 0 5 bed House 1 0 0 0 0 506 5,445 506 5,445 2 bed Flat 0 0 0 0 0 0 0 0 0 0 0 9,130 98,279 3,791 40,804 12,921 139,063 AH % by floor area: Copen Market Sales values (£) - £ CMS (per unit)		187	2,009		0	0		187	2,009	
4 bed House 3,754 40,405 141 1,513 3,894 41,918 5 bed House 0 0 0 0 0 0 0 0 0 0 1 bed Flat 0 0 0 0 506 5,445 506 5,445 2 bed Flat 0 0 0 0 0 0 0 1 12,921 139,083 AH % by floor area: Copen Market Sales values (£) - £ OMS (per unit)										
5 bed House 0 0 0 0 506 5,445 5066 5,445 2 bed Flat 0 0 0 0 506 5,445 2 bed Flat 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0										
1 bed Flat 2 bed Flat 2 bed Flat 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0										
2 bed Flat Part Pa										
Seed House See										
AH % by floor area : 29.34% AH % by floor area due to mix 29.34% AH % by floor area due to mix	2 bod Flat									
1 bed House 180,000 3,103 288 579,150 2 bed House 250,000 3,165 294 12,621,563 3 bed House 290,000 3,222 299 151,515,598 4 bed House 350,000 3,182 296 12,450,900 5 bed House 0 #DIV/0! #DIV/0! 0 12,450,900 5 bed House 160,000 3,200 297 1,375,920 2 bed Flat 190,000 3,115 289	AH % by floor area						to mix	,-	,	
1 bed House 180,000 3,103 288 579,150 2 bed House 250,000 3,165 294 12,621,563 3 bed House 290,000 3,222 299 151,515,598 4 bed House 350,000 3,182 296 12,450,900 5 bed House 0 #DIV/0! #DIV/0! 0 12,450,900 5 bed House 160,000 3,200 297 1,375,920 2 bed Flat 190,000 3,115 289	Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	al MV £ (no AH)	
3 bed House 290,000 3,222 299 15,115,598 4 bed House 350,000 3,182 296 12,450,900 5 bed House 0 #DIV/0! #DIV/0! 0 10 12,450,900 5 bed House 160,000 3,200 297 1,375,920 2 bed Flat 190,000 3,115 289 2 2 bed Flat 2 190,000 1,800 50% 126,000 2,520 70% 144,000 2,880 80 2 bed House 90,000 1,800 50% 175,000 2,500 70% 200,000 2,857 80 3 bed House 145,000 1,786 50% 203,000 2,417 70% 232,000 2,762 80 4 bed House 175,000 1,800 50% 245,000 2,526 70% 232,000 2,762 80 5 bed House 175,000 1,800 50% 245,000 2,526 70% 203,000 2,767 71 5 bed House 0 0 #DIV/0! 50% 0 112,000 2,240 70% 128,000 2,550 70% 10,770 128,000 2,770 71 5 bed House 0 0 #DIV/0! 50% 0 0 #DIV/0! 70% 0 0 #DIV/0! 71 1 bed Flat 80,000 1,600 50% 112,000 2,240 70% 128,000 2,550 80										
4 bed House 350,000 3,182 296 12,450,900 5 bed House 0 4DIV/0! #DIV/0! #DIV/0! 0 1,375,920 1,375,920 2 bed Flat 190,000 3,200 297 1,375,920 2 bed Flat 190,000 3,115 289 2 Eps % of MV Shared ownership	2 bed House	250,000	3,165	294					12,621,563	
5 bed House 0 #DIV/0! #DIV/0!	3 bed House	290,000	3,222	299					15,115,598	
1 bed Flat 160,000 190,000 3,200 297		,								
2 bed Flat 190,000 3,115 289										
Affordable Housing values (£) - Affordable Rent: £psm % of MV Shared ownership £psm % of MV Intermediate £psm % of MV 1 head House 90,000 1,800 50% 126,000 2,520 70% 144,000 2,880 80 2 bed House 125,000 1,786 50% 175,000 2,500 70% 200,000 2,857 80 3 bed House 145,000 1,726 50% 203,000 2,417 70% 232,000 2,762 80 4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577 71 5 bed House 0 0 #DIV/0! 50% 0 #DIV/0! 70% 0 #DIV/0! 71 5 bed Flat 80,000 1,600 50% 112,000 2,240 70% 128,000 2,560 80										
1 bed House 90,000 1,800 50% 126,000 2,520 70% 144,000 2,880 80 2 bed House 125,000 1,786 50% 175,000 2,500 70% 200,000 2,857 80 3 bed House 145,000 1,726 50% 203,000 2,417 70% 232,000 2,762 80 4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577 71 5 bed House 0 #DIV/0! 50% 0 #DIV/0! 70% 0 #DIV/0! 71 1 bed Flat 80,000 1,600 50% 112,000 2,240 70% 128,000 2,560 80	2 ped Flat	190,000	3,115	289				_		
1 bed House 90,000 1,800 50% 126,000 2,520 70% 144,000 2,880 80 2 bed House 125,000 1,786 50% 175,000 2,500 70% 200,000 2,857 80 3 bed House 145,000 1,726 50% 203,000 2,417 70% 232,000 2,762 80 4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577 71 5 bed House 0 #DIV/0! 50% 0 #DIV/0! 70% 0 #DIV/0! 71 1 bed Flat 80,000 1,600 50% 112,000 2,240 70% 128,000 2,560 80	Affordable Housis	Affordable Deed	0	0/ of \$40/OL	d ourmonst-i	Cr	0/ 05 841/	Intorno1:-4-	C	0/ -4 8 0 /
2 bed House 125,000 1,786 50% 175,000 2,500 70% 200,000 2,857 80 3 bed House 145,000 1,726 50% 203,000 2,417 70% 232,000 2,762 80 4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577 71 5 bed House 0 #DIV/0! 50% 0 #DIV/0! 70% 0 #DIV/0! 71 6 bed Flat 80,000 1,600 50% 112,000 2,240 70% 128,000 2,560 80										% of MV 80%
3 bed House 145,000 1,726 50% 203,000 2,417 70% 232,000 2,762 80 4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577 71 5 bed House 0 #DIV/0! 50% 0 #DIV/0! 70% 0 #DIV/0! 71 1 bed Flat 80,000 1,600 50% 112,000 2,240 70% 128,000 2,560 80										80%
4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577 71 5 bed House 0 #DIV/0! 50% 0 #DIV/0! 70% 0 #DIV/0! 71 1 bed Flat 80,000 1,600 50% 112,000 2,240 70% 128,000 2,560 80										80%
5 bed House 0 #DIV/0! 50% 0 #DIV/0! 70% 0 #DIV/0! 71 1 bed Flat 80,000 1,600 50% 112,000 2,240 70% 128,000 2,560 80										71%
1 bed Flat 80,000 1,600 50% 112,000 2,240 <mark>70%</mark> 128,000 2,560 <mark>80</mark>										71%
2 bed Flat 95,000 1,557 50% 133,000 2,180 70% 152,000 2,492 80										80%
	2 bed Flat	95,000	1,557	50%	133,000	2,180	70%	152,000	2,492	80%



Scheme Ref: Title: Notes: F 150 No. Units Greeenfield allocation

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	3.2	@	180,000		579,150
2 bed House	20.4	@	250,000		5,094,375
bed House	39.8	@	290,000		11,536,200
bed House	34.1	@	350,000		11,943,750
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		-
2 bed Flat	0.0	@	190,000		-
	97.5				29,153,475
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		-
2 bed House	16.0	@	125,000		1,994,705
3 bed House	6.5	@	145,000		948,540
4 bed House	0.8	@	175,000		134,395
5 bed House	0.0	@	0		-
1 bed Flat	4.6	@	80,000		364,619
2 bed Flat	0.0	@	95,000		
	27.8				3,442,259
Shared ownership					
bed House	0.0	@	126,000		-
? bed House	7.5	@	175,000		1,319,365
bed House	3.1	@	203,000		627,397
bed House	0.4	@	245,000		88,893
bed House	0.0	@	0		
bed Flat	2.2	@	112,000		241,171
bed Flat	0.0	@	133,000		
	13.1				2,276,827
ntermediate					
2 bed House	0.0	@	144,000		-
3 bed House	6.5	@	200,000		1,300,698
4 bed House	2.7	@	232,000		618,520
5 bed House	0.3	@	250,000		78,246
1 bed Flat	0.0	@	0		-
2 bed Flat	1.9	@	128,000		237,759
0.00%	0.0	@	152,000		
	11.3				2,235,223
Sub-total GDV Residential	149.8				37,107,783
AH on-site cost analysis:				£MV less £GDV	5,035,347
	390 £ psn	(total GIA sqm)		33,569 £ per unit (total units)	
Grant	150	@	0		-



Scheme Ref:

F

Title: 150 No. Units
Notes: Greenfield allocation





Scheme Ref: Title: Notes: F 150 No. Units Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				6,167,761
SDLT		6,167,761 @	5.0% (slabbed)	(297,888)
Acquisition Agent fees		6,167,761 @	1.0%	(61,678)
Acquisition Legal fees		6,167,761 @	0.5%	(30,839)
Interest on Land		6,167,761 @	7.5%	(462,582)
Residual Land Value				5,314,775
RLV analysis:	35,432 £ per plot	921,228 £ per ha	372,816 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			26.0 dp net ha		
Site Area (Resi)			5.77 net ha	14.26 net acres	
Density analysis:			2,240 sqm/ha	9,756 sqft/ac	
Threshold Land Value	13,571 £ per plot		352,844 £ per net ha	142,794 £ per net acre	2,035,638
		70%	Gross to net	8.24 Gross hectares	

BALANCE			
Surplus/(Deficit)	568,384 £ per ha	230,022 £ per acre	3,279,136

Scheme Ref: Title: Notes: F 150 No. Units Greeenfield allocation

I I								
					AH - % on site 35	%		
Balance (RLV - TLV)	3,279,136	0%	25%	30%	35%	40%	45%	50%
	0	6,802,918	5,244,452	4,932,191	4,619,361	4,306,414	3,992,753	3,678,731
	80	5,640,918	4,382,734	4,130,002	3,877,068	3,623,515	3,369,348	3,114,551
	100	5,346,238	4,164,384	3,926,964	3,689,105	3,450,847	3,211,703	2,971,897
	120	5,049,893	3,944,916	3,722,914	3,500,241	3,277,156	3,053,372	2,828,665
	140	4,751,861	3,724,317	3,517,817	3,310,465	3,102,642	2,894,155	2,684,792
CIL £psm	160	4,452,122	3,502,571	3,311,503	3,119,763	2,927,315	2,734,166	2,540,104
143.29	180	4,150,654	3,279,663	3,104,142	2,928,124	2,751,164	2,573,465	2,394,814
	200	3,847,437	3,055,578	2,895,721	2,735,368	2,574,178	2,412,042	2,248,914
	220	3,542,448	2,830,301	2,686,226	2,541,613	2,396,249	2,249,886	2,102,396
	240	3,235,666	2,603,817	2,475,643	2,346,889	2,217,340	2,086,785	1,955,013
	260	2,927,068	2,375,979	2,263,958	2,151,181	2,037,566	1,922,900	1,806,975
	280	2,616,633	2,146,894	2,051,156	1,954,477	1,856,915	1,758,257	1,658,295
	300	2,304,338	1,916,562	1,837,222	1,756,764	1,675,375	1,592,844	1,508,963
	320	1,990,161	1,684,967	1,621,995	1,558,028	1,492,934	1,426,651	1,358,891
	340	1,674,078	1,452,093	1,405,614	1,358,174	1,309,562	1,259,570	1,207,990
	360	1,356,067	1,217,923	1,188,065	1,157,194	1,125,100	1,091,575	1,056,413
	380	1,036,104	982,441	969,332	955,157	939,706	922,773	904,151
	400	714,167	745,632	749,400	752,049	753,368	753,151	751,192
	420	390,230	507,477	528,255	547,857	566,074	582,699	597,459
	440	64,271	267,960	305,880	342,566	377,810	411,406	442,866
	460	(263,735)	27,065	82,260	136,162	188,564	239,213	287,552
	480	(593,746)	(215,226)	(142,620)	(71,369)	(1,677)	66,026	131,507
	500	(925,785)	(458,930)	(368,777)	(280,041)	(192,951)	(108,031)	(25,278)
	520	(1,259,879)	(704,064)	(596,226)	(489,868)	(385,355)	(282,971)	(182,815)
	540	(1,596,050)	(950,597)	(824,984)	(700,867)	(578,788)	(458,805)	(341,252)
	0.0	(1,000,000)	(000,001)	(02 1,00 1)	(100,001)	(0.0,.00)	(100,000)	(011,202)
					AH - % on site 35	%		
Balance (RLV - TLV)	3,279,136	0%	25%	30%	35%	40%	45%	50%
	-	4,941,724	3,923,681	3,718,738	3,513,047	3,306,740	3,099,604	2,891,425
	1,500	4,702,784	3,687,950	3,483,897	3,279,136	3,073,897	2,867,964	2,661,036
	3,000	4,462,507	3,450,891	3,247,657	3,043,766	2,839,535	2,634,592	2,428,845
	4,500	4,221,224	3,212,486	3,010,002	2,806,919	2,603,635	2,399,582	2,194,990
	4,000		0,212,100	3,010,002			2,162,948	1,959,451
	6,000	3,978,917	2,972,719	2,770,915	2,568,579	2,366,095	2,102,040	
Site Specific S106					2,568,579 2,328,726	2,366,095 2,126,922	1,924,672	1,722,188
Site Specific S106	6,000	3,978,917	2,972,719	2,770,915				
	6,000 7,500	3,978,917 3,735,573	2,972,719 2,731,572	2,770,915 2,530,377	2,328,726	2,126,922	1,924,672	1,722,188 1,482,930 1,241,921
	6,000 7,500 9,000	3,978,917 3,735,573 3,490,803	2,972,719 2,731,572 2,489,029	2,770,915 2,530,377 2,288,371	2,328,726 2,087,344	2,126,922 1,886,149	1,924,672 1,684,734	1,482,930
	6,000 7,500 9,000 10,500	3,978,917 3,735,573 3,490,803 3,244,926	2,972,719 2,731,572 2,489,029 2,245,073	2,770,915 2,530,377 2,288,371 2,044,881	2,328,726 2,087,344 1,844,414	2,126,922 1,886,149 1,643,756	1,924,672 1,684,734 1,443,099	1,482,930 1,241,921
	6,000 7,500 9,000 10,500 12,000	3,978,917 3,735,573 3,490,803 3,244,926 2,997,972	2,972,719 2,731,572 2,489,029 2,245,073 1,999,685	2,770,915 2,530,377 2,288,371 2,044,881 1,799,886 1,553,371	2,328,726 2,087,344 1,844,414 1,599,918 1,353,838	2,126,922 1,886,149 1,643,756 1,399,726	1,924,672 1,684,734 1,443,099 1,199,534 954,242	1,482,930 1,241,921 999,141
	6,000 7,500 9,000 10,500 12,000 13,500 15,000	3,978,917 3,735,573 3,490,803 3,244,926 2,997,972 2,749,926 2,500,690	2,972,719 2,731,572 2,489,029 2,245,073 1,999,685 1,752,848 1,504,545	2,770,915 2,530,377 2,288,371 2,044,881 1,799,886 1,553,371 1,305,316	2,328,726 2,087,344 1,844,414 1,599,918 1,353,838 1,106,087	2,126,922 1,886,149 1,643,756 1,399,726 1,154,040 906,679	1,924,672 1,684,734 1,443,099 1,199,534 954,242 707,201	1,482,930 1,241,921 999,141 754,444 507,724
	6,000 7,500 9,000 10,500 12,000 13,500 15,000	3,978,917 3,735,573 3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029	2,972,719 2,731,572 2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758	2,770,915 2,530,377 2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704	2,328,726 2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650	2,126,922 1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595	1,924,672 1,684,734 1,443,099 1,199,534 954,242 707,201 458,394	1,482,930 1,241,921 999,141 754,444 507,724 259,165
	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	3,978,917 3,735,573 3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235	2,972,719 2,731,572 2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468	2,770,915 2,530,377 2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515	2,328,726 2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561	2,126,922 1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608	1,924,672 1,684,734 1,443,099 1,199,534 954,242 707,201 458,394 207,655	1,482,930 1,241,921 999,141 754,444 507,724 259,165 8,702
	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500	3,978,917 3,735,573 3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235 1,745,291	2,972,719 2,731,572 2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657	2,770,915 2,530,377 2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731	2,328,726 2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804	2,126,922 1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877	1,924,672 1,684,734 1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049)	1,482,930 1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976)
	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 19,500 21,000	3,978,917 3,735,573 3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235 1,745,291 1,491,182	2,972,719 2,731,572 2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657 496,308	2,770,915 2,530,377 2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731 297,333	2,328,726 2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804 98,358	2,126,922 1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877 (100,617)	1,924,672 1,684,734 1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049) (299,592)	1,482,930 1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976) (498,567)
	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	3,978,917 3,735,573 3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235 1,745,291 1,491,182 1,235,865	2,972,719 2,731,572 2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657 496,308 240,400	2,770,915 2,530,377 2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731 297,333 41,302	2,328,726 2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804 98,358 (157,796)	2,126,922 1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877 (100,617) (356,895)	1,924,672 1,684,734 1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049) (299,592) (555,993)	1,482,930 1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976) (498,567) (755,157)
	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	3,978,917 3,735,573 3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235 1,745,291 1,491,182 1,235,865 979,031	2,972,719 2,731,572 2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657 496,308 240,400 (17,084)	2,770,915 2,530,377 2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731 297,333 41,302 (216,381)	2,328,726 2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804 98,358 (157,796) (415,678)	2,126,922 1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877 (100,617) (356,895) (614,976)	1,924,672 1,684,734 1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049) (299,592) (555,993) (814,478)	1,482,930 1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976) (498,567) (755,157) (1,014,050)
	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 19,500 21,000 22,500 24,000 25,500	3,978,917 3,735,573 3,490,803 3,244,926 2,997,972 2,749,926 2,550,029 1,998,235 1,745,291 1,491,182 1,235,865 979,031 720,990	2,972,719 2,731,572 2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657 496,308 240,400 (17,084) (276,163)	2,770,915 2,530,377 2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731 297,333 41,302 (216,381) (475,735)	2,328,726 2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804 98,358 (157,796) (415,678) (675,308)	2,126,922 1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877 (100,617) (356,895) (614,976) (875,083)	1,924,672 1,684,734 1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049) (299,592) (555,993) (814,478) (1,075,007)	1,482,930 1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976) (498,567) (755,157) (1,014,050) (1,274,931)
	6,000 7,500 9,000 10,500 12,000 13,500 15,000 18,000 19,500 21,000 22,500 24,000 25,500 27,000	3,978,917 3,735,573 3,490,803 3,244,926 2,997,972 2,749,926 2,500,690 2,250,029 1,998,235 1,745,291 1,491,182 1,235,865 979,031 720,990 461,725	2,972,719 2,731,572 2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657 496,308 240,400 (17,084) (276,163) (536,856)	2,770,915 2,530,377 2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731 297,333 41,302 (216,381) (475,735) (736,781)	2,328,726 2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804 98,358 (157,796) (415,678) (675,308) (936,762)	2,126,922 1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877 (100,617) (356,895) (614,976) (875,083) (1,137,115)	1,924,672 1,684,734 1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049) (299,592) (555,993) (814,478) (1,075,007) (1,337,469)	1,482,930 1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976) (498,567) (755,157) (1,014,050) (1,274,931) (1,537,992)
	6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 19,500 21,000 22,500 24,000 25,500	3,978,917 3,735,573 3,490,803 3,244,926 2,997,972 2,749,926 2,550,029 1,998,235 1,745,291 1,491,182 1,235,865 979,031 720,990	2,972,719 2,731,572 2,489,029 2,245,073 1,999,685 1,752,848 1,504,545 1,254,758 1,003,468 750,657 496,308 240,400 (17,084) (276,163)	2,770,915 2,530,377 2,288,371 2,044,881 1,799,886 1,553,371 1,305,316 1,055,704 804,515 551,731 297,333 41,302 (216,381) (475,735)	2,328,726 2,087,344 1,844,414 1,599,918 1,353,838 1,106,087 856,650 605,561 352,804 98,358 (157,796) (415,678) (675,308)	2,126,922 1,886,149 1,643,756 1,399,726 1,154,040 906,679 657,595 406,608 153,877 (100,617) (356,895) (614,976) (875,083)	1,924,672 1,684,734 1,443,099 1,199,534 954,242 707,201 458,394 207,655 (45,049) (299,592) (555,993) (814,478) (1,075,007)	1,482,930 1,241,921 999,141 754,444 507,724 259,165 8,702 (243,976) (498,567) (755,157) (1,014,050) (1,274,931)

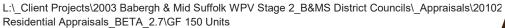


Scheme Ref: F
Title: 150 No. Units
Notes: Greeenfield allocation

					AH - % on site 35	%		
Balance (RLV - TLV)	3,279,136	0%	25%	30%	35%	40%	45%	50%
` 1	50,000	6,025,633	5,010,800	4,806,747	4,601,986	4,396,747	4,190,814	3,983,886
	75,000	5,669,239	4,654,406	4,450,352	4,245,592	4,040,353	3,834,420	3,627,491
TLV (per net acre)	100,000	5,312,845	4,298,012	4,093,958	3,889,198	3,683,958	3,478,026	3,271,097
142,794	125,000	4,956,451	3,941,617	3,737,564	3,532,803	3,327,564	3,121,632	2,914,703
. :=,. = '	150,000	4,600,057	3,585,223	3,381,170	3,176,409	2,971,170	2,765,237	2,558,309
	175,000	4,243,662	3,228,829	3,024,775	2,820,015	2,614,776	2,408,843	2,201,914
	200,000	3,887,268	2,872,435	2,668,381	2,463,621	2,258,382	2,052,449	1,845,520
	225,000	3,530,874	2,516,040	2,311,987	2,107,226	1,901,987	1,696,055	1,489,126
	250,000	3,174,480	2,159,646	1,955,593	1,750,832	1,545,593	1,339,660	1,132,732
	275,000	2,818,085	1,803,252	1,599,199	1,394,438	1,189,199	983,266	776,337
					AH - % on site 35	9/-		
Balance (RLV - TLV)	3,279,136	0%	25%	30%	35%	40%	45%	50%
` 1	5	(5,426,522)	(6,428,633)	(6,629,617)	(6,830,812)	(7,032,268)	(7,234,072)	(7,436,363)
	10	846,863	(162,705)	(365,540)	(568,774)	(772,618)	(976,937)	(1,181,948)
Density (dph)	15	2,935,781	1,923,490	1,720,043	1,515,990	1,311,357	1,106,143	900,133
26	20	3,979,983	2,966,374	2,762,320	2,557,976	2,353,033	2,147,238	1,940,666
20	25	4,606,457	3,591,740	3,387,687	3,182,982	2,977,796	2,771,895	2,564,986
	28	4,874,796	3,859,754	3,655,701	3,450,841	3,245,506	3,039,481	2,832,552
	30	5,023,873	4,008,651	3,804,595	3,599,652	3,394,234	3,188,129	2,981,123
	34	5,269,412	4,253,892	4,049,695	3,844,752	3,639,197	3,432,960	3,225,827
	40	5,545,643	4,529,789	4,325,433	4,120,490	3,914,781	3,708,395	3,501,119
	45	5,719,566	4,703,502	4,499,045	4,294,103	4,088,297	3,881,818	3,674,451
	50	5,858,705	4,842,472	4,637,935	4,432,993	4,227,110	4,020,555	3,813,116
						0/		
Rajance (RLV TLV)	3 270 426	00/	250/	200/	AH - % on site 35		AE0/	E00/
Balance (RLV - TLV)	3,279,136	0%	25%	30%	35%	40%	45%	50%
	95%	5,691,568	4,614,892	4,398,258	4,180,807	3,962,599	3,743,590	3,523,565
	100%	4,702,784	3,687,950	3,483,897	3,279,136	3,073,897	2,867,964	2,661,036
Build rate (£psm)	105%	3,705,138	2,752,536	2,561,113	2,369,353	2,176,970	1,984,135	1,790,637
	110%	2,697,034	1,806,517	1,627,818	1,448,878	1,269,608	1,090,037	909,846
	115%	1,675,879	846,873	680,822	514,760	348,304	181,849	15,046
	120%	638,486	(130,395)	(284,239)	(438,083)	(591,926)	(745,770)	(899,633)
	125%	(419,561)	(1,131,462)	(1,273,842)	(1,416,357)	(1,558,912)	(1,701,468)	(1,844,024)
	130%	(1,503,582)	(2,184,124)	(2,337,322)	(2,491,040)	(2,644,758)	(2,798,476)	(2,952,371)
D. (DI) (T)	0.070.400	20/	050/	000/	AH - % on site 09		450/	500/
Balance (RLV - TLV)	3,279,136	0%	25%	30%	35%	40%	45%	50%
Balance (RLV - TLV)	75%	(3,552,704)	(2,272,656)	(2,020,651)	35% (1,804,671)	40% (1,592,698)	(1,385,316)	(1,182,870)
	75% 80%	(3,552,704) (1,643,806)	(2,272,656) (993,069)	(2,020,651) (868,283)	35% (1,804,671) (745,864)	40% (1,592,698) (625,899)	(1,385,316) (508,727)	(1,182,870) (394,685)
	75% 80% 85%	(3,552,704) (1,643,806) 4,065	(2,272,656) (993,069) 208,713	(2,020,651) (868,283) 246,208	35% (1,804,671) (745,864) 282,284	40% (1,592,698) (625,899) 316,824	(1,385,316) (508,727) 349,355	(1,182,870) (394,685) 379,966
Balance (RLV - TLV) Cahnges in sales values (£)	75% 80% 85% 90%	(3,552,704) (1,643,806) 4,065 1,598,814	(2,272,656) (993,069) 208,713 1,383,500	(2,020,651) (868,283) 246,208 1,338,228	35% (1,804,671) (745,864) 282,284 1,291,962	40% (1,592,698) (625,899) 316,824 1,244,551	(1,385,316) (508,727) 349,355 1,195,849	(1,182,870) (394,685) 379,966 1,145,706
	75% 80% 85%	(3,552,704) (1,643,806) 4,065	(2,272,656) (993,069) 208,713	(2,020,651) (868,283) 246,208	35% (1,804,671) (745,864) 282,284	40% (1,592,698) (625,899) 316,824	(1,385,316) (508,727) 349,355	(1,182,870) (394,685) 379,966
	75% 80% 85% 90% 95%	(3,552,704) (1,643,806) 4,065 1,598,814	(2,272,656) (993,069) 208,713 1,383,500	(2,020,651) (868,283) 246,208 1,338,228	35% (1,804,671) (745,864) 282,284 1,291,962	40% (1,592,698) (625,899) 316,824 1,244,551	(1,385,316) (508,727) 349,355 1,195,849	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036
	75% 80% 85% 90% 95%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191	(2,272,656) (993,069) 208,713 1,383,500 2,541,429	(2,020,651) (868,283) 246,208 1,338,228 2,415,875	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687	(1,385,316) (508,727) 349,355 1,195,849 2,034,689	(1,182,870) (394,685) 379,966 1,145,706 1,905,514
	75% 80% 85% 90% 95%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036
	75% 80% 85% 90% 95% 100%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283
	75% 80% 85% 90% 95% 100% 105%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258
	75% 80% 85% 90% 95% 100% 1105% 110%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 9 Specific S106	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342
	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 e Specific S106 4,500	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,3697,118 4,523,3697,118 6,169,558 6,990,333	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 1120% 125% 23,279,136 0	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000	35% (1,804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 4,523,530 5,347,409 6,169,558 6,990,333	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125% 3,279,136 0	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Situ 3,000 4,392,236 4,020,683 3,645,422	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 9 Specific S106 4,500 4,163,736 3,789,905 3,412,348	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846	(1,182,870) (394,685) 379,686 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125% 3,279,136 0 40 80 143	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,067,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Sitt 3,000 4,392,236 4,020,683 3,645,422 3,046,544	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 1105% 110% 120% 125% 3,279,136 0 40 80 143 160	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Situ 3,000 4,392,236 4,020,683 3,645,422	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S100 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,750 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125% 3,279,136 0 40 80 143	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,067,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Sitt 3,000 4,392,236 4,020,683 3,645,422 3,046,544	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 1105% 1105% 1206 125% 3,279,136 0 40 80 143 160	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,845,126 4,478,036 4,107,302 3,515,792 3,354,677	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S100 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,750 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 20 40 80 143 160 200	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,845,126 4,478,036 4,107,302 3,515,792 3,354,677 2,972,645	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,211,9763 2,735,368	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196	(1,182,870) (394,685) 379,666 1,145,706 1,905,514 2,661,036 3,413,283 4,911,376 5,657,963 6,403,342 9,000 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 3,279,136 0 40 80 143 160 200 240 280	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 12,261,593 4,478,036 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632 2,196,746	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 1,862,797 1,862,797	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 1,618,412 1,218,227	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600	(1,182,870) (394,685) 379,666 1,145,706 1,905,514 2,661,036 3,413,283 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 3,279,136 0 40 80 143 160 200 240 280 320	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,845,126 4,478,036 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632 2,196,746 1,802,858	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579	35% (1,804,671) (745,864) (1,604,671) (745,864) 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S100 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 813,822	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 110% 120% 125% 200 240 280 320 360	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,107,302 3,515,792 2,972,645 2,586,632 2,196,746 1,802,858 1,404,570	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,211,763 2,735,368 2,346,899 1,954,477 1,558,028 1,157,194	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 813,822 405,088	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,958	(1,182,870) (394,685) 379,666 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 (104,879)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 110% 125% 125% 240 280 320 360 400	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Situ 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531 246,935	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 813,822 405,008 (8,151)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,777,948 1,372,444 969,600 562,475 150,958 (265,066)	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 3,279,136 0 40 80 143 160 200 240 280 320 360 400 440	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 9 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 1,862,797 1,465,236 1,063,517 2,469,355 (168,159)	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,404,416 1,618,412 1,218,227 813,822 405,088 (8,151) (426,104)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,958 (266,066) (685,796)	(1,182,870) (394,685) 379,666 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 3,279,136 0 40 80 143 160 200 240 240 220 360 400 400 440	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,281,898 3,211,763 2,735,368 2,346,889 1,157,194 752,049 342,566 (71,369)	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058 (328,728)	35% (1,804,671) (745,864) (1,804,671) (745,864) 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S100 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531 246,935 (168,159) (587,832)	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 813,822 405,088 (8,151) (426,104) (484,701)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 969,600 962,475 150,988 (265,066) (885,796) (1,111,354)	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 3,279,136 0 40 80 143 160 200 240 280 320 360 400 440	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 	(2,272,656) (993,669) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 9 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 1,862,797 1,465,236 1,063,517 2,469,355 (168,159)	40% (1.592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,404,416 1,618,412 1,218,227 813,822 405,088 (8,151) (426,104)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,958 (266,066) (685,796)	(1,182,870) (394,685) 379,666 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 3,279,136 0 40 80 143 160 200 240 240 220 360 400 400 440	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,281,898 3,211,763 2,735,368 2,346,889 1,157,194 752,049 342,566 (71,369)	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058 (328,728)	35% (1,804,671) (745,864) (1,804,671) (745,864) 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S100 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531 246,935 (168,159) (587,832)	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 813,822 405,088 (8,151) (426,104) (484,701)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 969,600 962,475 150,988 (265,066) (885,796) (1,111,354)	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 110% 125% 120% 125% 200 240 280 320 360 400 440 480 520	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,478,036 4,107,302 3,515,792 2,586,632 2,196,746 1,802,858 1,404,570 1,002,115 595,385 184,266 (231,439)	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566 (71,369) (489,868)	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058 (328,728) (750,145)	35% (1.804,671) (745,864) (1.804,671) (745,864) (282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531 246,935 (168,159) (587,832) (1,012,202)	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 405,088 (8,151) (426,104) (848,701) (1,276,018)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,958 (265,066) (885,796) (1,111,354) (1,541,612)	(1,182,870) (394,685) 379,666 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378) (13,75,769) (1,809,006)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 3,279,136 0 40 80 143 160 200 240 280 320 400 440 480 480 480 520 560	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,4845,126 4,478,036 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632 2,196,746 1,802,858 1,404,570 1,002,115 595,385 1,404,570 1,002,115 595,385 1,404,670 1,002,115 595,385 1,404,670 1,002,115 595,385	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566 (71,369) (489,668) (913,135)	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Situ 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058 (328,728) (750,145) (1,176,267)	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,663,517 657,531 246,935 (168,159) (587,832) (1,012,202) (1,441,258)	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 813,822 405,088 (8,151) (426,104) (1,276,018) (1,708,045)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,777,948 1,372,444 969,600 562,475 150,958 (265,066) (885,796) (1,111,354) (1,541,612) (1,976,648)	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378) (1,375,769) (1,809,006) (2,282,183)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 220 280 320 360 400 440 480 520 560 600 600	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632 2,196,746 1,802,588 1,404,570 1,002,115 595,385 184,266 (231,439) (651,880) (1,077,026) (1,506,868)	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 3,119,763 2,735,368 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566 (71,369) (489,868) (913,135) (1,341,234)	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058 (328,728) (750,145) (1,176,267) (1,607,223) (2,045,971)	35% (1.804,671) (745,864) (1.804,671) (745,864) 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531 246,935 (168,159) (587,832) (1,012,202) (1,441,258) (1,012,202) (1,441,258) (1,975,077) (2,359,399)	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 405,088 (8,151) (426,104) (848,701) (1,276,018) (1,766,018) (1,	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,988 (265,066) (885,796) (1,111,354) (1,541,612) (1,976,648) (2,478,165) (2,478,165) (2,478,165) (2,478,165) (2,990,545)	(1,182,870) (394,685) 379,966 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378) (1,375,769) (1,809,006) (2,282,183) (2,793,488)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 85% 90% 95% 100% 105% 115% 120% 125% 125% 125% 125% 125% 140 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,107,302 3,515,792 2,586,632 2,196,746 1,802,858 1,404,570 1,002,115 595,385 184,266 (231,439) (651,880) (1,077,026) (1,506,668) (1,941,483)	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566 (71,369) (489,868) (913,135) (1,341,234) (1,774,052) (2,241,293)	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058 (328,728) (750,145) (1,176,267) (1,607,223) (2,045,971) (2,555,848)	35% (1.804,671) (745,864) 282,284 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,003,517 657,531 246,935 (168,159) (587,832) (1,012,202) (1,441,258) (1,875,077) (2,359,999) (2,871,171)	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,970,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 405,088 (8,151) (426,104) (848,701) (1,276,018) (1,708,045) (2,674,668) (3,188,235)	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,958 (265,066) (885,796) (1,111,354) (1,541,612) (1,976,648) (2,478,165) (2,990,545) (3,505,930)	(1,182,870) (394,685) 379,686 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (947,378) (13,75,769) (1,809,006) (2,282,183) (2,793,488) (3,307,774) (3,825,077)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 120% 220 240 280 320 360 400 440 450 520 560 600 680 855%	(3,552,704) (1,643,806) 4,065 1,598,814 3,161,191 4,702,784 6,230,055 7,747,430 9,257,560 10,761,654 12,261,593 4,107,302 3,515,792 3,354,677 2,972,645 2,586,632 2,196,746 1,802,588 1,404,570 1,002,115 595,385 184,266 (231,439) (651,880) (1,077,026) (1,506,868)	(2,272,656) (993,069) 208,713 1,383,500 2,541,429 3,687,950 4,826,472 5,959,343 7,087,469 8,212,425 9,334,704 1,500 4,619,361 4,250,054 3,877,068 3,281,898 2,346,889 1,954,477 1,558,028 1,157,194 752,049 342,566 (71,369) (489,668) (913,135) (1,341,234) (1,774,052)	(2,020,651) (868,283) 246,208 1,338,228 2,415,875 3,483,897 4,544,912 5,600,779 6,653,003 7,702,299 8,749,127 Site 3,000 4,392,236 4,020,683 3,645,422 3,046,544 2,883,376 2,496,595 2,105,616 1,710,647 1,311,579 908,198 500,329 88,058 (328,728) (750,145) (1,176,267) (1,607,223) (2,045,971)	35% (1.804,671) (745,864) (1.804,671) (745,864) 1,291,962 2,289,689 3,279,136 4,262,779 5,242,215 6,218,124 7,191,512 8,162,918 2 Specific S106 4,500 4,163,736 3,789,905 3,412,348 2,809,714 2,645,497 2,256,307 1,862,797 1,465,236 1,063,517 657,531 246,935 (168,159) (587,832) (1,012,202) (1,441,258) (1,012,202) (1,441,258) (1,975,077) (2,359,399)	40% (1,592,698) (625,899) 316,824 1,244,551 2,162,687 3,073,897 3,980,392 4,882,957 5,782,925 6,680,707 7,576,695 £1,500 6,000 3,933,843 3,557,704 3,177,829 2,571,391 2,406,110 2,014,416 1,618,412 1,218,227 405,088 (8,151) (426,104) (848,701) (1,276,018) (1,766,018) (1,	(1,385,316) (508,727) 349,355 1,195,849 2,034,689 2,867,964 3,697,118 4,523,530 5,347,409 6,169,558 6,990,333 7,500 3,702,540 3,324,063 2,941,846 2,331,555 2,165,196 1,770,948 1,372,444 969,600 562,475 150,988 (265,066) (885,796) (1,111,354) (1,541,612) (1,976,648) (2,478,165) (2,478,165) (2,478,165) (2,478,165) (2,990,545)	(1,182,870) (394,685) 379,666 1,145,706 1,905,514 2,661,036 3,413,283 4,163,258 4,911,376 5,657,963 6,403,342 9,000 9,000 3,469,811 3,088,965 2,704,363 2,090,190 1,922,736 1,525,902 1,124,874 719,337 309,457 (104,879) (523,785) (1,375,769) (1,809,006) (2,282,183) (2,793,488) (3,307,774)



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Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation

ASSUMPTIONS - RESIDENTIAL USE	-8							
Total number of units in scheme			250 U	Inits				
AH Policy requirement (% Target)			35%					
AH tenure split %		ffordable Rent:		53.0%				
		hared ownership		25.0%				
	In	termediate		21.6%				
Open Market Sale (OMS) housing			65%					
			100%					
CIL Rate (£ psm)			143.29 £	psm				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	5.4	0.0%	0.0		Overall mix%	5.4	
2 bed House	20.9%	34.0	57.4%	50.2		34%	84.1	
3 bed House	40.8%	66.3	23.5%	20.6		35%	86.9	
4 bed House	35.0%	56.9	2.8%	2.4		24%	59.3	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat 2 bed Flat	0.0%	0.0	16.4%	14.3		6%	14.3	
	0.0%	0.0	0.0%	0.0		0%	0.0	
Total number of units	100.0%	162.5	100.0%	87.5		100%	250.0	
	Net area per unit		Net to Gross %		Gro	ss (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	% Wet to Gross %		510	(sqm)	(sqft)	
1 bed House	58.0	624	70			58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
z pou i lat	01.0	007	o3.U%			11.0	112	
	Net area per unit		Net to Gross %		Gro	ss (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total	GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	TOTAL	(sqm)	(sqft)	
1 bed House	311	3,348	0	0		311	3,348	
2 bed House	2,683	28,880	3,513	37,810		6,196	66,690	
3 bed House	5,967	64,228	1,728	18,600		7,695	82,828	
4 bed House	6,256	67,342	234	2,521		6,491	69,863	
5 bed House	0,230	07,342	0	2,321		0,431	09,003	
1 bed Flat	0	0	843	9,075		843	9,075	
2 bed Flat	0	0	0	9,075		0	0	
	15,217	163,798	6,318	68,007		21,535	231,804	
AH % by floor area	:		29.34% A	H % by floor area du	ue to mix			
Open Market Sales values (£) -	£ OMS (nor unit)	Cnom	Enef			4,-4-1	IMV/£/pa ALIV	
1 '	£ OMS (per unit)	£psm	£psf			total	065 250	
1 bed House	180,000	3,103	288				965,250	
2 bed House 3 bed House	250,000	3,165	294				21,035,938	
	290,000	3,222	299				25,192,663	
4 bed House 5 bed House	350,000	3,182 #DIV/01	296 #DIV/01				20,751,500	
1 bed Flat	160,000	#DIV/0!	#DIV/0!				2 202 200	
2 bed Flat	160,000 190,000	3,200 3,115	297 289				2,293,200	
2 DOV 1 IOL	190,000	3,113	203			_	70,238,550	
							-, -=,===	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	71%
	175,000							740/
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70%	0	#DIV/0!	71%
5 bed House 1 bed Flat	0 80,000	1,600	50% 112,000	2,240	70%	128,000	2,560	80%
5 bed House	0							



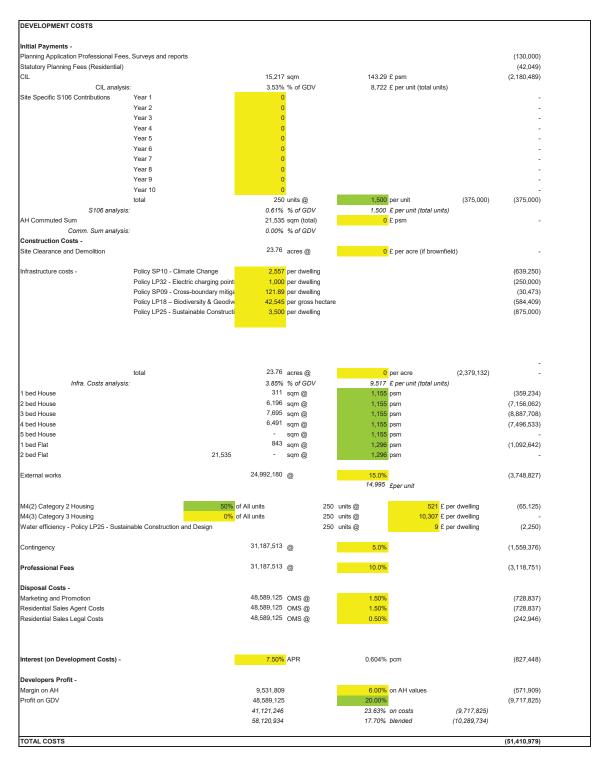
Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	5.4	@	180,000		965,250
2 bed House	34.0	@	250,000		8,490,625
bed House	66.3	@	290,000		19,227,000
bed House	56.9	@	350,000		19,906,250
bed House	0.0	@	0		
bed Flat	0.0	@	160,000		-
bed Flat	0.0	@	190,000		-
	162.5				48,589,125
Affordable Rent GDV -					
bed House	0.0	@	90,000		-
2 bed House	26.6	@	125,000		3,324,508
B bed House	10.9	@	145,000		1,580,901
4 bed House	1.3	@	175,000		223,991
5 bed House	0.0	@	0		-
1 bed Flat	7.6	@	80,000		607,698
bed Flat	0.0	@	95,000		
	46.4				5,737,098
hared ownership					
bed House	0.0	@	126,000		-
bed House	12.6	@	175,000		2,198,942
bed House	5.2	@	203,000		1,045,661
bed House	0.6	@	245,000		148,155
5 bed House	0.0	@	0		
1 bed Flat	3.6	@	112,000		401,952
2 bed Flat	0.0	@	133,000		
	21.9				3,794,711
ntermediate					
2 bed House	0.0	@	144,000		
3 bed House	10.8	@	200,000		2,167,830
1 bed House	4.4	@	232,000		1,030,866
5 bed House	0.5	@	250,000		130,410
1 bed Flat	0.0	@	0		
2 bed Flat	3.1	@	128,000		396,265
0.00%	0.0	@	152,000		
	18.9				3,725,371
Sub-total GDV Residential	249.7				61,846,305
AH on-site cost analysis:				£MV less £GDV	8,392,245
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
Grant	250	@	0		-



Scheme Ref:

Title: 250 No. Units
Notes: Greenfield allocation





Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				10,435,326
SDLT		10,435,326 @	5.0% (slabbed)	(511,266)
Acquisition Agent fees		10,435,326 @	1.0%	(104,353)
Acquisition Legal fees		10,435,326 @	0.5%	(52,177)
Interest on Land		10,435,326 @	7.5%	(782,649)
Residual Land Value				8,984,881
RLV analysis:	35,940 £ per plot	934,428 £ per ha	378,158 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			26.0 dp net ha		
Site Area (Resi)			9.62 net ha	23.76 net acres	
Density analysis:			2,240 sqm/ha	9,756 sqft/ac	
Threshold Land Value	13,571 £ per plot		352,844 £ per net ha	142,794 £ per net acre	3,392,731
		70%	Gross to net	13.74 Gross hectares	

BALANCE			
Surplus/(Deficit)	581,584 £ per ha	235,364 £ per acre	5,592,150

Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation

					AH - % on site 35	i%		
Balance (RLV - TLV)	5,592,150	0%	25%	30%	35%	40%	45%	50%
	0	11,633,987	8,942,687	8,403,958	7,864,747	7,325,478	6,785,580	6,245,407
	80	9,675,294	7,489,587	7,051,294	6,612,842	6,173,656	5,733,911	5,293,500
	100	9,173,822	7,118,146	6,706,043	6,293,185	5,879,842	5,465,891	5,051,116
	120	8,667,721	6,743,742	6,357,527	5,970,929	5,583,779	5,195,633	4,806,644
	140	8,156,718	6,365,645	6,006,152	5,645,962	5,284,954	4,923,159	4,560,364
CIL £psm	160	7,640,510	5,984,456	5,651,549	5,318,051	4,983,813	4,648,619	4,312,259
143.29	180	7,119,431	5,599,468	5,293,860	4,987,533	4,680,116	4,371,718	4,062,126
	200	6,592,961	5,211,285	4,932,904	4,653,793	4,373,737	4,092,526	3,809,948
	220	6,061,120	4,819,112	4,568,708	4,317,394	4,064,946	3,811,187	3,555,873
	240	5,524,028	4,423,571	4,201,124	3,977,726	3,753,167	3,527,235	3,299,722
	260	4,981,328	4,024,060	3,830,222	3,635,245	3,438,920	3,241,038	3,041,390
	280	4,432,789	3,620,852	3,455,727	3,289,415	3,121,706	2,952,393	2,781,088
	300	3,878,597	3,213,782	3,077,914	2,940,664	2,801,823	2,661,185	2,518,545
	320	3,318,603	2,802,590	2,696,218	2,588,406	2,478,947	2,367,634	2,253,796
	340	2,752,516	2,387,565	2,311,105	2,233,143	2,153,255	2,071,261	1,986,999
	360	2,180,090	1,968,232	1,922,090	1,874,239	1,824,471	1,772,532	1,717,677
	380	1,601,433	1,544,703	1,529,301	1,512,116	1,492,793	1,470,888	1,446,237
	400	1,016,385	1,117,038	1,132,818	1,146,436	1,157,849	1,166,769	1,172,392
	420	424,784	684,836	732,043	777,170	820,003	859,675	896,166
	440	(173,536)	248,125	327,387	404,481	478,640	550,002	617,594
	460	(778,745)	(193,040)	(81,254)	27,808	134,234	237,225	336,433
	480	(1,391,015)	(638,778)	(494,370)	(352,489)	(213,612)	(78,204)	52,927
	500	(2,010,576)	(1,089,524)	(911,704)	(736,481)	(564,861)	(396,874)	(233,321)
	520	(2,637,535)	(1,545,091)	(1,333,326)	(1,124,692)	(919,398)	(718,369)	(521,977)
	540	(3,272,045)	(2,005,569)	(1,759,391)	(1,516,779)	(1,277,742)	(1,043,043)	(813,468)
	340	(3,272,043)	(2,003,309)	(1,759,591)	(1,510,779)	(1,211,142)	(1,043,043)	(013,400)
					AH - % on site 35	i%		
Balance (RLV - TLV)	5,592,150	0%	25%	30%	35%	40%	45%	50%
	-	8,482,514	6,707,315	6,350,397	5,992,794	5,634,289	5,274,672	4,913,729
	1,500	8,072,179	6,303,180	5,948,097	5,592,150	5,235,580	4,878,172	4,519,712
	1,500						4 470 005	4,120,763
	3,000	7,658,457	5,895,217	5,541,502	5,187,317	4,832,431	4,476,985	1,120,100
		7,658,457 7,241,636	5,895,217 5,483,384	5,541,502 5,130,784	5,187,317 4,778,086	4,832,431 4,424,729	4,476,985	
	3,000							3,716,765
Site Specific S106	3,000 4,500	7,241,636	5,483,384	5,130,784	4,778,086	4,424,729	4,070,996	3,716,765 3,307,485
Site Specific S106 1,500	3,000 4,500 6,000	7,241,636 6,821,538	5,483,384 5,067,236	5,130,784 4,715,937	4,778,086 4,364,273	4,424,729 4,012,359	4,070,996 3,660,086	3,716,765 3,307,485 2,892,836
	3,000 4,500 6,000 7,500	7,241,636 6,821,538 6,397,775	5,483,384 5,067,236 4,647,138	5,130,784 4,715,937 4,296,716	4,778,086 4,364,273 3,945,960	4,424,729 4,012,359 3,595,204	4,070,996 3,660,086 3,244,136	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063
	3,000 4,500 6,000 7,500 9,000	7,241,636 6,821,538 6,397,775 5,970,793	5,483,384 5,067,236 4,647,138 4,222,808	5,130,784 4,715,937 4,296,716 3,872,921	4,778,086 4,364,273 3,945,960 3,523,033	4,424,729 4,012,359 3,595,204 3,173,145	4,070,996 3,660,086 3,244,136 2,823,024	3,716,765 3,307,485 2,892,836 2,472,738
	3,000 4,500 6,000 7,500 9,000 10,500	7,241,636 6,821,538 6,397,775 5,970,793 5,540,322	5,483,384 5,067,236 4,647,138 4,222,808 3,793,997	5,130,784 4,715,937 4,296,716 3,872,921 3,444,685	4,778,086 4,364,273 3,945,960 3,523,033 3,095,373	4,424,729 4,012,359 3,595,204 3,173,145 2,746,062	4,070,996 3,660,086 3,244,136 2,823,024 2,396,626	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063
	3,000 4,500 6,000 7,500 9,000 10,500 12,000	7,241,636 6,821,538 6,397,775 5,970,793 5,540,322 5,106,088	5,483,384 5,067,236 4,647,138 4,222,808 3,793,997 3,360,926	5,130,784 4,715,937 4,296,716 3,872,921 3,444,685 3,011,894	4,778,086 4,364,273 3,945,960 3,523,033 3,095,373 2,662,861	4,424,729 4,012,359 3,595,204 3,173,145 2,746,062 2,313,829 1,876,322	4,070,996 3,660,086 3,244,136 2,823,024 2,396,626 1,964,797 1,527,270	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063 1,615,681
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	7,241,636 6,821,538 6,397,775 5,970,793 5,540,322 5,106,088 4,668,508 4,227,030	5,483,384 5,067,236 4,647,138 4,222,808 3,793,997 3,360,926 2,923,480 2,481,148	5,130,784 4,715,937 4,296,716 3,872,921 3,444,685 3,011,894 2,574,428 2,131,971	4,778,086 4,364,273 3,945,960 3,523,033 3,095,373 2,662,861 2,225,375 1,782,789	4,424,729 4,012,359 3,595,204 3,173,145 2,746,062 2,313,829 1,876,322 1,433,413	4,070,996 3,660,086 3,244,136 2,823,024 2,396,626 1,964,797 1,527,270 1,084,036	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063 1,615,681 1,178,217 734,660
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	7,241,636 6,821,538 6,397,775 5,970,793 5,540,322 5,106,088 4,668,508 4,227,030 3,781,877	5,483,384 5,067,236 4,647,138 4,222,808 3,793,997 3,360,926 2,923,480 2,481,148 2,034,228	5,130,784 4,715,937 4,296,716 3,872,921 3,444,685 3,011,894 2,574,428 2,131,971 1,684,575	4,778,086 4,364,273 3,945,960 3,523,033 3,095,373 2,662,861 2,225,375 1,782,789 1,334,921	4,424,729 4,012,359 3,595,204 3,173,145 2,746,062 2,313,829 1,876,322 1,433,413 984,971	4,070,996 3,660,086 3,244,136 2,823,024 2,396,626 1,964,797 1,527,270 1,084,036 634,963	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063 1,615,681 1,178,217 734,660 284,956
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	7,241,636 6,821,538 6,397,775 5,970,793 5,540,322 5,106,088 4,668,508 4,227,030 3,781,877 3,333,068	5,483,384 5,067,236 4,647,138 4,222,808 3,793,997 3,360,926 2,923,480 2,481,148 2,034,228 1,582,604	5,130,784 4,715,937 4,296,716 3,872,921 3,444,685 3,011,894 2,574,428 2,131,971 1,684,575 1,232,165	4,778,086 4,364,273 3,945,960 3,523,033 3,095,373 2,662,861 2,225,375 1,782,789 1,334,921 881,725	4,424,729 4,012,359 3,595,204 3,173,145 2,746,062 2,313,829 1,876,322 1,433,413 984,971 530,863	4,070,996 3,660,086 3,244,136 2,823,024 2,396,626 1,964,797 1,527,270 1,084,036 634,963 179,913	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063 1,615,681 1,178,217 734,660 284,956 (171,330)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500	7,241,636 6,821,538 6,397,775 5,970,793 5,540,322 5,106,088 4,668,508 4,227,030 3,781,877 3,333,068 2,880,106	5,483,384 5,067,236 4,647,138 4,222,808 3,793,997 3,360,926 2,923,480 2,481,148 2,034,228 1,582,604 1,126,152	5,130,784 4,715,937 4,296,716 3,872,921 3,444,685 3,011,894 2,574,428 2,131,971 1,684,575 1,232,165 774,614	4,778,086 4,364,273 3,945,960 3,523,033 3,095,373 2,662,861 2,225,376 1,782,789 1,334,921 881,725 423,076	4,424,729 4,012,359 3,595,204 3,173,145 2,746,062 2,313,829 1,876,322 1,433,413 984,971 530,863 70,954	4,070,996 3,660,086 3,244,136 2,823,024 2,996,626 1,964,797 1,527,270 1,084,036 634,963 179,913 (281,277)	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063 1,615,681 1,178,217 734,660 284,956 (171,330) (634,231)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,500 19,500 21,000	7,241,636 6,821,538 6,397,775 5,970,793 5,540,322 5,106,088 4,668,508 4,227,030 3,781,877 3,333,068 2,880,106 2,423,572	5,483,384 5,067,236 4,647,138 4,222,808 3,793,997 3,360,926 2,923,480 2,481,148 2,034,228 1,582,604 1,126,152 664,582	5,130,784 4,715,937 4,296,716 3,872,921 3,444,685 3,011,894 2,574,428 2,131,971 1,684,575 1,232,165 774,614 311,794	4,778,086 4,364,273 3,945,960 3,523,033 3,095,373 2,662,861 2,225,375 1,782,789 1,334,921 881,725 423,076 (41,160)	4,424,729 4,012,359 3,595,204 3,173,145 2,746,062 2,313,829 1,876,322 1,433,413 984,971 530,863 70,954 (394,893)	4,070,996 3,660,086 3,244,136 2,823,024 2,396,626 1,964,797 1,527,270 1,084,036 634,963 179,913 (281,277) (749,058)	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063 1,615,681 1,178,217 734,660 284,956 (171,330) (634,231) (1,103,889)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500	7,241,636 6,821,538 6,397,775 5,970,793 5,540,322 5,106,088 4,668,508 4,227,030 3,781,877 3,333,068 2,880,106 2,423,572 1,962,622	5,483,384 5,067,236 4,647,138 4,222,808 3,793,997 3,360,926 2,923,480 2,481,148 2,034,228 1,582,604 1,126,152 664,582 197,846	5,130,784 4,715,937 4,296,716 3,872,921 3,444,685 3,011,894 2,574,428 2,131,971 1,684,575 1,232,165 774,614 311,794 (156,427)	4,778,086 4,364,273 3,945,960 3,523,033 3,095,373 2,662,861 2,225,375 1,782,789 1,334,921 881,725 423,076 (41,160) (511,140)	4,424,729 4,012,359 3,595,204 3,173,145 2,746,062 2,313,829 1,876,322 1,433,413 984,971 530,863 70,954 (394,893) (866,819)	4,070,996 3,660,086 3,244,136 2,823,024 2,396,626 1,964,797 1,527,270 1,084,036 634,963 179,913 (281,277) (749,058) (1,223,278)	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063 1,615,681 1,178,217 734,660 284,956 (171,330) (634,231) (1,103,889) (1,580,731)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000	7,241,636 6,821,538 6,397,775 5,970,793 5,540,322 5,106,088 4,227,030 3,781,877 3,333,068 2,880,106 2,423,572 1,962,622 1,497,937	5,483,384 5,067,236 4,647,138 4,222,808 3,793,997 3,360,926 2,923,480 2,481,148 2,034,228 1,582,604 1,126,152 664,582 197,846 (274,070)	5,130,784 4,715,937 4,296,716 3,872,921 3,444,685 3,011,894 2,574,428 2,131,971 1,684,575 1,232,165 774,614 (156,427) (630,184)	4,778,086 4,364,273 3,945,960 3,523,033 3,095,373 2,662,861 2,225,375 1,782,789 1,334,921 881,725 423,076 (41,160) (511,140) (987,063)	4,424,729 4,012,359 3,595,204 3,173,145 2,746,062 2,313,829 1,876,322 1,433,413 984,971 530,863 70,954 (394,893) (866,819) (1,344,965)	4,070,996 3,660,086 3,244,136 2,823,024 2,396,626 1,964,797 1,527,270 1,084,036 634,963 179,913 (281,277) (749,058) (1,223,278) (1,704,084)	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063 1,615,681 1,178,217 734,660 284,956 (171,330) (634,231) (1,103,889) (1,580,731) (2,064,690)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,500 21,000 22,500 24,000 25,500	7,241,636 6,821,538 6,397,775 5,970,793 5,540,322 5,106,088 4,627,030 3,781,877 3,333,068 2,880,106 2,423,572 1,497,937 1,028,834	5,483,384 5,067,236 4,647,138 4,222,808 3,793,997 3,360,926 2,923,480 2,481,148 2,034,228 1,582,604 1,126,152 664,582 197,846 (274,070) (751,297)	5,130,784 4,715,937 4,296,716 3,872,921 3,444,685 3,011,894 2,574,428 2,131,971 1,684,575 1,232,165 774,614 311,794 (156,427) (630,184) (1,109,612)	4,778,086 4,364,273 3,945,960 3,523,033 3,095,373 2,662,861 2,225,375 1,782,789 1,334,921 881,725 423,076 (41,160) (987,063) (1,469,022)	4,424,729 4,012,359 3,595,204 3,173,145 2,746,062 2,313,829 1,876,322 1,433,413 984,971 530,863 70,954 (394,893) (866,819) (1,344,965) (1,829,770)	4,070,996 3,660,086 3,244,136 2,823,024 2,396,626 1,964,797 1,527,270 1,084,036 634,963 179,913 (281,277) (749,058) (1,223,278) (1,704,084) (2,192,098)	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063 1,615,681 1,178,217 734,660 284,956 (171,330) (634,231) (1,103,889) (1,580,731) (2,064,690) (2,556,253)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000 25,500 27,000	7,241,636 6,821,538 6,397,775 5,970,793 5,540,322 5,106,088 4,668,508 4,227,030 3,781,877 3,333,068 2,880,106 2,423,572 1,962,622 1,497,937 1,028,834 555,748	5,483,384 5,067,236 4,647,138 4,222,808 3,793,997 3,360,926 2,923,480 2,481,148 2,034,228 1,582,604 1,126,152 664,582 197,846 (751,297) (1,233,969)	5,130,784 4,715,937 4,296,716 3,872,921 3,444,685 3,011,894 2,574,428 2,131,971 1,684,575 1,232,165 774,614 311,794 (156,427) (630,184) (1,109,612) (1,594,850)	4,778,086 4,364,273 3,945,960 3,523,033 3,095,373 2,662,861 2,225,375 1,782,789 1,334,921 881,725 423,076 (41,160) (511,140) (987,063) (1,469,022) (1,957,161)	4,424,729 4,012,359 3,595,204 3,173,145 2,746,062 2,313,829 1,876,322 1,433,413 984,971 530,863 70,954 (394,893) (866,819) (1,344,965) (1,829,770) (2,321,147)	4,070,996 3,660,086 3,244,136 2,823,024 2,396,626 1,964,797 1,527,270 1,084,036 634,963 179,913 (281,277) (749,058) (1,223,278) (1,704,084) (2,192,098) (2,687,053)	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063 1,615,681 1,178,217 734,660 284,956 (171,330) (634,231) (1,103,889) (1,580,731) (2,064,690) (2,566,253) (3,055,485)
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	7,241,636 6,821,538 6,397,775 5,970,793 5,540,322 5,106,088 4,627,030 3,781,877 3,333,068 2,880,106 2,423,572 1,497,937 1,028,834	5,483,384 5,067,236 4,647,138 4,222,808 3,793,997 3,360,926 2,923,480 2,481,148 2,034,228 1,582,604 1,126,152 664,582 197,846 (274,070) (751,297)	5,130,784 4,715,937 4,296,716 3,872,921 3,444,685 3,011,894 2,574,428 2,131,971 1,684,575 1,232,165 774,614 311,794 (156,427) (630,184) (1,109,612)	4,778,086 4,364,273 3,945,960 3,523,033 3,095,373 2,662,861 2,225,375 1,782,789 1,334,921 881,725 423,076 (41,160) (987,063) (1,469,022)	4,424,729 4,012,359 3,595,204 3,173,145 2,746,062 2,313,829 1,876,322 1,433,413 984,971 530,863 70,954 (394,893) (866,819) (1,344,965) (1,829,770)	4,070,996 3,660,086 3,244,136 2,823,024 2,396,626 1,964,797 1,527,270 1,084,036 634,963 179,913 (281,277) (749,058) (1,223,278) (1,704,084) (2,192,098)	3,716,765 3,307,485 2,892,836 2,472,738 2,047,063 1,615,681 1,178,217 734,660 (171,330) (634,231) (1,103,889) (1,580,731) (2,064,690) (2,556,253)

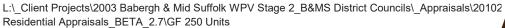


Scheme Ref: F
Title: 250 No. Units
Notes: Greeenfield allocation

					ALL 0/ " ==	0/		
Balance (BLV TIV)	5 500 450	00/	250/	200/	AH - % on site 35		AE0/	E00/
Balance (RLV - TLV)	5,592,150	10.276.020	25%	30%	35%	40%	45%	50%
	50,000	10,276,929	8,507,930	8,152,846	7,796,900	7,440,330	7,082,922	6,724,462
TIV/	75,000	9,682,939	7,913,939	7,558,856	7,202,909	6,846,340	6,488,932	6,130,471
TLV (per net acre)	100,000	9,088,948	7,319,949	6,964,866	6,608,919	6,252,349	5,894,941	5,536,481
142,794	125,000	8,494,958	6,725,959	6,370,875	6,014,929	5,658,359	5,300,951	4,942,491
	150,000	7,900,967	6,131,968	5,776,885	5,420,938	5,064,369	4,706,960	4,348,500
	175,000	7,306,977	5,537,978	5,182,895	4,826,948	4,470,378	4,112,970	3,754,510
	200,000	6,712,987	4,943,987	4,588,904	4,232,957	3,876,388	3,518,980	3,160,519
	225,000	6,118,996	4,349,997	3,994,914	3,638,967	3,282,397	2,924,989	2,566,529
	250,000	5,525,006	3,756,007	3,400,923	3,044,977	2,688,407	2,330,999	1,972,539
	275,000	4,931,016	3,162,016	2,806,933	2,450,986	2,094,417	1,737,008	1,378,548
					AH - % on site 35			
Balance (RLV - TLV)	5,592,150	0%	25%	30%	35%	40%	45%	50%
	5	(8,769,242)	(10,522,336)	(10,873,635)	(11,224,941)	(11,576,855)	(11,928,932)	(12,281,532)
	10	1,660,367	(102,074)	(455,485)	(809,670)	(1,164,314)	(1,519,581)	(1,875,686)
Density (dph)	15	5,134,008	3,368,041	3,013,735	2,658,651	2,302,936	1,946,492	1,589,107
26	20	6,870,200	5,102,712	4,747,676	4,392,220	4,036,126	3,679,038	3,320,985
	25	7,911,915	6,143,124	5,788,041	5,432,159	5,075,653	4,718,306	4,359,906
	27	8,220,572	6,451,380	6,096,297	5,740,290	5,383,661	5,026,196	4,667,680
	30	8,606,392	6,836,700	6,481,503	6,125,452	5,768,671	5,411,058	5,052,399
	35	9,102,231	7,332,112	6,976,713	6,620,662	6,263,684	5,905,880	5,547,036
	40	9,474,107	7,703,671	7,348,120	6,992,032	6,634,944	6,276,997	5,918,015
	45	9,763,344	7,992,661	7,636,992	7,280,789	6,923,701	6,565,644	6,206,553
	50	9,994,733	8,223,853	7,868,090	7,511,796	7,154,707	6,796,561	6,437,384
					AH - % on site 35			
Balance (RLV - TLV)	5,592,150	0%	25%	30%	35%	40%	45%	50%
	95%	9,697,947	7,830,490	7,455,144	7,079,157	6,702,310	6,324,387	5,945,174
	100%	8,072,179	6,303,180	5,948,097	5,592,150	5,235,580	4,878,172	4,519,712
Build rate (£psm)	105%	6,434,408	4,764,354	4,429,423	4,093,811	3,757,799	3,421,174	3,083,610
	110%	4,782,230	3,211,046	2,896,080	2,580,987	2,265,394	1,949,543	1,633,073
	115%	3,112,130	1,638,852	1,343,946	1,048,839	753,731	458,322	162,779
	120%	1,419,602	42,066	(233,473)	(509,061)	(784,650)	(1,060,238)	(1,335,827)
	125%	(301,528)	(1,588,179)	(1,845,777)	(2,103,375)	(2,360,972)	(2,618,894)	(2,876,833)
	130%	(2,060,502)	(3,265,422)	(3,528,105)	(3,810,633)	(4,094,242)	(4,379,186)	(4,666,099)
		(2,000,002)	(=,===, :==)	(0,020,100)	(3,010,033)	(1,001,212)	(1,010,100)	(,,,
		(2,000,002)	(0,000,000)	(0,020,100)	(3,010,033)	(1,001,212)	(1,010,100)	(, , , , , , ,
		(2,000,002)	(2,223, 122)	(0,020,100)	AH - % on site 0%		(:,5:5,:55)	
Balance (RLV - TLV)	5,592,150	0%	25%	30%	AH - % on site 0% 35%	6 40%	45%	50%
Balance (RLV - TLV)	5,592,150 75%	0% (5,676,257)	25% (3,579,540)	30% (3,206,479)	AH - % on site 0% 35% (2,866,840)	6 40% (2,533,426)	45% (2,206,656)	50% (1,886,937)
	5,592,150 75% 80%	0% (5,676,257) (2,455,472)	25%	30% (3,206,479) (1,289,396)	AH - % on site 0% 35% (2,866,840) (1,104,592)	40% (2,533,426) (923,203)	45% (2,206,656) (745,620)	50% (1,886,937) (572,344)
Balance (RLV - TLV) Cahnges in sales values (£)	5,592,150 75% 80% 85%	0% (5,676,257)	25% (3,579,540)	30% (3,206,479)	AH - % on site 0% 35% (2,866,840)	6 40% (2,533,426)	45% (2,206,656)	50% (1,886,937)
	5,592,150 75% 80% 85% 90%	0% (5,676,257) (2,455,472) 275,551 2,919,376	25% (3,579,540) (1,477,284) 519,068 2,471,547	30% (3,206,479) (1,289,396) 563,377 2,379,113	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422	40% (2,533,426) (923,203) 645,918 2,190,251	45% (2,206,656) (745,620) 683,680 2,093,483	50% (1,886,937) (572,344) 718,766 1,994,973
	5,592,150 75% 80% 85% 90% 95%	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052	25% (3,579,540) (1,477,284) 519,068	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689	40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448	45% (2,206,656) (745,620) 683,680	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925
	5,592,150 75% 80% 85% 90% 95% 100%	0% (5,676,257) (2,455,472) 275,551 2,919,376	25% (3,579,540) (1,477,284) 519,068 2,471,547	30% (3,206,479) (1,289,396) 563,377 2,379,113	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422	40% (2,533,426) (923,203) 645,918 2,190,251	45% (2,206,656) (745,620) 683,680 2,093,483	50% (1,886,937) (572,344) 718,766 1,994,973
	5,592,150 75% 80% 85% 90% 95%	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401	40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925
	5,592,150 75% 80% 85% 90% 95% 100%	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150	40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712
	5,592,150 75% 80% 85% 90% 95% 100% 105%	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648	40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305
	5,592,150 75% 80% 85% 90% 95% 100% 105% 110%	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,889 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022	40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892
	5,592,150 75% 80% 85% 90% 95% 100% 115%	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428
	5,592,150 75% 80% 85% 90% 95% 100% 115% 110% 120%	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295	40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463
Cahnges in sales values (£)	5,592,150 75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106	40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
Cahnges in sales values (£)	5,592,150 75% 80% 85% 90% 100% 115% 110% 120% 125% 5,592,150 0	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356	40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
Cahnges in sales values (£)	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
Cahnges in sales values (£)	5,592,150 75% 80% 85% 90% 100% 115% 110% 120% 125% 5,592,150 0	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356	40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
Cahnges in sales values (£)	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537	30% (3,266,479) (1,289,396) (1,289,396) (1,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Sil 3,000 7,483,561 6,856,370	AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356 6,464,686	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,766 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,669,038	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603
Cahnges in sales values (£)	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,999,650 14,712,968 Sii 3,000 7,483,551 6,856,370 6,218,605	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356 6,464,686 5,820,343	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,22,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926
Cahnges in sales values (£)	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143	0% (5,676,257) (2,455,472) 275,554 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,884,747 7,243,964 6,612,842 5,596,893	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Sil 3,000 7,483,561 6,856,370 6,218,605 5,192,117	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,366 6,464,686 5,820,343 4,782,916	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041
Cahnges in sales values (£) Balance (RLV - TLV)	5,592,150 75% 80% 85% 90% 95% 100% 1105% 110% 120% 125% 5,592,150 0 40 80 143 160	0% (5,676,257) (2,455,472) (275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,556,893 5,318,051	30% (3,206,479) (1,289,396) (563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Sii 3,000 7,483,551 6,866,370 6,218,605 5,192,117 4,910,206	AH - % on site 09 35% (2,886,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,009,038 5,417,950 4,369,161 4,081,264	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,205 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 280	0% (5,676,257) (2,455,472) 275,554 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,644	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,884,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Sill 3,000 7,483,561 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,5555,184 2,859,097	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,088,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,665 2,531,537 1,816,332 1,087,418
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 280 320	0% (5,676,257) (2,455,472) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 20,642,844 5,064,416 4,395,658 3,714,937 3,021,810	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,884,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406	30% (3,206,479) (1,289,396) (563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 83 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017	AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,141 3,127,143,663	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 6,99,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 280 320 360	0% (5.676.257) (2.455.472) 275.551 2,919.376 5.512.052 8,072.179 10,610,409 13,132.957 15,644.224 18,147,148 20,642,844 8,242,320 7,627,580 7,002,858 5,997,480 5,721,641 5,064,416 4,395,658 3,714,937 3,021,810 2,315,822	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 3,977,726 3,289,415 2,588,406 1,874,239	30% (3,206,479) (1,289,396) (1,289,396) (2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Sii 3,000 7,483,561 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474	AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400	6 40% (2.553,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,766 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 883,679 54,801	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 280 320 360 400	0% (5.676.257) (2.455.472) 275.551 2.919.376 5.512.052 8.072.179 10.610.409 13.132.957 15.644.224 18.147.148 20.642.844 2	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,868 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,933,569 1,257,781 517,886 (236,597)	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995)	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,205 9,010 5,913,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 280 320 360 400 440	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,642,844 20,642,844 5,727,580 7,002,858 5,997,480 5,727,641 5,064,416 4,395,658 3,714,937 3,021,810 2,315,822 1,596,506	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436 404,481	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Siii 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,5555,184 2,859,097 2,150,017 1,427,474 660,984 (60,017)	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 220,017 (530,274)	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781 517,886 (236,597) (1,006,429)	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623)	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (1,977,000)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 240 280 320 360 400 440 480	0% (5,676,257) (2,455,472) (2,455,472) (275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,844	25% (3,579,540) (1,477,284) (1,477,284) (19,068 2,471,547 4,396,477 6,303,180 19,062,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,89 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436 404,481 (352,489)	30% (3,206,479) (1,289,396) (1,289,396) (3,377,2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Sill 3,000 7,483,551 6,856,370 6,218,605 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017) (826,382)	AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,780,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,251)	6 40% (2,533,426) (923,203) (645,918 2,190,251 3,718,448 5,235,580 6,744,766 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781 517,886 (236,597) (1,006,429) (1,792,240)	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 6,011,195 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493)	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (1,1977,000) (2,783,158)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 280 320 360 400 440 480 520	0% (5.676.257) (2.455.472) (2.455.472) 275.551 2.919.376 5.512.052 8.072.179 10.610.409 13.132.957 15.644.224 18.147.148 20.642.844 20.642.844 20.642.844 20.642.844 20.642.844 20.642.844 20.642.846	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 3,977,726 3,289,415 4,653,793 3,977,726 3,289,415 4,6436 4,481 4,6436 4,481 4,6436 4,481 4,652,489) (1,124,692)	30% (3,206,479) (1,289,396) (1,289,396) (1,391,391,391,391,391,391,391,391,391,39	AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 248 Specific S106 4,500 7,088,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,251) (2,098,148)	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475)	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493) (3,097,415)	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (1,977,000) (2,783,158) (3,643,640)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 280 320 360 400 440 480 480 520 560	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,644 2	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436 404,481 (352,489) (1,124,692) (1,124,692) (1,124,692)	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017) (826,382) (1,608,320) (2,406,774)	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,869 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,251) (2,098,148) (2,907,170)	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,933,589 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475) (3,419,390)	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,955,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493) (2,284,493) (2,284,493) (3,097,415) (4,016,822)	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (1,977,000) (2,783,158) (3,643,640) (4,622,643)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 280 320 360 400 440 480 520 600 600	0% (5,676,257) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 2	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 3,289,415 2,588,406 1,874,239 1,146,436 404,481 (352,489) (1,124,692) (1,1912,846) (2,717,833)	30% (3.206,479) (1,289,396) (1,289,396) (1,289,396) (1,289,397) (2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 3,000 7,483,551 6,866,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017) (826,382) (1,608,320) (2,406,774) (3,222,269)	AH - % on site 0% 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,251) (2,098,148) (2,907,170) (3,790,712)	6 40% (2.533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475) (3,419,990) (4,393,462)	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,766 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493) (3,097,415) (4,016,822) (5,004,426)	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (1,977,000) (2,783,158) (3,643,640) (4,622,643) (5,623,792)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	0% (5,676,257) (2,455,472) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,844	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 1,874,239 1,146,436 404,481 (352,489) (1,124,692)	30% (3,206,479) (1,289,396) (1,289,396) (3,377,2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Sill 3,000 7,483,551 6,856,370 6,218,605 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017) (826,382) (1,608,320) (2,406,774) (3,222,269) (4,165,433)	AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,251) (2,098,148) (2,907,170) (3,790,712) (4,773,168)	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,569 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475) (3,419,390) (4,393,462) (5,389,356)	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 6,011,195 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493) (3,097,415) (4,016,822) (5,004,426) (6,014,473)	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (3,643,640) (4,622,643) (5,623,792) (6,648,295)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 280 320 360 400 440 440 450 520 560 600 640 680	0% (5.676.257) (2.455.472) 275.551 2.919.376 5.512.052 8.072.179 10.610.409 13.132.957 15.644.224 18.147.148 20.642.844 20.642.844 20.642.844 20.642.844 20.642.844 20.642.845 20.642.846 2.314.937 3.021.810 2.315.822 1.596.506 863.357 115.568 (647.120) (1.425.238) (2.219.951) (3.031.298) (3.938.540)	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 1,960,221 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 3,977,726 3,289,415 4,653,793 3,977,726 3,289,415 4,653,793 1,146,436 404,481 4052,489) (1,124,692) (1,191,2846) (2,717,833) (3,565,528) (4,543,083)	30% (3,206,479) (1,289,396) 563,377 2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Sii 3,000 7,483,551 6,856,370 6,218,605 5,192,117 4,910,206 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017) (826,382) (1,608,320) (2,406,774) (3,222,269) (4,165,433) (5,156,194)	AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 28 Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,251) (2,098,148) (2,097,170) (3,790,712) (4,773,168) (5,777,931)	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,589 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475) (3,419,390) (4,393,462) (5,389,366) (6,408,336)	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 6,259,421 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 3,950,908 3,659,756 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493) (3,097,415) (4,016,822) (5,004,426) (5,004,473) (7,047,805)	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (1,977,000) (2,783,158) (3,643,640) (4,622,643) (6,648,295) (7,695,446)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	5,592,150 75% 80% 85% 90% 95% 100% 115% 120% 125% 5,592,150 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	0% (5,676,257) (2,455,472) (2,455,472) 275,551 2,919,376 5,512,052 8,072,179 10,610,409 13,132,957 15,644,224 18,147,148 20,642,844 20,844	25% (3,579,540) (1,477,284) 519,068 2,471,547 4,396,477 6,303,180 8,197,379 10,082,397 11,960,271 13,833,006 15,701,537 1,500 7,864,747 7,243,964 6,612,842 5,596,893 5,318,051 4,653,793 3,977,726 1,874,239 1,146,436 404,481 (352,489) (1,124,692)	30% (3,206,479) (1,289,396) (1,289,396) (3,377,2,379,113 4,171,391 5,948,097 7,713,618 9,471,216 11,222,886 12,969,650 14,712,968 Sill 3,000 7,483,551 6,856,370 6,218,605 4,238,739 3,555,184 2,859,097 2,150,017 1,427,474 690,984 (60,017) (826,382) (1,608,320) (2,406,774) (3,222,269) (4,165,433)	AH - % on site 09 35% (2,866,840) (1,104,592) 605,689 2,285,422 3,945,401 5,592,150 7,229,648 8,860,022 10,485,024 12,106,295 13,724,067 te Specific S106 4,500 7,098,356 6,464,686 5,820,343 4,782,916 4,497,995 3,819,141 3,127,915 2,423,863 1,706,517 975,400 230,017 (530,274) (1,306,251) (2,098,148) (2,907,170) (3,790,712) (4,773,168)	6 40% (2,533,426) (923,203) 645,918 2,190,251 3,718,448 5,235,580 6,744,786 8,248,091 9,747,103 11,242,272 12,734,814 £1,500 6,000 6,709,193 6,069,038 5,417,950 4,369,161 4,081,264 3,394,837 2,695,797 1,983,569 1,257,781 517,886 (236,597) (1,006,429) (1,792,240) (2,594,475) (3,419,390) (4,393,462) (5,389,356)	45% (2,206,656) (745,620) 683,680 2,093,483 3,490,350 4,878,172 7,635,900 9,008,401 10,378,165 11,745,561 7,500 6,316,124 5,669,319 5,011,195 6,011,195 2,965,623 2,258,609 1,538,150 803,679 54,801 (708,995) (1,488,623) (2,284,493) (3,097,415) (4,016,822) (5,004,426) (6,014,473)	50% (1,886,937) (572,344) 718,766 1,994,973 3,260,925 4,519,712 5,773,305 7,022,892 8,269,428 9,513,463 10,755,603 9,000 5,918,976 5,265,150 4,599,926 3,528,041 3,233,565 2,531,537 1,816,332 1,087,418 344,080 (413,993) (1,187,318) (1,1977,000) (2,783,158) (3,643,640) (4,622,643) (5,623,792) (6,648,295)



Printed: 29/10/2020 20:11



(7,610,784)

(6,963,810)





Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation

ASSUMPTIONS - RESIDENTIAL USE	s						
	•						
Total number of units in scheme			350 Ui	nits			
AH Policy requirement (% Target)			35%				
AH tenure split %		fordable Rent:		53.0%			
		nared ownership		25.0%			
	Int	ermediate		21.6%			
Open Market Sale (OMS) housing			65%				
			100%				
CIL Rate (£ psm)			143.29 £	psm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	7.5	0.0%	0.0	2%	7.5	
2 bed House	20.9%	47.5	57.4%	70.3	34%	117.8	
3 bed House	40.8%	92.8	23.5%	28.8	35%	121.6	
4 bed House	35.0%	79.6	2.8%	3.4	24%	83.0	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	20.1	6%	20.1	
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0	
Total number of units	100.0%	227.5	100.0%	122.5	100%	350.0	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	58.0	624			58.0	624	
2 bed House	79.0	850			79.0	850	
3 bed House	90.0	969			90.0	969	
4 bed House	110.0	1,184			110.0	1,184	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
z peu i iat	61.0	657	65.0%		/1.8	112	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538	70		50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	1,044	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	538 657	85.0% 85.0%		58.8 71.8	633 772	
z pou i lat	01.0	657	00.0%		/ 1.8	112	
	Mkt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	435	4,687	0	0	435	4,687	
2 bed House	3,756	40,432	4,918	52,934	8,674	93,366	
3 bed House	8,354	89,920	2,419	26,040	10,773	115,959	
4 bed House	8,759	94,278	328	3,530	9,087	97,808	
5 bed House	0	0	0	0	0	0	
1 bed Flat	0	0	1,180	12,705	1,180	12,705	
2 bed Flat	0	0	0	0	0	0	
	21,304	229,317	8,845	95,209	30,149	324,526	
AH % by floor area:		****		H % by floor area due		-=-,===	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		tota	al MV £ (no AH)	
1 bed House	180,000	3,103	288			1,351,350	
2 bed House	250,000	3,165	294			29,450,313	
3 bed House	290,000	3,222	299			35,269,728	
4 bed House	350,000	3,182	296			29,052,100	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	160,000	3,200	297			3,210,480	
2 bed Flat	190,000	3,115	289			0	
					_	98,333,970	
						_	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70% 144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70% 200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70% 232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000	2,577	71%
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70% O	#DIV/0!	71%
	80,000	1,600	50% 112,000	2,240	70% 128,000	2,560	80%
1 bed Flat							
1 bed Flat 2 bed Flat	95,000	1,557	50% 133,000	2,180	70% 152,000	2,492	80%



Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	7.5	@	180,000		1,351,350
2 bed House	47.5	@	250,000		11,886,875
B bed House	92.8	@	290,000		26,917,800
bed House	79.6	@	350,000		27,868,750
5 bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		-
2 bed Flat	0.0	@	190,000		-
	227.5				68,024,775
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		-
2 bed House	37.2	@	125,000		4,654,311
3 bed House	15.3	@	145,000		2,213,261
4 bed House	1.8	@	175,000		313,588
5 bed House	0.0	@	0		-
1 bed Flat	10.6	@	80,000		850,777
2 bed Flat	0.0	@	95,000		
	64.9				8,031,937
Shared ownership					
bed House	0.0	@	126,000		-
bed House	17.6	@	175,000		3,078,519
bed House	7.2	@	203,000		1,463,926
bed House	0.8	@	245,000		207,418
5 bed House	0.0	@	0		
l bed Flat	5.0	@	112,000		562,733
2 bed Flat	0.0	@	133,000		-
	30.7				5,312,596
ntermediate					
2 bed House	0.0	@	144,000		-
3 bed House	15.2	@	200,000		3,034,962
4 bed House	6.2	@	232,000		1,443,213
5 bed House	0.7	@	250,000		182,574
1 bed Flat	0.0	@	0		
2 bed Flat	4.3	@	128,000		554,771
0.00%	0.0	@	152,000		
	26.5				5,215,520
Sub-total GDV Residential	349.6				86,584,827
AH on-site cost analysis:				£MV less £GDV	11,749,143
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
Grant	350	@	0		-

Scheme Ref:

Title: 350 No. Units
Notes: Greenfield allocation







Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				14,747,425
SDLT		14,747,425 @	5.0% (slabbed)	(726,871)
Acquisition Agent fees		14,747,425 @	1.0%	(147,474)
Acquisition Legal fees		14,747,425 @	0.5%	(73,737)
Interest on Land		14,747,425 @	7.5%	(1,106,057)
Residual Land Value				12,693,286
RLV analysis:	36,267 £ per plot	1,015,463 £ per ha	410,952 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			28.0 dp net ha		
Site Area (Resi)			12.50 net ha	30.89 net acres	
Density analysis:			2,412 sqm/ha	10,507 sqft/ac	
Threshold Land Value	12,602 £ per plot		352,844 £ per net ha	142,794 £ per net acre	4,410,550
		70%	Gross to net	17.86 Gross hectares	

BALANCE			
Surplus/(Deficit)	662,619 £ per ha	268,158 £ per acre	8,282,736

Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation

					AH - % on site 35	i%		
Balance (RLV - TLV)	8,282,736	0%	25%	30%	35%	40%	45%	50%
	0	16,874,837	13,050,234	12,284,631	11,518,996	10,753,078	9,986,826	9,220,223
	80	14,102,489	10,992,651	10,369,498	9,746,142	9,122,006	8,497,288	7,871,858
	100	13,385,911	10,462,227	9,876,158	9,289,743	8,702,503	8,114,513	7,525,671
	120	12,659,610	9,925,081	9,376,711	8,827,844	8,278,070	7,727,403	7,175,738
	140	11,923,355	9,381,054	8,871,009	8,360,309	7,848,584	7,335,851	6,821,965
CIL £psm	160	11,176,266	8,829,982	8,358,903	7,886,995	7,413,921	6,939,744	6,464,251
143.29	180	10,418,706	8,271,700	7,840,240	7,407,668	6,973,955	6,538,969	6,102,355
	200	9,650,158	7,706,037	7,314,706	6,922,253	6,528,558	6,133,411	5,736,343
	220	8,870,076	7,132,541	6,782,182	6,430,604	6,077,597	5,722,953	5,366,110
	240	8,078,569	6,551,177	6,242,584	5,932,575	5,620,941	5,307,475	4,991,552
	260	7,274,701	5,961,860	5,695,748	5,428,014	5,158,452	4,886,854	4,612,562
	280	6,458,655	5,364,246	5,141,426	4,916,770	4,689,992	4,460,969	4,229,029
	300	5,629,679	4,757,899	4,579,150	4,398,481	4,215,421	4,029,691	3,840,844
	320	4,787,441	4,142,990	4,009,077	3,873,011	3,734,588	3,592,892	3,447,892
	340	3,931,759	3,518,822	3,430,889	3,340,338	3,247,050	3,150,442	3,050,060
	360	3,061,814	2,885,470	2,844,080	2,800,178	2,752,922	2,702,208	2,647,229
	380	2,177,224	2,242,412	2,248,881	2,252,077	2,252,053	2,248,053	2,239,280
	400	1,277,652	1,589,585	1,644,446	1,696,223	1,744,101	1,787,573	1,826,015
	420	362,529	926,348	1,031,131	1,131,987	1,228,803	1,320,824	1,407,264
	440	(568,730)	252,798	408,009	559,425	706,248	847,694	982,990
	460	(1,516,729)	(431,796)	(224,637)	(21,941)	175,822	367,874	553,065
	480	(2,482,085)	(1,127,641)	(867,497)	(612,144)	(362,361)	(118,915)	117,357
	500					(908,771)	(612,574)	(324,528)
	520	(3,465,434)	(1,834,996)	(1,520,805)	(1,211,806)			
		(4,478,398)	(2,554,304)	(2,184,752)	(1,820,823)	(1,463,456)	(1,113,688)	(772,581)
	540	(5 665 071)	(3.286.076)	(2.950.765)	(2.430.804)	(2.026.044)	(1 622 1/11)	(1 226 863)
	540	(5,665,971)	(3,286,076)	(2,859,765)	(2,439,804)	(2,026,944)	(1,622,141)	(1,226,863)
					AH - % on site 35	5%		
Balance (RLV - TLV)	8,282,736	0%	25%	30%	AH - % on site 35	5% 40%	45%	50%
Balance (RLV - TLV)	8,282,736 -	0% 12,392,985	25% 9,872,770	30% 9,366,486	AH - % on site 35 35% 8,859,201	40% 8,350,702	45% 7,840,778	50% 7,329,221
Balance (RLV - TLV)	8,282,736 - 1,500	0% 12,392,985 11,800,994	25% 9,872,770 9,290,927	30% 9,366,486 8,787,327	AH - % on site 35 35% 8,859,201 8,282,736	40% 8,350,702 7,777,346	45% 7,840,778 7,270,942	50% 7,329,221 6,763,311
Balance (RLV - TLV)	8,282,736 - 1,500 3,000	0% 12,392,985 11,800,994 11,202,317	25% 9,872,770 9,290,927 8,701,063	30% 9,366,486 8,787,327 8,199,442	AH - % on site 35 35% 8,859,201 8,282,736 7,697,514	40% 8,350,702 7,777,346 7,194,905	45% 7,840,778 7,270,942 6,691,461	50% 7,329,221 6,763,311 6,187,205
Balance (RLV - TLV)	8,282,736 - 1,500 3,000 4,500	0% 12,392,985 11,800,994 11,202,317 10,596,788	25% 9,872,770 9,290,927 8,701,063 8,102,604	30% 9,366,486 8,787,327 8,199,442 7,603,139	AH - % on site 35 35% 8,859,201 8,282,736 7,697,514 7,103,080	40% 8,350,702 7,777,346 7,194,905 6,602,808	45% 7,840,778 7,270,942 6,691,461 6,101,970	50% 7,329,221 6,763,311 6,187,205 5,600,527
	8,282,736 - 1,500 3,000 4,500 6,000	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624	AH - % on site 35 35% 8,859,201 8,282,736 7,697,514 7,103,080 6,499,476	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,002,890
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141	AH - % on site 35 35% 8.859,201 8,282,736 7,697,514 7,103,080 6,499,476 5,885,905	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,002,890 4,393,897
	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859	AH - % on site 35 35% 8.859,201 8,282,736 7,697,514 7,103,080 6,499,476 5,885,905 5,262,440	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669 4,766,021	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,002,890 4,393,897 3,773,140
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008	AH - % on site 35 35% 8,859,201 8,282,736 7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,002,896 4,393,897 3,773,140 3,139,912
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859	AH - % on site 35 35% 8.859,201 8,282,736 7,697,514 7,103,080 6,499,476 5,885,905 5,262,440	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,000,890 4,393,897 3,773,140 3,139,912 2,493,952
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008	AH - % on site 35 35% 8,859,201 8,282,736 7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,002,896 4,393,897 3,773,140 3,139,912
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874	AH - % on site 35 35% 8,859,201 8,282,736 7,697,514 7,103,080 6,499,476 5,885,2440 4,628,734 3,984,318	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,000,890 4,393,897 3,773,140 3,139,912 2,493,952
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277	AH - % on site 35 35% 8.859 201 8.282,736 7,697,514 7,103,080 6.499,476 5.885,905 5,262,440 4,628,734 3,984,318 3,328,717	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 2,493,952 1,834,835
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991	AH - % on site 35 35% 8.859.201 8.282,736 7.697,514 7.103.080 6.499,476 5.885,905 5,262,440 4.628,734 3,984,318 3,328,717 2,661,724	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952 1,834,835 1,161,579
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395	30% 9,366,486 8,767,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591	AH - % on site 35 35% 8,859,201 8,262,736 7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717 2,661,724 1,982,910	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 3,139,912 2,493,952 1,161,575 474,084
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395 2,300,144	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591 1,796,428	AH - % on site 35 35% 8.859.201 8.282,736 7.697.514 7.103.080 6.499.476 5.885,905 5.262.440 4.628,734 3.984.318 3.328,717 2.661,724 1.982,910 1.291,835	40% 8,350,702 7,777,346 7,194,905 6,002,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894 279,516	50% 7,329,221 6,763,311 6,187,206 5,600,527 5,002,899 4,393,897 3,773,146 2,493,952 1,834,835 1,161,575 474,084 (228,695
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211 4,125,162	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395 2,300,144 1,603,468	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591 1,796,428 1,096,370	AH - % on site 35 35% 8.859.201 8.282,736 7,697.514 7,103.080 6.499.476 5.885,905 5.262,440 4.628,734 3,984,318 3,328,717 2,661,724 1,982,910 1,291,835 588,049	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278 78,262	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894 279,516 (433,279)	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,002,890 4,393,897 3,773,144 3,139,912 2,493,955 1,834,835 1,161,575 474,084 (228,695) (947,219
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211 4,125,162 3,432,187	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395 2,300,144 1,603,468 895,122	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591 1,796,428 1,096,370 383,969	AH - % on site 35 35% 8,859,201 8,282,736 7,697,514 7,103,080 6,499,476 5,885,905 5,262,440 4,628,734 3,984,318 3,328,717 2,661,724 1,982,910 1,291,835 588,049 (128,913)	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278 78,262 (643,910)	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894 279,516 (433,279) (1,161,576)	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,002,890 4,393,897 3,773,140 2,493,952 1,161,579 474,084 (228,695 (947,219) (1,682,200
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211 4,125,162 3,432,187 2,730,078	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 2,985,395 2,300,144 1,603,468 895,122 174,813	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 2,484,591 1,796,428 1,096,370 383,969 (341,235)	AH - % on site 35 35% 8.859,201 8.282,736 7,697,514 7,103,080 6.499,476 5.885,905 5,262,440 4.628,734 3,984,318 3,328,717 2,661,724 1,982,910 1,291,835 688,049 (128,913) (859,527)	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278 78,262 (643,910) (1,380,957)	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894 279,516 (433,279) (1,161,576) (1,905,603)	50% 7,329,221 6,763,311 6,187,206 5,600,527 5,000,527 5,002,890 4,393,897 3,773,140 2,493,952 1,183,4,835 1,161,576 474,084 (228,695 (1,682,200 (2,434,471,1
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211 4,125,162 3,432,187 2,730,078 2,018,378	25% 9,872,770 9,290,927 8,701,063 8,102,604 7,495,772 6,880,113 6,255,278 5,621,282 4,977,431 4,323,836 3,659,913 2,985,395 2,300,144 1,603,488 895,122 174,813 (557,916)	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,160,991 1,796,428 1,096,370 383,969 (341,235) (1,079,714)	AH - % on site 35 35% 8.859 201 8.282,736 7.697.514 7.103.080 6.499.476 5.885,905 5.262,440 4.628,734 3.984,318 3.328,717 2.661,724 1.982,910 1.291,835 588,049 (128,913) (859,527) (1,604,567) (2,364,380)	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,000,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278 78,262 (643,910) (1,380,957) (2,133,112)	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,930,766 2,332,908 1,662,169 977,894 279,516 (433,279) (1,161,576) (1,905,603) (2,666,244)	50% 7,329,221 6,763,311 6,187,206 5,600,527 5,002,890 4,393,897 3,773,144 2,493,952 1,834,835 1,161,575 474,086 (228,695 (947,219 (1,682,200 (2,434,471)
Site Specific S106	8,282,736 - 1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	0% 12,392,985 11,800,994 11,202,317 10,596,788 9,984,233 9,364,478 8,737,345 8,102,652 7,460,215 6,809,846 6,151,353 5,484,540 4,809,211 4,125,162 3,432,187 2,730,078 2,018,378 1,296,844	25% 9.872,770 9.290,927 8.701,063 8.102,604 7.495,772 6.880,113 6.255,278 5.621,282 4.977,431 4.323,836 3.659,913 2.985,395 2.300,144 1,603,468 895,122 174,813 (557,916) (1,303,531)	30% 9,366,486 8,787,327 8,199,442 7,603,139 6,997,624 6,383,141 5,758,859 5,125,008 4,480,874 3,826,277 3,180,991 1,796,428 1,096,370 383,969 (341,235) (1,079,714) (1,831,953)	AH - % on site 35 35% 8.859.201 8.282,736 7.697.514 7.103.080 6.499.476 5.885,905 5.262,440 4.628,734 3.984,318 3.328,717 2.661,724 1.982,910 1.291.835 588.049 (128,913) (859,527) (1.604,567)	40% 8,350,702 7,777,346 7,194,905 6,602,808 6,600,803 5,388,669 4,766,021 4,132,460 3,487,579 2,830,957 2,162,164 1,480,756 786,278 78,262 (64,3,910) (1,380,957) (2,133,112) (2,901,515)	45% 7,840,778 7,270,942 6,691,461 6,101,970 5,502,090 4,891,433 4,269,602 3,636,186 2,990,766 2,332,908 1,662,169 977,894 279,516 (433,279) (1,161,576) (1,905,603) (2,666,244) (3,444,395)	50% 7,329,221 6,763,311 6,187,205 5,600,527 5,002,899 4,393,897 3,773,144 3,139,912 2,493,955 1,834,835 1,161,575 474,084 (228,695 (947,219 1,682,200 (2,434,471 3,204,888 (3,204,888 (3,204,888 (3,994,379)





 Scheme Ref:
 F

 Title:
 350 No. Units

 Notes:
 Greeenfield allocation

					AH - % on site 3	5%		
Balance (RLV - TLV)	8,282,736	0%	25%	30%	35%	40%	45%	50%
	50,000	14,667,168	12,157,102	11,653,502	11,148,911	10,643,520	10,137,116	9,629,486
	75,000	13,894,981	11,384,914	10,881,314	10,376,723	9,871,333	9,364,929	8,857,298
TLV (per net acre)	100,000	13,122,793	10,612,727	10,109,127	9,604,536	9,099,145	8,592,741	8,085,111
142,794	125,000	12,350,606	9,840,539	9,336,939	8,832,348	8,326,958	7,820,554	7,312,923
	150,000	11,578,418	9,068,352	8,564,752	8,060,161	7,554,770	7,048,366	6,540,736
	175,000	10,806,231	8,296,164	7,792,564	7,287,973	6,782,583	6,276,179	5,768,548
	200,000	10,034,043	7,523,977	7,020,377	6,515,786	6,010,395	5,503,991	4,996,361
	225,000	9,261,856	6,751,789	6,248,189	5,743,598	5,238,208	4,731,804	4,224,173
	250,000	8,489,668	5,979,602	5,476,002	4,971,411	4,466,020	3,959,616	3,451,986
	275,000	7,717,481	5,207,414	4,703,814	4,199,223	3,693,833	3,187,429	2,679,798
					AH - % on site 3	5%		
Balance (RLV - TLV)	8,282,736	0%	25%	30%	35%	40%	45%	50%
	5	(12,160,391)	(14,650,571)	(15,149,284)	(15,648,158)	(16,147,508)	(16,647,214)	(17,147,337)
	10	2,430,416	(71,113)	(572,801)	(1,074,969)	(1,577,725)	(2,081,325)	(2,585,946)
Density (dph)	15	7,290,068	4,784,146	4,281,537	3,778,095	3,273,960	2,768,918	2,262,753
28	20	9,719,259	7,211,094	6,707,804	6,203,913	5,699,205	5,193,415	4,686,477
	25	11,176,473	8,667,070	8,163,470	7,659,089	7,153,903	6,647,698	6,140,261
	27	11,608,240	9,098,379	8,594,779	8,090,252	7,584,925	7,078,583	6,571,012
	30	12,147,949	9,637,514	9,133,867	8,629,206	8,123,703	7,617,188	7,109,450
	35	12,147,949	10,330,689	9,826,807	9,322,147	8,816,416	8,309,681	7,109,430
	40	13,362,295	10,330,689		9,322,147	9,335,951		8,320,936
				10,346,513			8,829,050	
	45	13,767,076	11,254,921	10,750,729	10,245,824	9,739,991	9,233,004	8,724,690
	50	14,090,811	11,578,402	11,074,101	10,569,090	10,063,154	9,556,080	9,047,655
					AH - % on site 31	5%		
Ralance (DLV TLV)	9 292 726	00/	250/	200/	AH - % on site 3		AE0/	E00/
Balance (RLV - TLV)	8,282,736	14.067.374	25%	10 800 048	35%	40%	45%	50% 8,753,573
	95%	14,067,374	11,421,310	10,890,048	10,357,669 8,282,736	9,824,273	9,289,646	
5 71 1 (0)	100%	11,800,994	9,290,927	8,787,327		7,777,346	7,270,942	6,763,311
Build rate (£psm)	105%	9,518,983	7,145,366	6,669,307	6,192,867	5,715,725	5,237,712	4,758,821
	110%	7,217,962	4,980,417	4,532,082	4,083,644	3,634,569	3,185,164	2,735,216
	115%	4,893,035	2,790,367	2,369,547	1,948,727	1,527,621	1,106,387	684,929
	120%	2,537,975	567,206	173,052	(221,102)	(615,256)	(1,009,410)	(1,403,564)
	125%	144,481	(1,701,180)	(2,070,581)	(2,440,135)	(2,809,953)	(3,179,984)	(3,550,290)
	130%	(2,300,393)	(4,033,719)	(4,382,446)	(4,786,400)	(5,194,801)	(5,605,450)	(6,019,058)
					AH - % on site 3	5%		
Balance (RLV - TLV)	8,282,736	0%	25%	30%	35%	40%	45%	50%
	75%	(7,512,587)	(4,581,871)	(4,074,340)	(3,600,559)	(3,135,705)	(2,680,185)	(2,234,611)
	80%	(2,972,841)	(1,628,278)	(1,369,888)		(866,276)		
								(383 336)
Cabrage in cales values (£)	95%				(1,115,722)		(621,951)	(383,336)
Cahnges in sales values (£)	85%	869,166	1,178,901	1,234,980	1,288,587	1,339,333	1,386,993	1,431,114
Cahnges in sales values (£)	90%	869,166 4,579,588	1,178,901 3,919,132	1,234,980 3,783,437	1,288,587 3,646,191	1,339,333 3,507,206	1,386,993 3,365,959	1,431,114 3,222,520
Cahnges in sales values (£)	90% 95%	869,166 4,579,588 8,214,176	1,178,901 3,919,132 6,618,457	1,234,980 3,783,437 6,296,974	1,288,587 3,646,191 5,974,401	1,339,333 3,507,206 5,650,555	1,386,993 3,365,959 5,325,257	1,431,114 3,222,520 4,998,328
Cahnges in sales values (£)	90% 95% 100%	869,166 4,579,588 8,214,176 11,800,994	1,178,901 3,919,132 6,618,457 9,290,927	1,234,980 3,783,437 6,296,974 8,787,327	1,288,587 3,646,191 5,974,401 8,282,736	1,339,333 3,507,206 5,650,555 7,777,346	1,386,993 3,365,959 5,325,257 7,270,942	1,431,114 3,222,520 4,998,328 6,763,311
Cahnges in sales values (£)	90% 95% 100% 105%	869,166 4,579,588 8,214,176 11,800,994 15,356,212	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495
Cahnges in sales values (£)	90% 95% 100% 105% 110%	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609
Cahnges in sales values (£)	90% 95% 100% 105% 110%	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019
Cahnges in sales values (£)	90% 95% 100% 105% 110% 115%	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067
Cahnges in sales values (£)	90% 95% 100% 105% 110%	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019
Cahnges in sales values (£)	90% 95% 100% 105% 110% 115%	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067
	90% 95% 100% 105% 110% 115% 120%	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940
Cahnges in sales values (£) Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125%	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 te Specific S106 4,500	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940
	90% 95% 100% 105% 110% 115% 120% 125%	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sitt 3,000	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 17,408,365 19,674,468 te Specific \$106 4,500	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992
	90% 95% 100% 105% 110% 115% 120% 125%	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,899,050 22,405,337 25,909,490 29,404,237	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 te Specific S106 4,500 10,436,579 9,534,874	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206
	90% 95% 100% 105% 110% 115% 120% 125% 8,282,736 0	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 4,500 10,436,579 9,534,874 8,611,438	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,988,547 8,031,141	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 7,500 9,322,444 8,393,808 7,442,104	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590
	90% 95% 100% 105% 115% 120% 125% 8,282,736 0 40 80 143	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 11,184,953 10,300,957 8,865,922	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 17,408,365 19,674,468 te Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,088,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841
Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 8,282,736 0 40 80 143 160	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 12,049,053 11,184,953 10,300,957 8,866,922 8,469,221	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sitt 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 te Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 8,282,736 0 40 80 143 160 200	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,899,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,866,995 6,922,253	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,004,509 5,072,654	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937
Balance (RLV - TLV)	90% 95% 100% 105% 1110% 115% 120% 125% 8,282,736 0 40 80 143 160 200 240	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 7,519,357 6,545,349	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 6,922,253 5,932,575	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 4,500 10,436,579 9,534,874 8,611,438 7,110,133 5,699,126 4,677,038	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 4,033,292	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,846,243 4,435,799 3,378,586	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 8,282,736 0 40 80 143 160 200	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,899,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,866,995 6,922,253	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,004,509 5,072,654	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 1110% 115% 120% 125% 8,282,736 0 40 80 143 160 200 240	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 7,519,357 6,545,349	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 6,922,253 5,932,575	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 4,500 10,436,579 9,534,874 8,611,438 7,110,133 5,699,126 4,677,038	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 4,033,292	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,846,243 4,435,799 3,378,586	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 8,282,736 0 40 80 143 160 200 240 280	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 11,184,953 11,184,953 11,184,953 11,184,953 11,59,922 8,469,221 7,519,357 6,545,349 5,545,802	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 17,408,365 19,674,468 te Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,964,870	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,599 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 8,282,736 0 40 80 143 160 200 240 240 280 320	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 12,049,053 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sitt 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 te Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,004,509 5,072,654 4,033,292 2,964,870 1,865,830 734,220	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 1105% 110% 115% 120% 125% 200 40 80 143 160 200 240 280 320 360 400	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691 2,380,108	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 9,999,909	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594 1,2546,677 1,435,388 290,711	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 4,033,292 2,964,870 1,865,830 734,220 (432,001)	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658)	9,000 8,752,992 7,810,206 6,843,590 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 115% 110% 115% 120% 125% 8,282,736 0 40 80 143 160 200 240 280 320 360 400 440	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 11,184,953 11,184,953 11,184,953 11,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691 2,380,108 1,263,724	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,998 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 559,425	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,768,29 18,623,545 21,064,773 Sitt 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890 999,009 (158,059)	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 17,408,365 19,674,468 te Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711 (889,345)	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969)	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658) (2,395,337)	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,599 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (3,170,974)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 1105% 110% 115% 120% 8,282,736 0 40 80 143 160 200 240 240 280 320 360 400 440 440	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691 2,380,108 1,263,724 113,825	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 5,594,25 6,612,144)	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890 999,909 (158,059) (1,352,241)	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 te Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711 (889,345) (2,107,043)	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,988,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921)	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658) 1,172,610 19,925 (1,168,658) (2,395,337) (3,662,599)	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (3,170,974) (4,475,458)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 120% 125% 8,282,736 0 40 80 143 160 200 240 280 40 40 40 40 40 40 40 40 40 520	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 12,049,053 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691 2,380,108 1,263,724 113,825 (1,071,673)	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,866,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 559,425 (612,144) (1,820,823)	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sit 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890 999,909 (158,059) (1,352,241) (2,585,017)	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 te Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711 (889,345) (2,107,043) (3,364,628)	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,004,509 5,072,654 4,033,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921) (4,160,610)	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658) (2,395,337) (3,662,599) (5,066,754)	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (3,170,974) (4,475,458) (6,032,551)
Balance (RLV - TLV) Cil. £psm	90% 95% 100% 110% 115% 120% 125% 200 40 80 143 160 200 240 280 320 360 400 440 440 480 520 560	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348 1,263,724 113,825 (1,071,673) (2,295,230)	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,555,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 559,425 (612,144) (1,820,823) (3,069,034)	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,309,961 4,277,090 3,215,593 999,909 (158,059) (1,352,241) (2,885,017) (3,858,601)	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 te Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 3,626,594 2,546,677 1,435,388 290,711 (889,345) (2,107,043) (3,364,628) (4,708,315)	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921) (4,160,610) (5,666,034)	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,088,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658) (2,395,337) (3,662,599) (5,066,754) (6,645,116)	9,000 8,752,992 7,810,304 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (3,170,974) (4,475,458) (6,032,551) (7,646,170)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 120% 125% 8,282,736 0 40 80 200 240 240 220 320 360 400 440 440 450 560 600	869,166 4,579,588 4,579,588 4,514,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 12,049,053 11,184,953 11,184,953 11,300,957 8,865,922 8,469,221 7,519,357 6,545,349 5,545,802 4,519,348 3,464,691 2,380,108 1,263,724 113,825 (1,071,673) (2,295,230) (3,559,237)	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,998 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 559,425 (612,144) (1,820,823) (3,069,034) (4,359,214)	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 Sitt 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890 (158,059) (1,352,241) (2,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017) (3,585,017)	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 17,408,365 19,674,468 te Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711 (889,345) (2,107,043) (3,364,628) (4,708,315) (6,273,702)	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921) (4,160,610) (5,666,034) (7,266,145)	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,658) (2,395,337) (3,662,599) (5,066,754) (6,645,116) (8,281,495)	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 9,000 8,752,992 7,810,206 6,843,599 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (3,170,974) (4,475,458) (6,032,551) (7,546,170) (9,320,546)
Balance (RLV - TLV) Cil. £psm	90% 95% 100% 105% 110% 115% 120% 8,282,736 0 40 80 143 160 200 240 220 320 360 400 400 400 400 600 600 640	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 12,049,053 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 3,464,691 2,380,108 1,263,724 113,825 (1,071,673) (2,295,230) (3,559,237) (4,942,372)	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 5,932,575 (612,144) (1,820,823) (3,069,034) (1,309,034) (4,359,214) (5,905,202)	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890 999,909 (158,059) (1,352,241) (2,585,017) (3,858,601) (5,302,778) (6,889,667)	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 te Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711 (889,345) (2,107,043) (3,364,628) (4,708,315) (6,273,702) (7,896,272)	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,988,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921) (4,160,610) (5,666,034) (1,626,6145)	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,638) (1,168,638) (3,662,599) (5,066,754) (6,645,116) (8,281,495) (9,980,478)	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (3,170,974) (4,475,458) (6,032,551) (7,646,170) (9,320,546) (11,060,471)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 120% 125% 8,282,736 0 40 80 143 160 200 240 280 400 440 440 440 440 452 520 560 600 640 680	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 2,380,108 1,263,724 113,825 (1,071,673) (2,295,230) (3,559,237) (4,942,372) (6,516,154)	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 5,932,575 (612,144) (1,820,823) (3,069,034) (4,359,214) (5,995,202) (7,514,119)	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890 999,909 (158,059) (1,352,241) (2,585,017) (3,658,601) (5,302,778) (6,889,667) (8,535,243)	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 te Specific S 106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711 (889,345) (2,107,043) (3,364,628) (4,708,315) (6,273,702) (7,886,272) (9,580,295)	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921) (4,160,610) (5,666,034) (7,266,145) (8,926,152)	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 (2,291,495 1,172,610 19,925 (1,168,658) (2,395,337) (3,662,599) (5,066,754) (6,645,116) (8,281,495) (9,980,478) (11,746,973)	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (3,170,974) (4,475,458) (6,032,551) (7,646,170) (9,320,546) (11,060,471) (12,869,180)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 8,282,736 0 40 80 143 160 200 240 220 320 360 400 400 400 400 600 600 640	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 12,049,053 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 3,464,691 2,380,108 1,263,724 113,825 (1,071,673) (2,295,230) (3,559,237) (4,942,372)	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 5,932,575 (612,144) (1,820,823) (3,069,034) (1,309,034) (4,359,214) (5,905,202)	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890 999,909 (158,059) (1,352,241) (2,585,017) (3,858,601) (5,302,778) (6,889,667)	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 te Specific S106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 6,694,793 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711 (889,345) (2,107,043) (3,364,628) (4,708,315) (6,273,702) (7,896,272)	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,988,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921) (4,160,610) (5,666,034) (1,626,6145)	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 2,291,495 1,172,610 19,925 (1,168,638) (1,168,638) (3,662,599) (5,066,754) (6,645,116) (8,281,495) (9,980,478)	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (3,170,974) (4,475,458) (6,032,551) (7,646,170) (9,320,546) (11,060,471)
Balance (RLV - TLV) Cil. £psm	90% 95% 100% 110% 115% 120% 125% 8,282,736 0 40 80 143 160 200 240 280 400 440 440 440 440 452 520 560 600 640 680	869,166 4,579,588 8,214,176 11,800,994 15,356,212 18,889,050 22,405,337 25,909,490 29,404,237 11,184,953 10,300,957 8,865,922 8,469,221 7,519,357 6,545,349 2,380,108 1,263,724 113,825 (1,071,673) (2,295,230) (3,559,237) (4,942,372) (6,516,154)	1,178,901 3,919,132 6,618,457 9,290,927 11,944,723 14,585,275 17,215,719 19,838,387 22,455,040 1,500 11,518,996 10,642,902 9,746,142 8,289,580 7,886,995 6,922,253 5,932,575 4,916,770 3,873,011 2,800,178 1,696,223 5,932,575 (612,144) (1,820,823) (3,069,034) (4,359,214) (5,995,202) (7,514,119)	1,234,980 3,783,437 6,296,974 8,787,327 11,261,347 13,723,433 16,176,829 18,623,545 21,064,773 3,000 10,981,533 10,092,790 9,182,899 7,704,441 7,295,425 6,315,622 5,309,961 4,277,090 3,215,593 2,123,890 999,909 (158,059) (1,352,241) (2,585,017) (3,658,601) (5,302,778) (6,889,667) (8,535,243)	1,288,587 3,646,191 5,974,401 8,282,736 10,577,113 12,861,447 15,137,940 17,408,365 19,674,468 te Specific S 106 4,500 10,436,579 9,534,874 8,611,438 7,110,133 5,699,126 4,677,038 3,626,594 2,546,677 1,435,388 290,711 (889,345) (2,107,043) (3,364,628) (4,708,315) (6,273,702) (7,886,272) (9,580,295)	1,339,333 3,507,206 5,650,555 7,777,346 9,892,408 11,998,678 14,098,393 16,193,179 18,283,472 £1,500 6,000 9,883,495 8,968,547 8,031,141 6,506,654 6,084,509 5,072,654 4,033,292 2,964,870 1,865,830 734,220 (432,001) (1,634,969) (2,876,921) (4,160,610) (5,666,034) (7,266,145) (8,926,152)	1,386,993 3,365,959 5,325,257 7,270,942 9,206,982 11,135,533 13,058,649 14,977,167 16,892,477 7,500 9,322,444 8,393,808 7,442,104 5,893,174 5,464,243 4,435,799 3,378,586 (2,291,495 1,172,610 19,925 (1,168,658) (2,395,337) (3,662,599) (5,066,754) (6,645,116) (8,281,495) (9,980,478) (11,746,973)	1,431,114 3,222,520 4,998,328 6,763,311 8,520,495 10,271,609 12,018,019 13,761,067 15,500,940 9,000 8,752,992 7,810,206 6,843,590 5,269,841 4,833,864 3,787,937 2,712,502 1,606,034 466,563 (707,973) (1,919,731) (3,170,974) (4,475,458) (6,032,551) (7,646,170) (9,320,546) (11,060,471) (12,869,180)



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Scheme Ref: Title: Notes: G 600 No. Units Greeenfield allocation

Total rumber of units in softenee Aff-Policy requestreme (if, Target) Aff-ordable Rent. Shared counterfly betweeneds	ASSUMPTIONS - RESIDENTIAL USE	·s						1
An Proting year genement (fi Tanger) An Footballe Roet. Shared covernity by beharmedate Upen Market Sale (OMS) Housing CR. Raile (Epen) Mat Unite mick Mol Unite mick An Subha 12.9 2 on 75% 1 0007 2 on 1007 3 oct 1 10007 4 oct 1 10007 4 oct 1 10007 4 oct 1 10007 4 oct 1 10007 5 o								
Martin M					nits			
Charle C				35%				
Care	AH tenure split %							
Care Ref (Clys) Note mix Most Units mix Most Units mix Not Units mix								
100% 100%		Ir	ntermediate		21.6%			
Col. Rate (C. pum)	Open Market Sale (OMS) housing							
Unit mix				100%				J
1 bed Nobes	CIL Rate (£ psm)			143.29 £	psm			
1eed House					A11.0	<u> </u>	+	
2 2 2 2 2 2 2 2 2 2								
Sood Folorise								
bod Holosop								
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back Filt								
2 2 2 2 2 2 2 2 2 2								
Net area per unit								
Net area per unit								
Mode	l otal number of units	100.0%	390.0	100.0%	210.0	100%	600.0	
Mode		Net area per unit		Net to Gross %		Gross (GIA) por un	it	
Seed House	OMS Unit Floor areas -		(eaft)					
2 bod House				70				
Shed House								
4 bode House 110.0 1,184 110.0 0 1,184 110.0 7 0 7 7 0 7 7 0 7 0 7 0 <								
Speed Holluse								
1 bed Flat 50.0 538 650% 58.6 58.8 633 633 2 bed Flat 61.0 657 85.0% 58.6 57.8 77.2 2 bed Flat 61.0 657 85.0% 58.6 57.8 77.2 3 bed House 50.0 538 50.0 538 50.0 538 4 bed House 50.0 538 50.0 538 5 bed House 60.0 538 50.0 538 5 bed House 60.0 60.0 60.0 60.0 5 bed House 60.0 60.0 60.0 60.0 5 bed House 60.0 60.0 60.0 60.0 5 bed House 60.0 60.0 60.0 6 bed Flat 50.0 538 85.0% 50.0 6 bed Flat 50.0 538 85.0% 50.0 7 bed Flat 50.0 538 85.0% 50.0 8 bed Flat 50.0 538 85.0% 50.0 9 bed Flat 50.0 538 85.0% 50.0 1 bed Flat 50.0 538 85.0% 50.0 1 bed Flat 50.0 538 85.0% 50.0 2 bed Flat 50.0 538 85.0% 50.0 3 bed House 776 80.035 80.0 90.745 144.670 180.057 3 bed House 64.39 63.312 84.30 90.745 144.670 180.057 3 bed House 15.015 161.620 5622 6.052 15.577 167.672 5 bed House 15.015 161.620 5622 6.052 15.577 167.672 5 bed House 15.015 161.620 5622 6.052 15.577 167.672 5 bed House 15.015 161.620 5622 6.052 15.675 167.672 5 bed House 15.015 161.620 5622 6.052 15.677 167.672 5 bed House 15.016 161.620 5622 6.052 15.677 167.672 5 bed House 15.016 161.620 5622 6.052 15.677 167.672 5 bed House 15.016 161.620 5622 6.052 15.677 167.672 5 bed House 15.016 161.620 5622 6.052 15.677 167.672 5 bed House 15.016 161.620 5622 6.052 15.675 160.00 5 bed Flat 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0								
Net area per unit				05.004				
Net area per unit								
Ab Unit Floor areas -	∠ ped Flat	61.0	657	85.0%		71.8	772	
1 bed House		Net area per unit		Net to Gross %		Gross (GIA) per uni	it	
1 bod House	AH Unit Floor areas -		(sqft)	%				
Seed House	1 bed House	50.0	538			50.0	538	
4 bed House 97.0 1,044	2 bed House	70.0	753			70.0	753	
6 bed House 0.0 0 538 85.0% 58.8 633 2 bed Flat 61.0 657 88.0% 58.8 633 2 bed Flat Mkt Units GIA AH units GIA Total GIA (all units) Total Gross Floor areas - (sqm) (sqft) (sqm) (sqft) 1 bed House 746 8.035 0 0 746 8.035 2 bed House 6.439 69.312 8.430 90.745 14.870 160.057 3 bed House 14.321 154.148 4.147 44.640 18.468 198.768 4 bed House 15,015 161.620 562 6,052 15,577 167.672 5 bed House 0 0 0 0 0 0 0 1 bed Flat 0 0 0 0 0 2,023 21,780 2 bed Flat 0 0 0 0 0 0 0 2 bed Flat 1 0 0 2,923	3 bed House	84.0	904			84.0	904	
1 bed Flat	4 bed House	97.0	1,044			97.0	1,044	
2 bed Flat	5 bed House	0.0	0			0.0	0	
Mix Units GIA	1 bed Flat	50.0	538	85.0%		58.8	633	
Total Gross Floor areas - 1 (sqm) (sqft) (sqm) (sqft) (sqm) (sqft) 1 bed House 746 8,035 0 0 746 8,035 2 bed House 6,439 69,312 8,430 90,745 14,870 160,057 3 bed House 14,321 154,148 4,147 44,640 18,468 198,788 4 bed House 15,015 161,620 562 6,052 15,577 167,672 5 bed House 0	2 bed Flat	61.0	657	85.0%		71.8	772	
Total Gross Floor areas - 1 bed House (sqm) (sqft) (sqm) (sqft) <td></td> <td></td> <td></td> <td>411 7 014</td> <td></td> <td>T O</td> <td></td> <td></td>				411 7 014		T O		
1 bed House	Total Gross Floor areas		(caft)		(eaft)		(eaft)	
2 bed House 6,439 69,312 8,430 90,745 14,870 160,057 3 bed House 14,321 154,148 4,147 44,640 18,468 198,788 4 bed House 15,015 161,620 562 6,052 15,577 167,672 5 bed House 0 0 0 0 0 0 0 0 0 0 0 1 bed Flat 0 0 0 0 2,023 21,780 2,023 21,780 2 bed Flat 0 0 0 0 0 0 0 0 0 0 0 36,522 393,115 15,163 163,216 51,685 556,330 AH % by floor area: ***********************************								
3 bed House 14,321 154,148 4,147 44,640 18,468 198,788 4 bed House 15,015 161,620 562 6,052 15,577 167,672 5 bed House 0 0 0 0 0 0 0 0 0 0 0 0 0 1 1 bed Flat 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0								
4 bed House 15,015 161,620 562 6,052 15,577 167,672 5 bed House 0 0 0 0 0 0 0 0 0 0 1 bed Flat 0 0 0 0 2,023 21,780 2,023 21,780 2 bed Flat 0 0 0 0 0 0 0 0 0 0 0 0 AH % by floor area:								
5 bed House 0 0 0 0 2,023 21,780 2,023 21,780 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0								
1 bed Flat 2 bed Flat 2 bed Flat 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0								
2 bed Flat O								
AH % by floor area: September Septem								
AH % by floor area: 29.34% AH % by floor area due to mix Copen Market Sales values (£) - £ OMS (per unit) £psm £psf								
1 bed House 180,000 3,103 288 2,316,600 2 bed House 250,000 3,165 294 50,486,250 3 bed House 290,000 3,222 299 60,462,390 4 bed House 350,000 3,182 296 49,803,600 5 bed House 0 1 bed Flat 180,000 3,200 297 5,503,680 2 bed Flat 180,000 3,115 289 5,503,680 2 bed Flat 180,000 2,500 70% 144,000 2,880 2 bed House 90,000 1,800 50% 126,000 2,520 70% 144,000 2,880 2 bed House 125,000 1,786 50% 175,000 2,500 70% 200,000 2,857 3 bed House 145,000 1,726 50% 203,000 2,417 70% 232,000 2,762 4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577	AH % by floor area			29.34% A	H % by floor area du			
1 bed House 180,000 3,103 288 2,316,600 2 bed House 250,000 3,165 294 50,486,250 3 bed House 350,000 3,122 299 60,462,390 4 bed House 350,000 3,182 296 5 bed House 0 0 #DIV/0! #DIV/0! 9,803,600 5 bed House 160,000 3,200 297 5,503,680 2 bed Flat 180,000 3,115 289 5,503,680 0 0 0 168,572,520 168,572,572 168	Open Market Sales values (f) -	f OMS (ner unit)	fnsm	£psf		to	tal MV f (no AH)	
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2 bed Flat 190,000 3,115 289								
Affordable Housing values (£) - Affordable Rent: £psm % of MV Shared ownership £psm % of MV Intermediate £psm 1 bed House 90,000 1,800 50% 126,000 2,520 70% 144,000 2,880 2 bed House 125,000 1,786 50% 175,000 2,500 70% 200,000 2,857 3 bed House 145,000 1,726 50% 203,000 2,417 70% 232,000 2,762 4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577								
Affordable Housing values (£) - Affordable Rent: £psm % of MV Shared ownership £psm % of MV Intermediate £psm 1 bed House 90,000 1,800 50% 126,000 2,520 70% 144,000 2,880 2 bed House 125,000 1,786 50% 175,000 2,500 70% 200,000 2,857 3 bed House 145,000 1,726 50% 203,000 2,417 70% 232,000 2,762 4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577			0,110			-		
1 bed House 90,000 1,800 50% 126,000 2,520 70% 144,000 2,880 2 bed House 125,000 1,786 50% 175,000 2,500 70% 200,000 2,857 3 bed House 145,000 1,726 50% 203,000 2,417 70% 232,000 2,762 4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577			_					
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3 bed House 145,000 1,726 50% 203,000 2,417 70% 232,000 2,762 4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577								80%
4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 2,577								80%
l company of the comp								80%
								71%
l company of the comp	5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70% 0	#DIV/0!	71%
1 bed Flat 80,000 1,600 50% 112,000 2,240 70% 128,000 2,560								80%
2 bed Flat 95,000 1,557 50% 133,000 2,180 70% 152,000 2,492	z ped Flat	95,000	1,557	50% 133,000	2,180	70% 152,000	2,492	80%



Scheme Ref: Title: Notes: G 600 No. Units Greeenfield allocation

GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)				
bed House	12.9	@	180,000		2,316,600
? bed House	81.5	@	250,000		20,377,500
bed House	159.1	@	290,000		46,144,800
bed House	136.5	@	350,000		47,775,000
bed House	0.0	@	0		
bed Flat	0.0	@	160,000		
bed Flat	0.0	@	190,000		-
	390.0				116,613,900
Affordable Rent GDV -					
bed House	0.0	@	90,000		
bed House	63.8	@	125,000		7,978,819
bed House	26.2	@	145,000		3,794,161
bed House	3.1	@	175,000		537,579
bed House	0.0	@	0		
bed Flat	18.2	@	80,000		1,458,475
bed Flat	0.0	@	95,000		
	111.3		/		13,769,034
hared ownership					
bed House	0.0	@	126,000		
bed House	30.2	@	175,000		5,277,462
bed House	12.4	@	203,000		2,509,587
bed House	1.5	@	245,000		355,573
bed House	0.0	@	0		,
bed Flat	8.6	@	112,000		964,685
bed Flat	0.0	@	133,000		11.,000
2007.100	52.6		100,000		9,107,307
ntermediate					
bed House	0.0	@	144,000		
bed House	26.0	@	200,000		5,202,792
bed House	10.7	@	232,000		2,474,080
bed House	1.3	@	250,000		312,984
bed Flat	0.0	@	0		
bed Flat	7.4	@	128,000		951,036
0.00%	0.0	@	152,000		
	45.4				8,940,891
Sub-total GDV Residential	599.2				148,431,133
AH on-site cost analysis:				£MV less £GDV	20,141,387
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	1
Grant	600	@	0		



Scheme Ref: G

Title: 600 No. Units
Notes: Greenfield allocation





G 600 No. Units Scheme Ref: Title: Notes: Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				25,407,586
SDLT		25,407,586 @	5.0% (slabbed)	(1,259,879)
Acquisition Agent fees		25,407,586 @	1.0%	(254,076)
Acquisition Legal fees		25,407,586 @	0.5%	(127,038)
Interest on Land		25,407,586 @	7.5%	(1,905,569)
Residual Land Value				21,861,024
RLV analysis:	36,435 £ per plot	1,238,791 £ per ha	501,332 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			34.0 dp net ha		
Site Area (Resi)			17.65 net ha	43.61 net acres	
Density analysis:			2,929 sqm/ha	12,758 sqft/ac	
Threshold Land Value	10,377 £ per plot		352,822 £ per net ha	142,785 £ per net acre	6,226,266
		70%	Gross to net	25.21 Gross hectares	

BALANCE			
Surplus/(Deficit)	885,970 £ per ha	358,547 £ per acre	15,634,758

Scheme Ref: Title: Notes: G 600 No. Units Greeenfield allocation

NALYSIS								
					AH - % on site 35	%		
Balance (RLV - TLV)	15,634,758	0%	25%	30%	35%	40%	45%	50%
	0	29,881,157	23,549,230	22,281,075	21,010,747	19,740,107	18,467,262	17,192,940
	120	22,849,786	18,338,504	17,432,863	16,524,293	15,614,153	14,701,727	13,786,303
	140	21,650,219	17,450,941	16,607,347	15,760,830	14,912,494	14,061,626	13,207,518
	160	20,441,678	16,557,745	15,776,682	14,992,729	14,206,703	13,417,894	12,625,594
	180	19,224,728	15,658,849	14,940,806	14,219,933	13,496,729	12,770,483	12,040,491
CIL £psm	200	17,999,391	14,754,186	14,099,656	13,442,388	12,782,521	12,119,349	11,452,169
143.29	220	16,765,571	13,843,687	13,253,170	12,660,034	12,064,027	11,464,445	10,860,588
	240	15,523,173	12,927,286	12,401,285	11,872,815	11,341,195	10,805,724	10,265,705
	260	14,272,098	12,004,474	11,543,938	11,080,673	10,613,973	10,143,140	9,667,479
	280	13,011,025	11,075,555	10,681,063	10,283,548	9,882,308	9,476,645	9,065,869
	300	11,740,994	10,140,487	9,812,596	9,481,383	9,146,146	8,806,192	8,460,831
	320	10,461,937	9,199,199	8,938,473	8,674,116	8,405,433	8,131,730	7,852,323
	340	9,173,753	8,251,619	8,058,625	7,861,689	7,660,114	7,453,213	7,240,302
	360	7,875,862	7,297,673	7,172,988	7,044,039	6,910,136	6,770,591	6,624,724
	380	6,567,576	6,337,290	6,281,493	6,221,107	6,155,441	6,083,813	6,005,546
	400	5,249,796	5,370,394	5,384,074	5,392,829	5,395,975	5,392,831	5,382,722
	420	3,922,417	4,396,471	4,480,080	4,558,891	4,631,681	4,697,593	4,756,208
	440	2,584,668	3,415,512	3,569,966	3,719,273	3,862,501	3,998,048	4,125,960
	460					3,088,309	3,294,145	
	480	1,235,989	2,427,775 1,433,182	2,653,683	2,874,087 2,023,270	2,308,836	2,585,831	3,491,930
	500	(122,671)		1,731,160				2,854,074
		(1,491,421)	431,657	802,325	1,166,755	1,524,274	1,873,055	2,212,345
	520	(2,872,221)	(576,880)	(132,892)	304,478	734,562	1,155,763	1,566,696
	540	(4,263,524)	(1,593,386)	(1,074,710)	(563,628)	(60,358)	433,903	917,080
	560 580	(5,665,316)	(2,617,257)	(2,023,785)	(1,437,629)	(860,549)	(292,581)	263,448
	360	(7,219,410)	(3,648,421)	(2,979,503)	(2,317,928)	(1,666,070)	(1,023,741)	(394,246
					AH - % on site 35			
Balance (RLV - TLV)	15,634,758	0%	25%	30%	35%	40%	45%	50%
		22,414,262	18,253,048	17,416,058	16,575,827	15,733,206	14,887,486	14,037,962
	1,500	21,451,647	17,304,595	16,470,757	15,634,758	14,796,820	13,956,229	13,112,246
	3,000	20,483,726	16,349,776	15,518,860	14,686,902	13,853,065	13,016,469	12,177,440
	4,500	19,510,429	15,388,094	14,560,290	13,732,064	12,901,268	12,069,210	11,235,170
	6,000	18,531,348	14,419,581	13,594,973	12,769,203	11,942,300	11,114,073	10,283,676
Site Specific S106	7,500	17,546,690	13,444,440	12,622,833	11,799,283	10,975,734	10,150,311	9,324,309
1,500	9,000	16,556,485	12,462,595	11,642,776	10,822,228	10,000,662	9,178,986	8,355,436
	10,500	15,560,663	11,473,971	10,655,659	9,837,346	9,018,138	8,198,319	7,378,451
		14,559,154	10,478,490	9,661,444	8,844,398	8,027,352	7,209,769	6,391,456
	12,000	1 1,000,10 1	, ,				6,211,986	5,395,964
	12,000	13,551,887	9,475,678	8,660,052	7,844,030	7,028,008		
					7,844,030 6,835,844	7,028,008 6,020,920	5,205,678	4,390,437
	13,500	13,551,887	9,475,678	8,660,052				4,390,437 3,375,611
	13,500 15,000	13,551,887 12,538,790	9,475,678 8,465,257	8,660,052 7,650,551	6,835,844	6,020,920	5,205,678	
	13,500 15,000 16,500	13,551,887 12,538,790 11,519,793	9,475,678 8,465,257 7,447,702	8,660,052 7,650,551 6,633,283	6,835,844 5,818,865	6,020,920 5,004,447	5,205,678 4,190,029	3,375,611
	13,500 15,000 16,500 18,000	13,551,887 12,538,790 11,519,793 10,494,821	9,475,678 8,465,257 7,447,702 6,422,931	8,660,052 7,650,551 6,633,283 5,608,553	6,835,844 5,818,865 4,794,175	6,020,920 5,004,447 3,979,797	5,205,678 4,190,029 3,165,419	3,375,611 2,351,041
	13,500 15,000 16,500 18,000 19,500	13,551,887 12,538,790 11,519,793 10,494,821 9,463,802	9,475,678 8,465,257 7,447,702 6,422,931 5,390,865	8,660,052 7,650,551 6,633,283 5,608,553 4,576,274	6,835,844 5,818,865 4,794,175 3,761,226	6,020,920 5,004,447 3,979,797 2,946,178	5,205,678 4,190,029 3,165,419 2,131,130	3,375,611 2,351,041 1,316,083 271,450
	13,500 15,000 16,500 18,000 19,500 21,000	13,551,887 12,538,790 11,519,793 10,494,821 9,463,802 8,426,660	9,475,678 8,465,257 7,447,702 6,422,931 5,390,865 4,350,704	8,660,052 7,650,551 6,633,283 5,608,553 4,576,274 3,534,943	6,835,844 5,818,865 4,794,175 3,761,226 2,719,182	6,020,920 5,004,447 3,979,797 2,946,178 1,903,421	5,205,678 4,190,029 3,165,419 2,131,130 1,087,660	3,375,611 2,351,041 1,316,083
	13,500 15,000 16,500 18,000 19,500 21,000 22,500	13,551,887 12,538,790 11,519,793 10,494,821 9,463,802 8,426,660 7,383,323	9,475,678 8,465,257 7,447,702 6,422,931 5,390,865 4,350,704 3,302,582	8,660,052 7,650,551 6,633,283 5,608,553 4,576,274 3,534,943 2,485,853	6,835,844 5,818,865 4,794,175 3,761,226 2,719,182 1,669,124	6,020,920 5,004,447 3,979,797 2,946,178 1,903,421 851,889	5,205,678 4,190,029 3,165,419 2,131,130 1,087,660 33,937	3,375,611 2,351,041 1,316,083 271,450 (784,015
	13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	13,551,887 12,538,790 11,519,793 10,494,821 9,463,802 8,426,660 7,383,323 6,333,713	9,475,678 8,465,257 7,447,702 6,422,931 5,390,865 4,350,704 3,302,582 2,246,870	8,660,052 7,650,551 6,633,283 5,608,553 4,576,274 3,534,943 2,485,853 1,428,919 362,887	6,835,844 5,818,865 4,794,175 3,761,226 2,719,182 1,669,124 609,896 (458,285)	6,020,920 5,004,447 3,979,797 2,946,178 1,903,421 851,889 (209,536) (1,279,771)	5,205,678 4,190,029 3,165,419 2,131,130 1,087,660 33,937 (1,028,969) (2,102,943)	3,375,611 2,351,041 1,316,083 271,450 (784,015 (1,850,086 (2,926,594
	13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	13,551,887 12,538,790 11,519,793 10,494,821 9,463,802 8,426,660 7,383,323 6,333,713 5,277,756	9,475,678 8,465,257 7,447,702 6,422,931 5,390,865 4,350,704 3,302,582 2,246,870 1,183,486	8,660,052 7,650,551 6,633,283 5,608,553 4,576,274 3,534,943 2,485,853 1,428,919	6,835,844 5,818,865 4,794,175 3,761,226 2,719,182 1,669,124 609,896	6,020,920 5,004,447 3,979,797 2,946,178 1,903,421 851,889 (209,536)	5,205,678 4,190,029 3,165,419 2,131,130 1,087,660 33,937 (1,028,969)	3,375,611 2,351,041 1,316,083 271,450 (784,015 (1,850,086

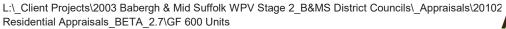


Scheme Ref: G
Title: 600 No. Units
Notes: Greenfield allocation

					AH - % on site 3	5%		
Balance (RLV - TLV)	15,634,758	0%	25%	30%	35%	40%	45%	50%
	50,000	25,497,619	21,350,567	20,516,729	19,680,730	18,842,792	18,002,200	17,158,218
	75,000	24,407,472	20,260,420	19,426,582	18,590,583	17,752,645	16,912,053	16,068,071
TLV (per net acre)	100,000	23,317,325	19,170,273	18,336,435	17,500,436	16,662,498	15,821,906	14,977,924
142,785	125,000	22,227,178	18,080,126	17,246,288	16,410,289	15,572,350	14,731,759	13,887,777
,	150,000	21,137,031	16,989,978	16,156,141	15,320,142	14,482,203	13,641,612	12,797,630
	175,000	20,046,884	15,899,831	15,065,994	14,229,995	13,392,056	12,551,465	11,707,483
	200,000	18,956,737	14,809,684	13,975,847	13,139,848	12,301,909	11,461,318	10,617,336
	225,000	17,866,590	13,719,537	12,885,700	12,049,701	11,211,762	10,371,171	9,527,189
	250,000	16,776,443	12,629,390	11,795,553	10,959,554	10,121,615	9,281,024	8,437,042
	275,000	15,686,296	11,539,243	10,705,406	9,869,407	9,031,468	8,190,877	7,346,895
					AH - % on site 3	=0/		
Balance (RLV - TLV)	15,634,758	0%	25%	30%	35%	40%	45%	50%
	5	(21,280,219)	(25,379,167)	(26,200,732)	(27,023,155)	(27,846,705)	(28,671,527)	(29,497,492)
	10	3,781,656	(344,112)	(1,172,339)	(2,002,654)	(2,834,218)	(3,668,055)	(4,504,740)
Density (dph)	15	12,128,273	7,992,180	7,161,264	6,328,345	5,493,823	4,656,833	3,816,610
34	20							
34		16,299,257	12,158,681	11,326,545	10,492,707	9,656,114	8,817,269	7,975,461
	25	18,801,846	14,658,582	13,825,162	12,990,479	12,153,489	11,313,442	10,470,471
	30	20,470,240	16,324,745	15,490,907	14,655,396	13,817,929	12,977,557	12,133,811
	32	20,991,613	16,845,290	16,011,453	15,175,682	14,337,965	13,497,587	12,653,605
	35	21,661,949	17,514,563	16,680,725	15,844,622	15,006,582	14,165,893	13,321,848
	40	22,555,731	18,406,926	17,573,089	16,736,541	15,898,072	15,056,968	14,212,522
	45	23,250,895	19,100,987	18,267,149	17,430,257	16,591,454	15,750,027	14,905,268
	50	23,806,818	19,656,235	18,822,219	17,985,229	17,146,159	16,304,473	15,459,465
	45.55	***	227	/	AH - % on site 3		.=./	
Balance (RLV - TLV)	15,634,758	0%	25%	30%	35%	40%	45%	50% 16,544,340
	95%	25,378,879	20,988,628	20,105,761	19,219,923	18,331,297	17,439,674	
	100%	21,451,647	17,304,595	16,470,757	15,634,758	14,796,820	13,956,229	13,112,246
Build rate (£psm)	105%	17,493,104	13,589,988	12,806,315	12,020,632	11,233,201	10,443,906	9,652,045
	110%	13,497,306	9,837,887	9,104,352	8,368,808	7,632,789	6,894,940	6,155,275
	115%	9,454,631	6,038,081	5,353,230	4,668,303	3,982,895	3,296,407	2,609,275
	120%	5,354,112	2,174,472	1,538,544	902,480	265,949	(370,581)	(1,007,112)
	125%	1,179,962	(1,773,273)	(2,363,938)	(2,954,604)	(3,545,269)	(4,136,356)	(4,727,597)
	130%	(3,090,447)	(5,837,709)	(6,417,905)	(7,060,545)	(7,704,937)	(8,351,874)	(9,001,652)
I								
1								
					AH - % on site 0	%		
Balance (RLV - TLV)	15,634,758	0%	25%	30%	AH - % on site 0	% 40%	45%	50%
Balance (RLV - TLV)	15,634,758 75%		25% (6,305,257)		35%	40%	45% (2,996,498)	
Balance (RLV - TLV)	75%	(11,426,384)	(6,305,257)	(5,444,956)	35% (4,612,336)	40% (3,795,603)	(2,996,498)	(2,215,795)
	75% 80%	(11,426,384) (3,805,863)	(6,305,257) (1,342,926)	(5,444,956) (870,941)	35% (4,612,336) (407,902)	40% (3,795,603) 45,765	(2,996,498) 489,130	(2,215,795) 921,094
Balance (RLV - TLV) Cahnges in sales values (£)	75% 80% 85%	(11,426,384) (3,805,863) 2,737,662	(6,305,257) (1,342,926) 3,435,085	(5,444,956) (870,941) 3,562,030	35% (4,612,336) (407,902) 3,683,501	40% (3,795,603) 45,765 3,798,585	(2,996,498) 489,130 3,907,309	(2,215,795) 921,094 4,007,843
	75% 80% 85% 90%	(11,426,384) (3,805,863) 2,737,662 9,080,655	(6,305,257) (1,342,926) 3,435,085 8,114,173	(5,444,956) (870,941) 3,562,030 7,912,490	35% (4,612,336) (407,902) 3,683,501 7,706,970	40% (3,795,603) 45,765 3,798,585 7,497,119	(2,996,498) 489,130 3,907,309 7,282,444	(2,215,795) 921,094 4,007,843 7,062,458
	75% 80% 85% 90% 95%	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393	35% (4,612,336) (407,902) 3,683,501 7,706,970 11,686,180	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261
	75% 80% 85% 90% 95% 100%	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757	35% (4,612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246
	75% 80% 85% 90% 95% 100% 105%	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705	35% (4,612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,562,098	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974
	75% 80% 85% 90% 95% 100% 105% 110%	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466	35% (4,612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,562,098 23,473,944	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671
	75% 80% 85% 90% 95% 100% 105% 110%	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151	35% (4,612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,562,098	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974
	75% 80% 85% 90% 95% 100% 105% 110%	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466	35% (4,612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,562,098 23,473,944	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671
	75% 80% 85% 90% 95% 100% 105% 110%	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151	35% (4,612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,562,098 23,473,944 27,372,526	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225
	75% 80% 85% 90% 95% 100% 115% 110% 115%	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767	35% (4.612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,562,088 23,473,944 27,372,526 31,262,154 35,144,246	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125%	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767	35% (4,612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,562,098 23,473,944 27,372,526 31,262,154 35,144,246 e Specific S106	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,966,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712
	75% 80% 85% 90% 95% 100% 115% 120% 125% 15,634,758	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767	35% (4,612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,562,098 23,473,944 27,372,526 31,262,154 35,144,246 e Specific S106 4,500	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125%	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 37,501,767 Sit 3,000 20,102,365	35% (4.612,336) (407,902) (407,902) (3,683,501 7,706,970 11,686,180 15,634,758 19,562,098 23,473,944 27,372,526 31,262,154 35,144,246 e Specific \$106 4,500 19,187,596	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 25% 240 40	(11.426,384) (3.805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727	35% (4.612,336) (407,902)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 18,265,998 16,755,535	(2,996,498) 489,130 3,907,309 7,262,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125% 15,634,758 0 40	(11.426,384) (3.805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388	35% (4,612,336) (407,902) (407,902) (407,902) (407,902) (407,902) (41,686,180) (407,902) (407,90	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,966,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125% 0 40 80 143	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,261 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082	35% (4,612,336) (407,902) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,562,098 23,473,944 27,372,526 31,262,154 35,144,246 e Specific S106 4,500 19,187,596 17,688,068 16,170,596 13,743,379	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,780,587	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 0 40 80 143	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,568,873 15,938,747	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 39,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,646,871 14,992,729	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859	35% (4.612,336) (407,902) (407,902) (3,683,501) 7,706,970 11,686,180 15,634,758 19,562,098 23,473,944 27,372,526 31,262,154 35,144,246 e Specific S106 4,500 19,187,596 17,688,068 16,170,596 13,743,379 13,080,061	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 125% 126% 126 40 80 143 160 200	(11.426,384) (3.805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008	(6,305,257) (1,342,926) 3,435,026 8,114,173 12,730,067 17,304,595 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775	35% (4.612,336) (407,902)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045 8,544,055
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 110% 115% 120% 125% 0 40 80 143	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,568,873 15,938,747	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 39,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,646,871 14,992,729	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859	35% (4.612,336) (407,902) (407,902) (3,683,501) 7,706,970 11,686,180 15,634,758 19,562,098 23,473,944 27,372,526 31,262,154 35,144,246 e Specific S106 4,500 19,187,596 17,688,068 16,170,596 13,743,379 13,080,061	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 125% 126% 126 40 80 143 160 200	(11.426,384) (3.805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008	(6,305,257) (1,342,926) 3,435,026 8,114,173 12,730,067 17,304,595 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775	35% (4.612,336) (407,902)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045 8,544,055
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 125% 125% 0 40 80 143 160 200 240	(11.426,384) (3.805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,842,292	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388 11,872,815	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204	35% (4,612,336) (407,902)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213 8,919,723	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,966,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,919,811	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045 6,912,401
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 2 15,634,758 0 40 40 280 320	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,642,292 11,265,141 9,668,088	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,528 15,645,871 14,992,729 13,442,388 11,872,815 10,283,548 8,674,116	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204	35% (4.612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,552,088 23,473,944 27,372,526 31,262,154 35,144,246 e Specific S106 17,688,068 16,170,596 17,688,068 16,170,596 17,698,061 11,506,095 9,912,219 8,297,750 6,662,456	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213 8,919,723 7,292,625 5,644,429	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,591,811 6,279,934 4,618,685	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045 8,544,055 6,912,401 5,258,966 3,583,608
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 120% 125% 2 0 40 80 143 160 200 240 280 320 360	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,842,292 11,265,141 9,666,088 8,050,658	(6,305,257) (1,342,926) 3,435,067 8,114,173 12,730,067 17,304,595 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388 11,872,815 10,283,548 8,674,116 7,044,039	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204 9,294,677 7,672,719 6,029,264	35% (4.612,336) (407,902)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213 8,919,723 7,292,625 5,644,429 3,974,640	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,966,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,919,811 6,279,934 4,618,685 2,934,714	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045 8,544,055 6,912,401 5,258,966 3,583,608 1,885,959
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 125% 125% 240 280 320 360 400	(11.426,384) (3.805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,842,292 11,265,141 9,668,088 8,050,658 6,412,368	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388 11,872,815 10,283,548 8,674,116 7,044,039 5,392,829	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204 9,294,677 7,672,719 6,029,264 4,364,141	35% (4,612,336) (407,902)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213 8,919,723 7,292,625 5,644,429 3,974,640 2,282,567	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,966,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,919,811 6,279,934 4,618,685 2,934,714 1,228,117	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 13,316,945 10,833,750 10,155,045 8,544,055 6,912,401 5,258,966 3,583,608 1,885,959 165,503
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 0 400 240 280 320 360 400 440	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,842,292 11,265,141 9,668,088 8,050,658 6,412,368 4,752,725	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388 11,872,815 10,283,548 8,674,116 7,044,039 5,392,829 3,719,273	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,456 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204 9,294,677 7,672,719 6,029,264 4,364,141 2,676,975	35% (4,612,336) (407,902)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,112,572 10,526,213 8,919,723 8,794,640 2,822,567 566,919	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,919,811 6,279,934 4,618,685 2,934,714 1,228,117 (501,522)	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045 8,544,055 6,912,401 5,258,966 3,883,608 1,885,959 165,503 (1,578,765)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 200 40 80 143 160 200 240 280 320 360 400 440 480	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,842,292 11,265,141 9,668,088 8,050,658 6,412,368 4,752,725 3,071,200	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388 8,674,116 7,044,039 5,392,829 3,719,273 2,023,270	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204 9,294,677 7,672,719 6,029,264 4,364,141 2,676,975 967,253	35% (4.612,336) (407,902) (407,902) (407,902) (1,686,180) (15,634,758) (15,634,758) (15,62,088) (23,473,944) (27,372,526) (31,262,154) (35,144,246) (45,500) (19,187,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (17,056,062) (17,688,062) (17,688,062) (17,686,662,456) (17,686,662) (17,678) (17,686,662) (17,678)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 6,000 18,265,98 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213 8,919,723 7,292,625 5,644,429 3,974,640 2,282,567 566,919 (1,172,006)	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,919,811 6,279,934 4,618,685 2,934,714 1,228,117 (501,522) (2,254,735)	9.000 16,401,833,750 10,155,045 8,583,668 10,852,661 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045 8,544,055 6,912,401 5,258,966 3,583,608 1,885,959 165,503 (1,578,765) (3,347,898)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 120% 125% 20 40 40 480 420 440 480 520	(11.426,384) (3.805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,842,292 11,265,141 9,686,088 8,050,658 6,412,368 4,752,725 3,071,200 1,366,258	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388 11,872,815 10,283,548 8,674,116 7,044,039 5,392,829 3,719,273 2,033,270 304,478	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204 9,294,677 7,672,719 6,029,264 4,364,141 2,676,975 967,253 (765,721)	35% (4.612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,562,098 23,473,944 27,372,526 31,262,154 35,144,246 e Specific S106 4,500 19,187,596 17,688,068 16,170,596 13,743,379 13,080,061 11,506,095 9,912,219 8,297,750 6,662,456 5,005,845 3,327,417 1,626,662 (97,678) (1,845,995)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213 8,919,723 7,292,625 5,644,429 3,974,640 2,282,567 5,66919 (1,172,006) (2,934,745)	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,966,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,919,811 6,279,934 4,618,685 2,934,714 1,228,117 (501,522) (2,254,735) (4,033,543)	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 13,316,945 10,833,750 10,155,045 8,544,055 6,912,401 5,258,966 1,885,959 165,503 (1,578,765) (3,347,898) (5,141,598)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 200 40 80 143 160 200 240 280 320 360 400 440 480	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,842,292 11,265,141 9,668,088 8,050,658 6,412,368 4,752,725 3,071,200	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388 8,674,116 7,044,039 5,392,829 3,719,273 2,023,270	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204 9,294,677 7,672,719 6,029,264 4,364,141 2,676,975 967,253	35% (4.612,336) (407,902) (407,902) (407,902) (1,686,180) (15,634,758) (15,634,758) (15,62,088) (23,473,944) (27,372,526) (31,262,154) (35,144,246) (45,500) (19,187,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (16,170,596) (17,688,068) (17,056,062) (17,688,062) (17,688,062) (17,686,662,456) (17,686,662) (17,678) (17,686,662) (17,678)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 6,000 18,265,98 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213 8,919,723 7,292,625 5,644,429 3,974,640 2,282,567 566,919 (1,172,006)	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,956,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,919,811 6,279,934 4,618,685 2,934,714 1,228,117 (501,522) (2,254,735)	9.000 16,401,833,750 10,155,045 8,583,668 10,852,661 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045 8,544,055 6,912,401 5,258,966 3,583,608 1,885,959 165,503 (1,578,765) (3,347,898)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 120% 125% 20 40 40 480 420 440 480 520	(11.426,384) (3.805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,842,292 11,265,141 9,686,088 8,050,658 6,412,368 4,752,725 3,071,200 1,366,258	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388 11,872,815 10,283,548 8,674,116 7,044,039 5,392,829 3,719,273 2,033,270 304,478	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204 9,294,677 7,672,719 6,029,264 4,364,141 2,676,975 967,253 (765,721)	35% (4.612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,562,098 23,473,944 27,372,526 31,262,154 35,144,246 e Specific S106 4,500 19,187,596 17,688,068 16,170,596 13,743,379 13,080,061 11,506,095 9,912,219 8,297,750 6,662,456 5,005,845 3,327,417 1,626,662 (97,678) (1,845,995)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213 8,919,723 7,292,625 5,644,429 3,974,640 2,282,567 5,66919 (1,172,006) (2,934,745)	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,966,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,919,811 6,279,934 4,618,685 2,934,714 1,228,117 (501,522) (2,254,735) (4,033,543)	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 13,316,945 10,833,750 10,155,045 8,544,055 6,912,401 5,258,966 1,885,959 165,503 (1,578,765) (3,347,898) (5,141,598)
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 105% 125% 125% 200 240 280 320 400 440 480 520 560 55%	(11.426,384) (3.805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,842,292 11,265,141 9,668,088 8,050,658 6,412,368 4,752,725 3,071,200 1,366,258 (361,706)	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388 11,872,815 10,283,548 8,674,116 7,044,039 5,392,829 3,719,273 20,23,270 304,478 (1,437,629)	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204 9,294,677 7,672,719 6,029,264 4,364,141 2,676,975 967,253 (765,721) (2,523,534)	35% (4,612,336) (407,902)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 6,000 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213 8,919,723 7,292,625 5,644,429 3,974,640 2,282,567 566,919 (1,172,006) (1,172,006)	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,966,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,919,811 6,279,934 4,618,685 2,934,714 1,228,117 (501,522) (2,254,735) (4,033,543) (5,837,213)	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045 6,912,401 5,258,966 3,583,608 1,885,959 165,503 (1,578,765) (3,347,898) (5,141,598) (7,082,346)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 90% 400 240 280 320 360 400 440 480 520 560 600 600 85%	(11,426,384) (3,805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,842,292 11,265,141 9,668,088 8,050,658 6,412,368 4,752,725 3,071,200 1,366,258 (361,706) (2,113,224)	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388 11,872,815 10,283,548 8,674,116 7,044,039 5,392,829 3,719,273 2,023,270 304,478 (1,437,629) (3,204,670)	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,456 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204 9,294,677 7,672,719 6,029,264 4,364,141 2,676,975 967,253 (765,721) (2,523,534) (4,305,648)	35% (4.612,336) (407,902) 3,683,501 7,706,970 11,686,180 15,634,758 19,552,098 23,473,944 27,372,526 31,262,154 35,144,246 e Specific S108 4,500 19,187,596 17,688,088 16,170,596 13,743,379 13,080,061 11,506,095 9,912,219 8,297,750 6,662,456 5,005,845 5,005,845 1,374,374 1,626,662 (97,678) (1,845,995) (1,845,995) (3,618,367) (5,415,968)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213 8,919,723 8,919,723 8,919,723 7,292,625 5,644,429 3,974,640 2,282,667 2,62,691 (1,172,006) (2,934,745) (4,722,884) (6,588,869)	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,966,229 17,267,919 20,588,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,919,811 6,279,934 4,618,685 2,934,714 1,228,117 (501,522) (2,254,735) (4,033,543) (5,837,213) (7,902,358)	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045 8,544,055 6,912,401 5,258,966 3,883,608 1,885,959 165,503 (1,578,765) (3,347,898) (5,141,598) (7,082,346) (9,228,356)
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 200 240 280 320 360 400 440 480 520 560 600 640	(11.426,384) (3.805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,842,292 11,265,141 9,668,088 8,050,658 6,412,368 4,752,725 3,071,200 1,366,258 (361,706) (2,113,224) (3,889,450)	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388 11,872,815 10,283,548 8,674,116 7,044,039 5,392,829 3,719,273 2,023,270 304,478 (1,437,629) (3,204,670) (4,996,634)	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204 9,294,677 7,672,719 6,029,264 4,364,141 2,676,975 967,253 (765,721) (2,523,534) (4,305,648) (6,112,843)	35% (4.612,336) (407,902)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 6,000 18,265,988 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213 8,919,723 7,292,625 5,644,429 3,974,640 2,282,567 566,919 (1,172,006) (2,934,745) (4,722,884) (6,588,869) (8,727,194)	(2,996,498) 489,130 3,907,309 7,262,444 10,629,589 13,966,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,919,811 6,279,934 4,618,685 2,934,714 1,228,117 (501,522) (2,254,735) (4,033,543) (5,837,213) (7,902,358) (10,060,495)	9,000 16,401,839 14,868,789 10,95,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045 8,544,055 6,912,401 5,258,969 165,503 1,578,765 (3,347,898) (5,141,598) (7,082,346) (9,228,558) (11,400,138)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 120% 125% 200 240 280 320 360 400 440 480 520 560 600 640 680 85%	(11.426,384) (3.805,863) 2,737,662 9,080,655 15,304,408 21,451,647 27,545,884 33,603,057 39,633,138 45,641,589 51,634,724 21,912,814 20,445,562 18,961,086 16,586,873 15,938,747 14,400,008 12,842,292 11,265,141 9,686,088 4,752,725 3,071,200 1,366,258 (361,706) (2,113,224) (3,889,450) (5,691,373)	(6,305,257) (1,342,926) 3,435,085 8,114,173 12,730,067 17,304,595 21,849,159 26,372,708 30,879,281 35,374,198 39,859,103 1,500 21,010,747 19,532,868 18,037,526 15,645,871 14,992,729 13,442,388 11,872,815 10,283,548 8,674,116 7,044,039 5,392,829 3,719,273 2,023,270 304,478 (1,437,629) (3,204,670) (4,996,634) (6,911,043)	(5,444,956) (870,941) 3,562,030 7,912,490 12,209,393 16,470,757 20,706,705 24,923,466 29,127,151 33,318,586 37,501,767 Sit 3,000 20,102,365 18,613,727 17,107,388 14,698,082 14,039,859 12,477,775 10,896,204 9,294,677 7,672,719 6,029,264 4,364,141 2,676,975 967,253 (765,721) (2,523,534) (4,305,648) (4,305,648) (6,112,843) (8,228,438)	35% (4.612,336) (407,902)	40% (3,795,603) 45,765 3,798,585 7,497,119 11,159,689 14,796,820 18,416,449 22,021,897 25,617,882 29,205,650 32,786,725 £1,500 6,000 18,265,998 16,755,535 15,226,775 12,780,587 12,112,572 10,526,213 8,919,723 7,292,625 5,644,429 3,974,640 2,282,567 (1,172,006) (2,934,745) (4,722,884) (6,588,869) (8,727,194) (10,895,334)	(2,996,498) 489,130 3,907,309 7,282,444 10,629,589 13,966,229 17,267,919 20,568,823 23,860,961 27,146,552 30,426,787 7,500 17,337,240 15,815,553 14,275,320 11,810,736 11,137,410 9,538,808 7,919,811 6,279,934 4,618,685 2,934,714 1,228,117 (501,522) (2,254,735) (4,033,543) (5,837,213) (7,902,358) (10,060,495) (12,239,568)	(2,215,795) 921,094 4,007,843 7,062,458 10,095,261 13,112,246 16,116,974 19,113,671 22,103,225 25,087,274 28,066,712 9,000 16,401,839 14,868,789 13,316,945 10,833,750 10,155,045 8,544,055 6,912,401 5,258,966 3,583,608 1,885,959 165,503 (1,578,765) (3,347,898) (5,141,598) (7,082,346) (9,228,558) (11,400,138) (11,589,394)



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Scheme Ref: Title: Notes: G 1000 No. Units Greeenfield allocation

ASSUMPTIONS - RESIDENTIAL USE	FS						1
	-5						
Total number of units in scheme			1,000 U	nits			
AH Policy requirement (% Target)			35%				
AH tenure split %	A:	ffordable Rent:		53.0%			
	S	hared ownership		25.0%			
	In	termediate		21.6%			
Open Market Sale (OMS) housing			65%				
			100%				
CIL Rate (£ psm)			143.29 £	psm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	21.5	0.0%	0.0	2%	21.5	
2 bed House	20.9%	135.9	57.4%	200.7	34%	336.6	
3 bed House	40.8%	265.2	23.5%	82.3	35%	347.5	
4 bed House	35.0%	227.5	2.8%	9.7	24%	237.2	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	57.3	6%	57.3	
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0	
Total number of units	100.0%	650.0	100.0%	350.0	100%	1,000.0	
	Net "				0- (011)		
OMO USIA FISSS	Net area per unit		Net to Gross %		Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	58.0	624			58.0	624	
2 bed House	79.0	850			79.0	850	
3 bed House	90.0	969			90.0	969	
4 bed House	110.0	1,184			110.0	1,184	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
					0 (014)		
AH Unit Floor areas -	Net area per unit	(paft)	Net to Gross %		Gross (GIA) per unit	(oaft)	
1 bed House	(sqm) 50.0	(sqft) 538	70		(sqm) 50.0	(sqft) 538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	1,044			0.0	1,044	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
2 Ded Flat	01.0	037	65.076		71.0	112	
	Mkt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	1,244	13,391	0	0	1,244	13,391	
2 bed House	10,732	115,520	14,051	151,241	24,783	266,761	
3 bed House	23,868	256,913	6,912	74,400	30,780	331,313	
4 bed House	25,025	269,367	937	10,086	25,962	279,453	
5 bed House	0	0	0	0	0	0	
1 bed Flat	0	0	3,372	36,300	3,372	36,300	
2 bed Flat	0	0	0	0	0	0	
	60,869	655,191	25,272	272,026	86,141	927,217	
AH % by floor area	a:		29.34% A	H % by floor area du	e to mix		
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		tota	I MV £ (no AH)	
1 bed House	180,000	3,103	288			3,861,000	
2 bed House	250,000	3,165	294			84,143,750	
3 bed House	290,000	3,222	299			100,770,650	
4 bed House	350,000	3,182	296			83,006,000	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	160,000	3,200	297			9,172,800	
2 bed Flat	190,000	3,115	289		_	0	
						280,954,200	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70% 144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70% 200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70% 232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000	2,577	71%
5 bed House	0 000	#DIV/0!	50% 0	#DIV/0!	70% 0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50% 112,000	2,240	70% 128,000	2,560	80%
2 bed Flat	95,000	1,557	50% 133,000	2,180	70% 152,000	2,492	80%





Scheme Ref: Title: Notes: G 1000 No. Units Greeenfield allocation

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	21.5	@	180,000	3,861,000
2 bed House	135.9	@	250,000	33,962,500
B bed House	265.2	@	290,000	76,908,000
bed House	227.5	@	350,000	79,625,000
bed House	0.0	@	0	
bed Flat	0.0	@	160,000	
2 bed Flat	0.0	@	190,000	<u> </u>
	650.0			194,356,500
Affordable Rent GDV -				
bed House	0.0	@	90,000	
2 bed House	106.4	@	125,000	13,298,031
3 bed House	43.6	@	145,000	6,323,602
1 bed House	5.1	@	175,000	895,965
5 bed House	0.0	@	0	
I bed Flat	30.4	@	80,000	2,430,792
bed Flat	0.0	@	95,000	<u> </u>
	185.5			22,948,391
hared ownership				
bed House	0.0	@	126,000	
bed House	50.3	@	175,000	8,795,770
bed House	20.6	@	203,000	4,182,645
bed House	2.4	@	245,000	592,622
5 bed House	0.0	@	0	
l bed Flat	14.4	@	112,000	1,607,808
bed Flat	0.0	@	133,000	
	87.6			15,178,845
ntermediate	-			
2 bed House	0.0	@	144,000	
3 bed House	43.4	@	200,000	8,671,320
1 bed House	17.8	@	232,000	4,123,466
5 bed House	2.1	@	250,000	521,640
1 bed Flat	0.0	@	0	
2 bed Flat	12.4	@	128,000	1,585,060
0.00%	0.0	@	152,000	<u> </u>
	75.6			14,901,486
Sub-total GDV Residential	998.7			247,385,221
AH on-site cost analysis:				£MV less £GDV 33,568,979
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)
Grant	1,000	@	0	



Scheme Ref:

Title: 1000 No. Units
Notes: Greenfield allocation







G 1000 No. Units Scheme Ref: Title: Notes: Greeenfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				42,510,657
SDLT		42,510,657 @	5.0% (slabbed)	(2,115,033)
Acquisition Agent fees		42,510,657 @	1.0%	(425,107)
Acquisition Legal fees		42,510,657 @	0.5%	(212,553)
Interest on Land		42,510,657 @	7.5%	(3,188,299)
Residual Land Value				36,569,665
RLV analysis:	36,570 £ per plot	1,243,369 £ per ha	503,184 £ per acre	

THRESHOLD LAND VALUE					
Residential Density		34.0	dp net ha		
Site Area (Resi)		29.41	net ha	72.68 net acres	
Density analysis:		2,929	sqm/ha	12,758 sqft/ac	
Threshold Land Value	11,176 £ per plot	379,985	£ per net ha	153,778 £ per net acre	11,176,042
		65.00%	Gross to net	45.25 Gross hectares	

BALANCE			
Surplus/(Deficit)	863,383 £ per ha	349,406 £ per acre	25,393,622

Scheme Ref: Title: Notes: G 1000 No. Units Greeenfield allocation

					AH - % on site 3	5%		
Balance (RLV - TLV)	25,393,622	0%	25%	30%	35%	40%	45%	50%
	0	50,357,620	39,304,333	37,092,594	34,880,856	32,668,852	30,456,030	28,243,107
	80	42,305,634	33,326,833	31,528,986	29,729,676	27,929,473	26,127,942	24,324,380
	100	40,192,753	31,764,312	30,075,904	28,385,800	26,694,393	25,001,252	23,305,949
	120	38,036,607	30,172,513	28,596,086	27,017,876	25,437,920	23,855,794	22,271,073
	140	35,836,069	28,550,307	27,088,555	25,625,012	24,159,250	22,690,848	21,219,386
CIL £psm	160	33,587,858	26,896,017	25,552,308	24,206,294	22,857,555	21,505,674	20,150,095
143.29	180	31,291,309	25,208,991	23,986,312	22,760,782	21,531,987	20,299,512	19,062,388
	200	28,943,560	23,488,073	22,389,508	21,287,511	20,181,671	19,071,579	17,955,966
	220	26,542,087	21,730,939	20,760,024	19,785,337	18,805,711	17,821,074	16,830,124
	240	24,084,890	19,937,082	19,097,079	18,252,641	17,403,186	16,547,171	15,684,136
	260	21,569,164	18,104,009	17,399,221	16,688,942	15,972,588	15,249,021	14,517,256
	280	18,992,000	16,230,854	15,664,691	15,092,497	14,513,152	13,925,756	13,328,719
	300	16,350,385	14,315,188	13,891,986	13,462,029	13,024,056	12,576,479	12,117,737
	320	13,641,191	12,355,045	12,079,688	11,795,931	11,503,034	11,199,432	10,883,502
	340	10,860,011	10,348,620	10,225,624	10,093,031	9,949,926	9,794,313	9,624,652
	360	8,003,951	8,293,605	8,327,691	8,351,063	8,362,185	8,359,548	8,340,635
	380	5,068,194	6,187,608	6,384,113	6,568,419	6,739,020	6,893,991	7,030,648
	400	2,048,801	4,028,075	4,392,633	4,743,312	5,078,705	5,396,040	5,692,805
	420	(1,059,574)	1,811,539	2,350,444	2,873,633	3,379,356	3,864,669	4,326,885
	440	(4,262,525)	(464,053)	255,152	957,195	1,639,018	2,298,160	2,930,677
	460	(7,565,906)	(2,802,690)	(1,895,647)	(1,008,765)	(144,333)	694,524	1,503,627
	480	(10,975,842)	(5,207,309)	(4,105,884)	(3,026,648)	(1,972,800)	(947,674)	44,144
	500	(15,042,128)	(7,682,318)	(6,377,987)	(5,098,820)	(3,848,560)	(2,630,338)	(1,449,561)
	520	(19,280,900)	(10,231,845)	(8,716,125)	(7,229,230)	(5,774,180)	(4,355,880)	(2,979,010)
	540	(23,671,581)	(13,136,361)	(11,124,246)	(9,420,503)	(7,752,794)	(6,126,148)	(4,545,807)
		(==,=: :,==:)	(10,100,001)	(· · , · = ·, = · -)	(=, ==,===)	(-,=,,	(2,120,110)	(1,010,001)
					AH - % on site 3	5%		
Balance (RLV - TLV)	25,393,622	0%	25%	30%	AH - % on site 3: 35%	5% 40%	45%	50%
Balance (RLV - TLV)	25,393,622	0% 37,241,835	25% 30,017,081	30% 28,565,612			45% 24,191,923	50% 22,725,708
Balance (RLV - TLV)	25,393,622 - 1,500				35%	40%		
Balance (RLV - TLV)	- 1	37,241,835	30,017,081	28,565,612	35% 27,111,328	40% 25,653,804	24,191,923	22,725,708
Balance (RLV - TLV)	1,500	37,241,835 35,469,195	30,017,081 28,280,082	28,565,612 26,837,860	35% 27,111,328 25,393,622	40% 25,653,804 23,946,943	24,191,923 22,497,403	22,725,708 21,044,583
Balance (RLV - TLV)	1,500 3,000	37,241,835 35,469,195 33,666,439	30,017,081 28,280,082 26,507,281	28,565,612 26,837,860 25,072,219	35% 27,111,328 25,393,622 23,636,246	40% 25,653,804 23,946,943 22,198,931	24,191,923 22,497,403 20,759,683	22,725,708 21,044,583 19,318,328
Balance (RLV - TLV) Site Specific S106	1,500 3,000 4,500	37,241,835 35,469,195 33,666,439 31,832,423	30,017,081 28,280,082 26,507,281 24,695,906	28,565,612 26,837,860 25,072,219 23,267,330	35% 27,111,328 25,393,622 23,636,246 21,837,644	40% 25,653,804 23,946,943 22,198,931 20,407,642	24,191,923 22,497,403 20,759,683 18,976,166	22,725,708 21,044,583 19,318,328 17,543,889
	1,500 3,000 4,500 6,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958
Site Specific S106	1,500 3,000 4,500 6,000 7,500	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241 9,354,647	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143 4,985,786	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,066,878 26,130,898 24,159,767 22,151,145 20,103,716 18,015,875 15,885,287	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241 9,354,647 7,155,598	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,261	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 9,189,143 4,985,786 2,730,579	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012 1,240,001
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287 13,711,359	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582 6,377,082	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 16,613,345 13,580,771 11,495,241 9,354,647 7,155,598 4,895,071	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836 3,405,195	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,261 1,906,744	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143 4,985,786 2,730,579 397,667	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,522,012 1,240,001 (1,124,345)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287 13,711,359 11,491,387	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582 6,377,082 4,074,263	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241 9,354,647 7,155,598 4,895,071 2,568,930	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836 3,406,195 1,053,431	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,261 1,906,744 (474,316)	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143 4,985,786 2,730,579 397,667 (2,017,710)	22,725,708 21,044,583 19,318,328 17,543,888 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012 1,240,001 (1,124,345) (3,579,515)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 19,500 21,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287 13,711,359 11,491,387 9,224,056	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582 4,074,263 1,706,556	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241 9,354,647 7,155,598 4,895,071 2,568,930 173,841 (2,294,511)	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836 3,405,195 1,053,431 (1,372,769)	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,61 1,906,744 (474,316) (2,937,013)	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143 4,985,786 2,730,579 397,667 (2,017,710) (4,521,806)	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012 1,240,001 (1,124,345) (6,132,243) (8,791,196)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287 13,711,359 11,491,387 9,224,056 6,906,458 4,537,229	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582 6,377,082 4,074,263 1,706,556 (728,855) (3,236,289)	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 16,613,345 13,580,771 11,495,241 9,354,647 7,155,598 4,895,071 2,588,930 173,841 (2,294,511) (4,840,640)	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836 3,405,195 1,053,431 (1,372,769) (3,879,047) (6,469,661)	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,261 1,906,744 (474,316) (2,937,013) (5,486,291) (8,128,731)	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143 4,985,786 2,730,579 397,667 (2,017,710) (4,521,806) (7,121,219) (9,824,215)	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012 1,240,001 (1,124,345) (3,579,515) (6,132,243) (8,791,196) (11,630,763)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287 13,711,359 11,491,387 9,224,056 6,906,458 4,537,229 2,113,715	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582 4,074,263 1,706,556 (728,855) (3,236,289) (5,820,262)	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 15,613,345 13,580,771 11,495,241 9,354,647 7,155,598 4,895,071 2,568,930 173,841 (2,294,511) (4,840,640) (7,470,364)	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836 3,406,195 1,053,431 (1,372,769) (3,879,047) (6,469,661) (9,151,586)	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,261 1,906,744 (474,316) (2,937,013) (5,486,291) (8,128,731) (10,871,283)	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,224,736 7,169,143 4,985,786 2,730,579 397,667 (2,017,710) (4,521,806) (7,121,219) (9,824,215) (12,878,371)	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012 1,240,001 (1,124,345) (6,132,243) (6,791,196) (11,630,763) (15,002,998)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	37,241,835 35,469,195 33,666,439 31,832,423 29,965,972 28,065,878 26,130,898 24,159,757 22,151,145 20,103,716 18,015,875 15,885,287 13,711,359 11,491,387 9,224,056 6,906,458 4,537,229	30,017,081 28,280,082 26,507,281 24,695,906 22,845,478 20,953,695 19,018,447 17,038,134 15,010,493 12,933,176 10,803,750 8,619,582 6,377,082 4,074,263 1,706,556 (728,855) (3,236,289)	28,565,612 26,837,860 25,072,219 23,267,330 21,420,906 19,531,064 17,595,956 16,613,345 13,580,771 11,495,241 9,354,647 7,155,598 4,895,071 2,588,930 173,841 (2,294,511) (4,840,640)	35% 27,111,328 25,393,622 23,636,246 21,837,644 19,995,752 18,108,432 16,173,466 14,187,997 12,149,585 10,055,576 7,902,473 5,686,836 3,405,195 1,053,431 (1,372,769) (3,879,047) (6,469,661)	40% 25,653,804 23,946,943 22,198,931 20,407,642 18,570,598 16,685,801 14,750,930 12,762,244 10,717,685 8,613,705 6,446,542 4,212,261 1,906,744 (474,316) (2,937,013) (5,486,291) (8,128,731)	24,191,923 22,497,403 20,759,683 18,976,166 17,145,108 15,263,170 13,328,096 11,336,475 9,284,736 7,169,143 4,985,786 2,730,579 397,667 (2,017,710) (4,521,806) (7,121,219) (9,824,215)	22,725,708 21,044,583 19,318,328 17,543,889 15,718,958 13,840,539 11,905,262 9,909,603 7,849,872 5,721,404 3,520,012 1,240,001 (1,124,345) (3,579,515) (6,132,243) (8,791,196) (11,630,763)



Scheme Ref: G
Title: 1000 No. Units
Notes: Greenfield allocation

Balance (RLV - TLV) 59.00						AH - % on site 3	5%		
11LV (per ret acce) 150.000 17LV (per ret acce) 150.000 18.1 (11.94 Mg) 18.2 (A.9.0.000) 19.3 (11.97 Mg) 19.000 19.3 (11.97 Mg) 19.3 (11.97 Mg) 19.000 19.3 (11.97 Mg) 19.3 (11.9	Balance (RLV - TLV)	25.393.622	0%	25%	30%			45%	50%
TLV (per net acre) 100,000 39,077,500 1,000,007 8 30,003,000 32,000,000 1 150,000 37,000,007 8 30,077,500 30,077,500 32,000,000 37,000,078 30,077,500 32,000,000 37,000,078 30,077,500 32,000,000 37,000,078 30,077,500 32,000,000 32,0									
TLV (year red acrey) 153.776 125.000 257.800,678 150.000 257.800,678 150.000 257.800,678 257.800,678 257.800,678 257.800,678 250.0000 257.000,678 257.0000,678 257.000,678 257.0000,678 257.0000,678 257.0000,678 257.0000,678 257.0000,67									
193.778 150.000 32,566,788 30,371,956 28,909,344 27,245,106 303,8427 24,589,889 22,136,007 33,008,685 35,743,764 29,225,500 23,851,782 22,44,600 20,005,003 19,002,245 22,000,003 22,008,943 22,108,164 22,255,000 22,008,943 22,008,945 22,255,000 22,008,945 22,255,000 22,008,945 22,255,000 22,008,945 22,255,000 22,008,945 22,008,945 22,255,000 22,255,000 2	TLV (per net acre)								
150.000									
170.000									
20,0000 32,100,489 44,000,800 24,476,000 22,248,371 19 19,131,51 17,080,331 22,000 22,000 32,870,119 21,937,000 19,847,765 18,000,547 18,707,700 17,321,230 19,000,200 24,470,119 21,937,000 19,847,765 18,000,547 18,707,700 13,000,741 12,224,500 19,000,720,000 19,447,765 18,000,547 18,000,547 19,100,540 15,000,537 14,001,500 17,000,540 15,00									
225.000									
220,000 28,659,200 19,147,009 19,044,785 19,400,647 16,903,868 15,046,327 14,055,000 275,000 28,859,200 19,147,0094 10,027,873 16,850,868 11,067,416 12,234,596 12,867,416 12,234,596 12,867,416 12,234,596 12,867,416 12,234,596 12,867,416 12,234,596 12,867,416 12,234,596 12,867,416 12,234,596 12,867,416 12,234,596 12,867,416 12,234,596 12,867,416 12,234,596 12,867,416 12,86									
Bellence (RLV - TLV)									
Balance (RLV - TLV)									
Balance (RLV - TLV)		270,000	20,000,200	10, 110,001	10,027,070	10,000,000	10,100,000	10,007,110	12,201,000
Company (opt) 19									
Demsity (oph) 10 3 at 15.70 (3.348,870) (4.78,501) (6.22,046) (7,660,533) (9.101,036) (10.548,12) A7 20 20,23,668 11,500,353 (1.516,12) (2.20,63,040) 15.71,327 (2.00,000) 5.244,42 (2.20,12) (2.2	Balance (RLV - TLV)	_							
Damaly (ph) 15		_							
34 20 26.28.468 110.07.709 17.917.508 16.175.502 14.731.318 13.284.462 11.334.6462 12.537.819 22.537.819 12.2268.309 12.05.53.04 13.207.88 17.75.207.88 17.75.207.88 17.75.207.88 17.75.207.88 17.75.207.88 17.75.207.88 17.75.207.88 17.75.207.88 17.75.207.88 17.75.207.88 17.75.207.88 17.75.207.88 17.75.207.88 17.75.207.89 17.75.207	D it - (-l - l-)								
25 30,722,682 23,537,819 2,0681,570 2,0683,069 20,833,040 19,207,688 17,796,330 16,086,445 330 33,711,277 26,533,689 20,681,570 26,581,581,581 26,581,581,581,581,581,581,581,581,581,581									
30 33,711,227 26,523,389 25,081,970 23,583,604 22,191,788 20,742,855 19,590,570 32,4464,148 27,456,773 26,014,787 26,014,787 24,502,989 22,873,957 21,420,446 40 437,446,980 30,259,025 28,813,287 27,386,447 22,482,229 82,227 24,471,472 23,017,250 45 33,648,902 26,666,661 27,214,123 25,789,779 24,322,989 22,873,357 21,420,446 45 33,646,903 30,259,025 28,813,287 27,386,447 26,282,129 24,703,900 24,700,245 45 33,646,915 31,500,134 30,056,993 26,811,866 27,164,989 26,713,900 24,700,245 50 33,686,915 32,485,423 31,051,989 29,606,582 28,158,783 Build rate (Epsm) 105% 25,846,198 28,280,002 28,837,800 25,933,602 23,846,843 22,447,433 21,045,839 Build rate (Epsm) 105% 28,846,198 28,280,002 28,837,800 25,933,602 23,846,843 22,447,433 21,045,839 Build rate (Epsm) 105% 28,846,198 28,280,002 28,837,800 25,933,602 23,846,843 22,447,433 21,045,839 Build rate (Epsm) 105% 28,846,198 33,307,147 8,506,834 7,300,134 6,093,84 4,865,749 19,339,846 110% 22,833,009 15,670,22,115,472 20,789,838 19,425,459 88,058,847 16,660,022 12,347 11,341 11	34								
32									
85									19,290,587
46 33,869,15 3 3150,13 43 00,05,89 2 28,15 287 27,88,447 25,921,229 24,471,162 23,017,265 45 38,069,15 3 31,051,398 29,066,582 28,158,753 26,708,090 25,254,174 59 29,066,582 28,158,753 26,708,090 25,254,174 59 29,066,582 28,158,753 26,708,090 25,254,174 59 29,066,582 28,158,753 26,708,090 25,254,174 59 29,066,582 28,158,753 26,708,090 25,254,174 59 29,066,582 28,158,753 26,708,090 25,254,174 59 29,066,582 28,158,753 26,708,090 25,254,174 59 29,066,582 28,158,753 26,708,090 25,254,174 59 29,066,582 28,158,753 26,708,090 25,254,174 59 29,066,582 28,158,753 29,066,582									20,222,398
Balance (RLV - TLV)		35	35,845,902	28,656,451	27,214,123	25,769,779	24,322,998	22,873,357	21,420,440
Balance (RLV - TLV)		40	37,446,908	30,256,023	28,813,237	27,368,447	25,921,229	24,471,162	23,017,829
Balance (RLV - TLV)		45	38,692,135	31,500,134	30,056,993	28,611,856	27,164,298	25,713,900	24,260,243
Balance (RLV - TLV) 85% 41,981,726 34,362,740 32,841,613 31,318,103 29791755 28,202,225 627,28,441 Build rate (£psm) 105% 28,964,216 22,153,472 20,790,383 19,425,459 18,058,847 16,569,820 11,044,883 Build rate (£psm) 105% 28,964,216 22,153,472 20,790,383 19,425,459 18,058,847 16,569,822 13,319,425,459 11,058,847 16,059,827 15,319,425,459 11,058,841 11,058,		50	39,688,316	32,495,423	31,051,998	29,606,582	28,158,753	26,708,090	25,254,174
Balance (RLV - TLV) 85% 41,981,726 34,362,740 32,841,613 31,318,103 29791755 28,202,225 627,28,441 Build rate (£psm) 105% 28,964,216 22,153,472 20,790,383 19,425,459 18,058,847 16,569,820 11,044,883 Build rate (£psm) 105% 28,964,216 22,153,472 20,790,383 19,425,459 18,058,847 16,569,822 13,319,425,459 11,058,847 16,059,827 15,319,425,459 11,058,841 11,058,						All % an aite of	20/2		
Build rate (Epem) Build rate (Balance (RLV - TLV)	25.393.622	0%	25%	30%			45%	50%
Build rate (£pem) 100% 28,864,216 22,153,472 20,700,333 10,425,556 10,506,844 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,868,069 110% 22,163,044 2,114,311 10,828,911 10,828,911 10,828,911 10,828,911 10,828,911 10,828,911 10,828,911 10,828,911 10,828,911 10,828,911 10,828,911 10,828,911 10,828,911 10,828,911 10,828,911 10,828,911 10,828,912 10,833,829 10,834,834,834 10,834,8		_				_	_		
Build rate (Epsm) 105%									
110% 22,383,089 15,870,224 14,886,012 13,400,634 12,114,311 10,826,911 9,713,267 8,506,884 7,300,134 6,093,34 48,857,49 3,678,028 120% 9,011,438 3,357,141 2,226,281 1,095,422 (35,437) (1,166,297) (2,297,163) 125% 2,163,804 (3,166,576) (4,197,742) (5,299,647) (6,322,363) (7,365,981) (8,469,937) 130% (4,840,148) (9,828,723) (10,833,283) (11,952,118) (13,130,651) (14,316,878) (15,513,780)	Build rate (fnem)								
115% 15,741,801 9,713,267 8,506,884 7,300,134 6,093,384 4,85,749 3,678,028 120% 9,011,438 3,357,141 2,226,281 1,095,422 (35,437) (1,166,297) (2,297,156) 125% 2,163,804 (3,136,576) (4,197,742) (5,259,647) (6,322,363) (7,365,581) (8,450,347) 130% (4,840,148) (9,828,723) (10,833,283) (11,952,118) (13,130,851) (14,316,878) (15,513,780)	Build rate (Epsiti)								
120% 9,011,438 3,357,141 2,226,281 1,095,422 (3,5437) (1,166,297) (2,297,166) 130% (4,840,145) (9,828,723) (10,833,283) (11,952,185) (13,130,651) (14,316,678) (15,513,780)									
125% 2,163,804 (3,136,676) (4,197,742) (5,259,647) (6,322,363) (7,385,981) (8,450,937)		115%	15,741,891	9,713,207					
Balance (RLV - TLV)									
Balance (RLV - TLV)									
75% (20,556,506) (11,796,149) (10,277,684) (8,875,506) (7,502,957) (6,161,161) (4,851,791) 80% (7,128,048) (3,152,915) (2,391,562) (1,643,521) (910,007) (192,328) 507,894 14,730,884 12,861,097 12,476,450 12,087,620 11,693,497 11,293,761 10,887,256 90% 14,730,884 12,861,097 12,476,450 12,087,620 11,693,497 11,293,761 10,887,256 95% 25,178,136 20,614,988 19,695,602 18,773,369 17,847,842 16,918,314 15,994,097 100% 35,469,195 28,280,082 26,837,860 25,393,652 23,946,843 22,497,403 21,044,859 1105% 45,657,556 35,884,505 33,927,117 31,967,738 30,006,783 28,043,924 26,078,673 1105% 55,773,426 43,445,546 40,977,799 38,508,733 36,038,392 33,566,811 31,093,386 115% 65,837,919 50,974,504 48,000,146 45,024,869 42,048,695 39,071,169 36,092,596 120% 75,863,872 58,479,011 55,001,162 51,521,819 48,042,354 44,561,561 41,080,246 125% 58,859,806 65,964,563 61,984,740 58,004,021 54,022,682 50,041,031 46,057,931 Site Specific S106 £1,500 40 36,400,416 34,880,866 33,330,757 31,748,801 30,133,001 28,482,671 26,795,561 80 31,353,993 29,729,676 28,070,644 26,374,392 24,639,731 22,864,918 21,047,927 143 27,131,358 25,414,018 23,657,140 21,859,047 20,017,678 18,130,893 (16,196,478,274) 143,29 240 20,136,526 18,252,641 16,321,114 14,339,896 18,721,076 18,615,601 14,520,124 143,29 240 20,136,526 18,252,641 16,321,114 14,339,876 18,004,031 14,543,863 (866,656) (35,555,666) 15,092,997 11,078,400 11,010,099 8,883,908 6,697,009 4,445,809 30 01,384,882 11,795,931 9,692,224 7,528,449 12,216,547 10,215,813 8,667,72,231 440 3,314,816 957,195 11,094,400 11,101,0099 8,883,908 6,697,009 4,445,809 30 01,384,882 11,795,931 9,692,224 7,528,449 11,543,863 (866,656) (3,555,95,149 14,339,96,004 11,543,863 (866,656) (3,555,95,149 14,339,96,004 11,543,863 (866,656) (3,555,95,149 14,339,96,004 11,543,863 (866,656) (3,555,95,149 14,339,96,004 14,543,809 14,544,545 (866,165) (3,556,149 14,342,993 12,005,547 10,215,813 8,667,7092) (4,445,600 10,446,404) (4,456,004) (4,466,004) (4,466,004) (4,466,004) (4,466,004) (4,466,004) (4,466,0		125%	2,163,804	(3,136,576)	(4,197,742)	(5,259,647)	(6,322,363)	(7,385,981)	(8,450,937)
Cahnges in sales values (E) 80% (7,128,048) (3,152,915) (2,391,562) (1,643,521) (910,007) (192,328) 507,894 Cahnges in sales values (E) 85% 4,029,625 4,969,133 5,139,514 5,302,433 5,457,012 5,602,384 5,737,526 95% 25,178,136 20,614,898 19,695,602 18,773,369 17,847,842 16,918,314 15,984,097 100% 35,469,195 28,280,082 26,837,860 25,393,622 23,946,943 22,497,403 21,044,683 110% 45,687,565 35,884,505 33,927,117 31,967,738 30,006,783 22,407,403 21,044,683 1110% 55,773,426 43,445,546 40,977,799 38,508,733 30,008,783 22,043,924 26,076,324 1110% 55,773,426 43,445,546 40,977,799 38,508,733 30,008,783 22,043,924 26,076,324 1110% 55,773,426 43,445,546 40,977,799 38,508,733 30,008,783 22,043,924 26,076,324 1120% 75,863,872 58,479,011 55,001,162 51,521,819 48,042,354 44,561,561 41,002,569 120% 75,863,872 58,479,011 55,001,162 51,521,819 48,042,354 44,561,561 41,002,569 85,859,806 65,964,563 61,984,740 58,004,021 54,022,682 50,041,031 46,057,931 Balance (RLV - TLV) 25,393,622 - 1,500 3,000 4,500 6,000 7,500 9,000 8		125%	2,163,804	(3,136,576)	(4,197,742)	(5,259,647) (11,952,118)	(6,322,363) (13,130,651)	(7,385,981)	(8,450,937)
Cahnges in sales values (E) 85%	Balance (RLV - TLV)	125% 130% 25,393,622	2,163,804 (4,840,148)	(3,136,576) (9,828,723) 25%	(4,197,742) (10,833,283)	(5,259,647) (11,952,118) AH - % on site 0'	(6,322,363) (13,130,651) % 40%	(7,385,981) (14,316,878) 45%	(8,450,937) (15,513,780) 50%
90% 14,730,884 12,861,097 12,476,450 12,087,620 11,693,497 11,293,761 10,887,256 95% 25,178,136 20,614,989 19,695,602 18,773,862 17,847,842 16,918,314 15,984,097 100% 35,489,195 28,280,082 26,837,860 25,933,622 23,946,43 22,497,403 21,044,583 105% 45,657,556 35,884,505 33,927,117 31,967,738 30,006,783 28,043,924 26,078,673 110% 55,773,426 40,407,77,799 38,508,733 36,038,392 33,566,811 31,093,366 115% 65,837,919 50,974,504 48,000,146 45,024,859 42,048,695 39,071,159 36,092,559 120% 75,863,872 58,479,011 55,001,162 51,521,819 48,042,354 44,561,561 41,080,246 125% 85,859,806 65,964,563 61,984,740 58,004,021 54,022,682 50,041,031 46,057,931 125% 126% 126% 126% 126% 126% 126% 126% 126	Balance (RLV - TLV)	125% 130% 25,393,622 75%	2,163,804 (4,840,148) 0% (20,556,506)	(3,136,576) (9,828,723) 25% (11,796,149)	(4,197,742) (10,833,283) 30% (10,277,684)	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506)	(6,322,363) (13,130,651) % 40% (7,502,957)	(7,385,981) (14,316,878) 45% (6,161,161)	(8,450,937) (15,513,780) 50% (4,851,791)
95% 25,178,136 20,614,898 19,695,602 18,773,369 17,847,842 16,918,314 15,984,097 100% 35,469,195 28,280,082 26,837,860 25,393,622 23,946,943 22,497,403 21,044,583 105% 45,667,556 35,884,505 33,927,117 31,967,738 30,006,678 28,043,924 26,078,673 110% 55,773,426 43,445,546 40,977,799 38,508,733 36,038,392 33,566,811 31,093,386 115% 65,837,919 50,974,504 48,000,146 45,024,859 42,048,695 39,071,159 36,092,559 120% 75,863,872 58,479,011 55,001,162 51,521,819 48,042,354 44,561,561 41,080,246 125% 85,869,806 65,964,563 61,984,740 58,004,021 54,022,682 50,041,031 46,057,931 Balance (RLV - TLV) 25,393,622 - 1,500 3,000 4,500 6,000 7,500 9,000 40 33,918,536 32,348,724 30,745,860 29,108,788 27,435,884 25,725,449 23,976,059 80 31,353,993 29,729,676 28,070,644 26,374,392 24,639,731 22,864,918 21,047,927 143 27,131,558 25,414,018 23,657,140 21,859,047 20,017,678 18,130,893 16,196,475 160 25,950,654 24,206,294 22,421,285 20,593,586 18,721,078 16,801,564 14,832,770 CIL £psm 200 23,098,974 21,287,511 19,432,177 17,530,812 15,580,880 13,579,504 11,525,012 143.29 240 20,136,526 18,252,641 16,321,194 14,339,887 12,305,547 10,215,813 8,067,128 280 17,055,506 15,092,497 13,078,400 11,010,099 8,883,908 6,697,009 4,445,809 320 13,843,828 11,795,931 9,692,224 7,528,445 5,301,886 3,008,574 644,354 360 (4,949,167) 6,960,006 (4,474,33) 24,423,933 (6,567,479) (6,576,279) (9,261,716) (12,188,312) 440 3,311,816 957,195 (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) 440 3,311,816 957,195 (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) 440 (4,506,007) (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) 440 (4,506,007) (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) 440 (4,506,007) (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) (4,612,602) (7,229,230) (9,938,306) (13,004,574) (42,293,379) (4,636,658) (3,355,567,81) (2,988,647) (4,643,666,658) (3,355,567,81) (2,988,647) (4,643,666,658) (3,906,000) (3,885,946) (3,947,940) (4,643,666,658) (3,966,748) (4,643,666,658) (3,947,940) (4,6		125% 130% 25,393,622 75% 80%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048)	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915)	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562)	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521)	(6,322,363) (13,130,651) % 40% (7,502,957) (910,007)	(7,385,981) (14,316,878) (4,316,878) 45% (6,161,161) (192,328)	(8,450,937) (15,513,780) 50% (4,851,791) 507,894
100% 35,469,195 28,280,082 26,837,860 25,393,622 23,946,943 22,497,403 21,044,583 105% 45,667,565 35,884,505 35,884,505 33,927,117 31,967,738 30,006,783 28,043,924 26,079,673 110% 55,773,426 43,445,546 40,977,799 38,508,733 36,038,392 33,568,811 31,093,386 115% 65,837,919 50,974,504 48,000,146 45,024,859 42,048,695 39,071,159 36,092,559 120% 75,863,872 58,479,011 55,001,162 51,521,819 48,042,354 44,561,561 41,080,246 125% 85,859,806 65,964,563 61,984,740 58,004,021 54,022,682 50,041,031 46,057,931 125% 85,859,806 65,964,563 61,984,740 58,004,021 54,022,682 50,041,031 46,057,931 40 33,918,536 32,348,724 30,745,860 29,108,788 27,435,684 25,725,449 23,976,059 80 31,353,993 29,729,676 28,070,644 26,374,392 24,639,731 22,864,918 21,047,927 143 27,131,358 25,414,018 23,657,140 21,859,047 20,017,678 18,130,893 16,196,475 160 25,950,654 24,206,294 22,421,285 20,593,566 18,721,078 18,801,839 16,196,475 160 25,950,654 24,206,294 22,421,285 20,593,566 18,721,078 18,801,839 16,196,475 160 25,950,654 24,206,294 22,421,285 20,593,566 18,721,078 18,801,839 16,196,475 160 25,950,654 24,206,294 22,421,285 20,593,566 18,721,078 18,801,839 16,196,475 160 25,950,654 24,206,294 22,421,285 20,593,566 18,721,078 18,801,584 14,852,770 CIL £psm 200 23,099,974 21,287,511 19,432,177 17,530,812 15,580,880 13,579,504 11,525,012 143.29 240 20,136,526 18,252,641 16,321,194 14,339,887 12,305,547 10,215,813 8,067,128 143,29 240 21,365,565 18,092,497 13,078,400 11,010,099 8,883,908 6,697,009 34,445,690 320 13,843,828 11,795,931 9,692,224 7,528,445 5,301,886 3,008,574 644,354 400 6,886,026 4,743,312 2,429,33 50,693 (24,084,04) (44,266,307) (17,706,431) 500 (44,266,307) (17,706,431) 500 (44,266,307) (17,706,431) 500 (44,266,307) (17,706,431) 500 (44,266,307) (17,706,431) 500 (44,266,307) (17,706,431) 500 (44,266,307) (14,266,307) (17,706,431) 500 (44,266,307) (14,266,307) (14,266,307) (14,266,307) (14,266,307) (14,266,307) (14,266,307) (14,266,307) (14,266,307) (14,266,307) (14,266,473) (34,476,405) (24,456,474) (22,293,79) (46,836,266) (35,669,5		125% 130% 25,393,622 75% 80% 85%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048)	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915)	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562)	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521)	(6,322,363) (13,130,651) % 40% (7,502,957) (910,007)	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384	(8,450,937) (15,513,780) 50% (4,851,791)
105% 45,657,556 35,884,505 33,927,117 31,967,738 30,006,783 28,043,924 26,078,673 110% 55,773,426 43,445,546 40,977,799 38,508,733 36,038,392 35,668,811 31,093,386 1120% 75,863,872 58,479,011 55,001,162 51,521,819 48,042,354 44,561,561 41,080,246 125% 85,859,806 65,964,563 61,984,740 58,004,021 54,022,682 50,041,031 46,057,931 Site Specific S106 £1,500		125% 130% 25,393,622 75% 80% 85% 90%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433	(6,322,363) (13,130,651) % 40% (7,502,957) (910,007) 5,457,012	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384	(8,450,937) (15,513,780) 50% (4,851,791) 507,894
110% 55,773,426 43,445,546 40,977,799 38,508,733 36,038,392 33,566,811 31,093,386 115% 65,837,919 50,974,504 48,004,146 45,024,859 42,046,695 39,071,159 36,092,559 120% 75,863,872 58,479,011 55,001,162 51,521,819 48,042,354 44,561,561 41,080,246 125% 85,859,806 65,964,563 61,984,740 58,004,021 54,022,682 50,041,031 46,057,931		125% 130% 25,393,622 75% 80% 85% 90%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620	(6,322,363) (13,130,651) % 40% (7,502,957) (910,007) 5,457,012 11,693,497	(7,385,981) (14,316,878) (14,316,878) 45% (6,161,161) (192,328) 5,602,384 11,293,761	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526
115% 65,837,919 50,974,504 48,000,146 45,024,859 42,048,695 39,071,159 36,092,559 120% 75,863,872 58,479,011 55,001,162 51,521,819 48,042,354 44,561,561 41,080,246 125% 85,859,806 65,964,563 61,984,740 58,004,021 54,022,682 50,041,031 46,057,931 Site Specific S106 £1,500 Site Specific S106 £1,500 O		125% 130% 25,393,622 75% 80% 85% 90% 95%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369	(6,322,363) (13,130,651) % 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256
120% 75,863,872 58,479,011 55,001,162 51,521,819 48,042,354 44,561,561 41,080,246 41,580,24		125% 130% 25,393,622 75% 80% 85% 90% 95% 100%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622	(6,322,363) (13,130,651) // 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943	(7,385,981) (14,316,878) (14,316,878) 45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097
Balance (RLV - TLV)		125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 105%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 (6,14,898 28,280,082 35,884,505	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738	(6,322,363) (13,130,651) (40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783	(7,385,981) (14,316,878) 45% (6,161,161) (192,328) 5,602,384 11,293,761 11,293,761 22,497,403 28,043,924	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583
Site Specific S106		125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 1105%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,159,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733	(6,322,363) (13,130,651) (13,130,651) (40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673
Balance (RLV - TLV) 25,393,622 - 1,500 36,400,416 34,880,856 33,330,757 31,748,801 30,133,001 28,482,671 26,795,818 40 33,918,536 32,348,724 30,745,860 29,108,788 27,435,864 25,725,449 23,976,059 80 31,355,993 29,729,676 28,070,644 26,374,392 24,639,731 22,864,918 21,047,927 143 27,131,358 25,414,018 23,657,140 21,859,047 20,017,678 18,130,893 16,196,475 CIL £psm 200 23,098,974 21,287,511 19,432,177 17,530,812 163,843,828 17,055,050 15,092,497 31,078,400 11,010,099 8,883,908 6,697,009 4,445,809 360 10,491,675 8,351,063 6,148,546 3,880,841 1,543,863 400 6,986,026 4,743,312 2,432,933 50,693 2(4,08,403) 4(4,94),164) (7,577,283) 400 6,986,026 4,743,312 2,432,933 50,693 2(4,08,403) 4(4,94),164) (7,577,283) 400 6,986,026 4,743,312 2,432,933 50,693 2(408,403) 4(4,94),164) (7,577,283) 480 (547,866) (3,026,648) (558,864) (558,867) (10,984,404) (14,666,307) (17,054,518) 600 (13,827,448) (17,750,509) (20,809,650) (20,809,650) (24,517,349) (28,386,910) (32,432,144) (36,670,619) 600 (13,874,441) (23,102,098) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,092) (70,442,257)		125% 130% 25,393,622 75% 80% 95% 100% 105% 110% 115%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504	(4,197,742) (10,833,283) 30% (10,277,884) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859	(6,322,363) (13,130,651) (13,130,651) (13,130,651) (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695	(7,385,981) (14,316,878) (4,316,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386
Balance (RLV - TLV) 25,393,622 - 1,500 36,400,416 34,880,856 33,330,757 31,748,801 30,133,001 28,482,671 26,795,818 40 33,918,536 32,348,724 30,745,860 29,108,788 27,435,864 25,725,449 23,976,059 80 31,355,993 29,729,676 28,070,644 26,374,392 24,639,731 22,864,918 21,047,927 143 27,131,358 25,414,018 23,657,140 21,859,047 20,017,678 18,130,893 16,196,475 CIL £psm 200 23,098,974 21,287,511 19,432,177 17,530,812 163,843,828 17,055,050 15,092,497 31,078,400 11,010,099 8,883,908 6,697,009 4,445,809 360 10,491,675 8,351,063 6,148,546 3,880,841 1,543,863 400 6,986,026 4,743,312 2,432,933 50,693 2(4,08,403) 4(4,94),164) (7,577,283) 400 6,986,026 4,743,312 2,432,933 50,693 2(4,08,403) 4(4,94),164) (7,577,283) 400 6,986,026 4,743,312 2,432,933 50,693 2(408,403) 4(4,94),164) (7,577,283) 480 (547,866) (3,026,648) (558,864) (558,867) (10,984,404) (14,666,307) (17,054,518) 600 (13,827,448) (17,750,509) (20,809,650) (20,809,650) (24,517,349) (28,386,910) (32,432,144) (36,670,619) 600 (13,874,441) (23,102,098) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,092) (70,442,257)		125% 130% 25,393,622 75% 80% 85% 90% 100% 105% 110% 115% 120%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,667,556 55,773,426 65,837,919 75,863,872	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819	(6,322,363) (13,130,651) (13,130,651) (40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354	(7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559
0 36,400,416 34,880,856 33,330,757 31,748,801 30,133,001 28,482,671 26,795,818 40 33,918,536 32,348,724 30,745,860 29,108,788 27,435,684 25,725,449 23,976,059 80 31,353,993 29,729,676 28,070,644 26,374,392 24,639,731 22,864,918 21,047,927 143 27,131,358 25,414,018 23,657,140 21,859,047 20,017,678 18,130,893 16,196,475 160 25,950,654 24,206,294 22,421,285 20,593,586 18,721,078 16,801,564 14,832,770 CIL Epsm 200 23,098,974 21,287,511 19,432,177 17,530,812 15,580,680 13,579,504 11,525,012 143,29 240 20,136,526 18,252,641 16,321,194 14,339,887 12,305,547 10,215,813 8,067,128 280 17,055,050 15,092,497 13,078,400 11,010,099 8,883,908 6,697,009 4,445,809 320 13,843,828 11,795,931 9,692,224 7,528,445 5,301,886 3,008,574 644,354 360 10,491,675 8,351,063 6,148,546 3,880,841 1,543,863 (866,658) (3,355,953) 400 6,986,026 4,743,312 2,432,933 50,693 (2,408,403) (4,949,164) (7,577,293) 440 3,311,816 957,195 (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) 440 (547,866) (3,026,648) (5,588,148) (8,238,667) (10,984,404) (14,266,307) (17,764,431) 520 (4,612,602) (7,229,230) (9,938,306) (13,004,253) (16,394,228) (19,919,332) (23,589,589) 560 (8,906,144) (11,759,513) (15,101,830) (18,574,358) (22,188,584) (25,955,748) (29,889,647) 640 (19,451,441) (23,102,098) (26,909,020) (30,885,946) (35,049,727) (39,417,117) (43,951,083) 680 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,686,226) (51,566,761) 720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Balance (RLV - TLV) Cahnges in sales values (£)	125% 130% 25,393,622 75% 80% 85% 90% 100% 105% 110% 115% 120%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,667,556 55,773,426 65,837,919 75,863,872	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021	(6,322,363) (13,130,651) (13,130,651) (40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682	(7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246
80	Cahnges in sales values (£)	125% 130% 25,393,622 75% 80% 95% 100% 105% 110% 115% 120%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,667,556 55,773,426 65,837,919 75,863,872	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,602 48,000,146 55,001,162 61,984,740	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021	(6,322,363) (13,130,651) (13,130,651) (40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500	(7,385,981) (14,316,878) (4,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 36,092,559 41,080,246 46,057,931
80	Cahnges in sales values (£)	125% 130% 25,393,622 75% 80% 85% 90% 100% 105% 110% 120% 125%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021	(6,322,363) (13,130,651) (13,130,651) (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000	(7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 36,092,559 41,080,246 46,057,931
143	Cahnges in sales values (£)	125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 105% 110% 125%	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 65,773,426 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 56,479,011 65,964,563	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 3,000	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific \$106 4,500 31,748,801	(6,322,363) (13,130,651) (13,130,651) (40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 42,048,695 42,048,695 54,022,682 £1,500 6,000 30,133,001	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,886 36,092,559 41,080,246 46,057,931
CIL £psm 200 23,089,974 21,287,511 19,432,177 17,530,812 15,580,680 13,579,504 11,525,012 143.29 240 20,136,526 18,252,641 16,321,194 14,339,887 12,305,547 10,215,813 8,067,128 280 17,055,050 15,092,497 13,078,400 11,010,099 8,883,098 6,697,009 4,445,809 320 13,843,828 11,795,931 9,692,224 7,528,445 5,301,886 3,008,574 644,354 360 10,491,675 8,351,063 6,148,546 3,880,841 1,543,863 (866,658) (3,355,953) 400 6,986,026 4,743,312 2,432,933 50,693 (2,408,403) (4,949,164) (7,577,293) 440 3,311,816 957,195 (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,183,12) 480 (547,866) (3,026,648) (5,588,148) (8,238,667) (10,984,404) (14,266,307) (17,706,431) 520 (4,612,602) (7,229,230) (9,938,306) (13,004,253) (16,394,228) (19,919,332) (23,589,589) 560 (8,906,144) (11,759,513) (15,101,830) (18,574,358) (22,188,584) (25,955,748) (29,889,647) 640 (19,451,441) (23,102,098) (26,909,020) (30,885,946) (35,746,547) (42,229,379) (46,836,226) (51,566,761,720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257,700,442,257)	Cahnges in sales values (£)	125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 115% 120% 125% 25,393,622 0 40	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Site	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788	(6,322,363) (13,130,651) (13,130,651) (40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931
CIL Epsm 143.29 240 221,368,526 18,262,641 16,321,194 143.398,887 12,305,547 10,215,813 8,667,128 280 17,055,050 15,092,497 13,078,400 11,010,099 8,883,908 6,697,009 4,445,809 320 13,843,828 11,795,931 9,692,224 7,528,445 5,301,886 3,008,574 644,354 360 10,491,675 8,351,063 6,148,546 3,808,841 1,543,863 (866,658) (3,355,953) 400 6,986,026 4,743,312 2,432,933 50,693 (2,408,403) (4,949,164) (7,577,293) 440 3,311,816 957,195 (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) 480 (547,866) (3,026,648) (5,588,148) (8,238,667) (10,984,404) (14,266,307) (17,706,431) 520 (4,612,602) (7,229,230) (9,933,306) (13,004,253) (16,394,228) (19,919,332) (25,955,748) 600 (13,827,448) (17,250,060) (20,809,450) (24,517,349) (28,386,910) (32,432,144) (36,670,619) 640 (19,451,441) (23,102,098) (26,096,020) (30,885,946) (37,746,547) (42,229,379) (46,836,226) (51,566,761) 720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£)	125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 115% 110% 120% 125% 25,393,622 0 40 80	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 55,178,136 35,469,195 45,657,556 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sih 33,300,757 30,745,860 28,070,644	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,632 12,087,638 25,393,622 31,967,738 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392	(6,322,363) (13,130,651) (13,130,651) (13,130,651) (1,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927
143.29 240 20,136,526 18,252,641 16,321,194 14,339,887 12,305,547 10,215,813 8,067,128 280 17,055,050 15,092,497 13,078,400 11,010,099 8,883,908 6,697,009 4,445,809 320 13,843,828 11,795,931 9,692,224 7,528,445 5,301,886 3,008,574 644,354 400 6,986,026 4,743,312 2,432,933 50,693 (2,408,403) (4,949,164) (7,577,293) 440 3,311,816 957,195 (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) 480 (547,866) (3,026,648) (5,588,148) (8,238,667) (10,984,404) (14,266,307) (17,706,431) 520 (4,612,602) (7,229,230) (9,938,306) (13,004,253) (16,394,228) (19,919,332) (23,589,589) 560 (8,906,144) (11,759,513) (15,101,830) (18,574,358) (22,188,584) (25,955,748) (29,889,647) 640 (19,451,441) (23,102,098) (26,909,020) (30,885,946) (35,049,727) (39,417,117) (43,951,083) 680 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,836,226) (51,566,761) 720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£)	125% 130% 25,393,622 75% 80% 85% 90% 105% 110% 120% 125% 25,393,622 0 40 80 143	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,865 32,348,724 29,729,676 25,414,018	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Silt 3,000 33,333,757 30,007,45,860 28,070,644 23,657,140	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047	(6,322,363) (13,130,651) (13,130,651) (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678	(7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,975 16,196,475
280 17,055,050 15,092,497 13,078,400 11,010,099 8,883,908 6,697,009 4,445,809 320 13,843,828 11,795,931 9,692,224 7,528,445 5,301,886 3,008,574 644,354 360 10,491,675 8,351,063 6,148,546 3,880,841 1,543,863 (866,658) (3,355,953) 400 6,986,026 4,743,312 2,432,933 50,693 (2,408,403) (4,949,164) (7,577,293) 440 3,311,816 957,195 (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) 480 (547,866) (3,026,648) (5,588,148) (8,238,667) (10,984,404) (14,266,307) (17,706,431) 520 (4,612,602) (7,229,230) (9,938,306) (13,004,253) (16,394,228) (19,919,332) (23,589,589) 560 (8,906,144) (11,759,513) (15,101,830) (18,574,358) (22,188,584) (25,955,748) (29,889,647) 600 (13,827,448) (17,250,060) (20,809,450) (24,517,349) (28,386,910) (32,432,144) (66,700,147) 640 (19,451,441) (23,102,088) (26,909,020) (30,885,946) (35,049,727) (39,417,117) (43,951,083) 660 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,836,226) (51,566,761) 720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (56,077,902) (70,442,257)	Cahnges in sales values (£) Balance (RLV - TLV)	125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 105% 110% 125% 25,393,622 0 40 80 143 160	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806	25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 165,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific \$106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 15,884,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770
320 13,843,828 11,795,931 9,692,224 7,528,445 5,301,886 3,008,574 644,354 360 10,491,675 8,351,063 6,148,546 3,880,841 1,543,863 (866,658) (3,355,953) 400 6,986,026 4,743,312 2,432,933 50,693 (2,408,403) (4,949,164) (7,577,283) 440 3,311,816 957,195 (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) 480 (547,866) (3,026,648) (5,588,148) (8,238,667) (10,984,404) (14,266,307) (17,706,431) 520 (4,612,602) (7,229,230) (9,938,306) (13,004,253) (16,394,228) (19,919,332) (23,589,589) 560 (8,906,144) (11,759,513) (15,101,830) (18,574,358) (22,188,584) (25,955,748) (29,889,647) 600 (13,827,448) (17,250,060) (20,809,450) (24,517,349) (28,386,910) (32,432,144) (36,670,619) 640 (19,451,441) (23,102,098) (26,909,020) (30,885,946) (35,049,727) (39,417,117) (43,951,083) 660 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,836,226) (51,566,761) 720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 115% 120% 125% 25,393,622 0 40 80 143 160 200	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 55,773,426 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sit 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177	(5,259,647) (11,952,118) 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,580,680	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012
360 10,491,675 8,351,063 6,148,546 3,880,841 1,543,863 (866,658) (3,355,953) 400 6,986,026 4,743,312 2,432,933 50,693 (2,408,403) (4,949,164) (7,577,293) 440 3,311,816 957,195 (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) 480 (547,866) (3,026,648) (5,588,148) (8,238,667) (10,984,404) (14,266,307) (17,706,431) 520 (4,612,602) (7,229,230) (9,938,306) (13,004,253) (16,394,228) (19,919,332) (23,589,589) 560 (8,906,144) (11,759,513) (15,101,830) (18,574,358) (22,188,584) (25,955,748) (29,889,647) 600 (13,827,448) (17,250,060) (20,809,450) (24,517,349) (28,386,910) (32,432,144) (36,670,619) 640 (19,451,441) (23,102,098) (26,909,020) (30,885,946) (35,049,727) (39,417,117) (43,951,083) 680 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,836,226) (51,566,761) 720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 85% 90% 100% 105% 110% 120% 125% 25,393,622 0 40 80 143 160 200 240	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 55,773,426 55,773,426 55,773,426 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,888 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Site 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,633 12,087,733,69 25,393,622 31,967,738 38,508,733 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887	(6,322,363) (13,130,651) (13,130,651) (13,130,651) (17,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078	(7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128
400 6,986,026 4,743,312 2,432,933 50,693 (2,408,403) (4,949,164) (7,577,293) 440 3,311,816 957,195 (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) 480 (547,866) (3,026,648) (5,588,148) (8,238,667) (10,984,404) (14,266,307) (17,706,431) 520 (4,612,602) (7,229,230) (9,938,306) (13,004,253) (16,394,228) (19,919,332) (23,589,589) 560 (8,906,144) (11,759,513) (15,101,830) (18,574,358) (22,188,584) (25,955,748) (29,889,647) 600 (13,827,448) (17,250,060) (20,809,450) (24,517,349) (28,386,910) (32,432,144) (36,670,619) 640 (19,451,441) (23,102,098) (26,909,020) (30,885,946) (35,049,727) (39,417,117) (43,951,083) 680 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,836,226) (51,566,761) 720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 85% 90% 105% 110% 125% 25,393,622 0 40 40 80 143 160 200 240 280	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806 36,400,416 33,918,536 31,353,993 27,131,358 25,950,654 23,098,974 20,136,526 17,055,050	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,865 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Silt 3,000 33,330,757 30,745,860 22,421,285 19,432,177 16,321,194 13,078,400	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 18,721,078 18,721,078	(7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,792 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809
440 3,311,816 957,195 (1,472,466) (3,981,879) (6,576,279) (9,261,716) (12,188,312) 480 (547,866) (3,026,648) (5,588,148) (8,238,667) (10,984,404) (14,266,307) (17,706,431) 520 (4,612,602) (7,229,230) (9,938,306) (13,004,253) (16,394,228) (19,919,332) (23,589,589) 560 (8,906,144) (11,759,513) (15,101,830) (18,574,358) (22,188,584) (25,955,748) (29,889,647) 600 (13,827,448) (17,250,060) (20,809,450) (24,517,349) (28,386,910) (32,432,144) (36,670,619) 640 (19,451,441) (23,102,088) (26,909,020) (30,885,946) (35,049,727) (39,417,117) (43,951,083) 680 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,836,226) (51,566,761) 720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 85% 90% 95% 110% 115% 120% 125% 25,393,622 0 40 80 143 160 200 240 240 280 320	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 56,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,267,511 18,252,641 15,092,497 11,795,931	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 3,000 33,330,757 30,745,860 28,070,644 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,580,680 12,005,547 8,883,908 5,301,886	(7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 15,884,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354
480 (547,866) (3,026,648) (5,588,148) (8,238,667) (10,984,404) (14,266,307) (17,706,431) 520 (4,612,602) (7,229,230) (9,938,306) (13,004,253) (16,394,228) (19,919,332) (23,589,589) 560 (8,906,144) (11,759,513) (15,101,830) (18,574,358) (22,188,584) (25,955,748) (22,889,647) 600 (13,827,448) (17,250,060) (20,809,450) (24,517,349) (28,386,910) (32,432,144) (36,670,619) 640 (19,451,441) (23,102,088) (26,99,020) (30,885,946) (35,049,727) (39,417,117) (43,951,083) 680 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,836,226) (51,566,761) 720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 105% 110% 125% 25,393,622 0 40 80 143 160 200 240 280 320 360	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 55,773,426 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Silt 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,682,224 6,148,546	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,580,680 12,305,547 8,883,908 5,301,886 1,543,863	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658)	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953)
520 (4,612,602) (7,229,230) (9,938,306) (13,004,253) (16,394,228) (19,919,332) (23,589,589) 560 (8,906,144) (11,759,513) (15,101,830) (18,574,358) (22,188,584) (25,955,748) (29,889,647) 600 (13,827,448) (17,250,060) (20,809,450) (24,517,349) (28,386,910) (32,432,144) (36,670,619) 640 (19,451,441) (23,102,098) (26,909,020) (30,885,946) (35,049,727) (39,417,117) (43,951,083) 680 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,836,226) (51,566,761) 720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 85% 90% 100% 105% 110% 125% 25,393,622 0 40 80 143 160 200 240 280 320 360 400	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 65,837,919 75,863,872 85,859,806 36,400,416 33,918,536 31,353,993 27,131,358 25,950,654 23,088,974 20,136,526 17,055,050 13,843,828 10,491,675 6,986,026	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,685,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Silt 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 38,508,733 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841 50,693	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,721,078 18,731,086 12,305,547 8,883,908 5,301,886 1,543,863 (2,408,403)	(7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164)	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 4,445,809 644,554 (3,355,953) (7,577,293)
560 (8,906,144) (11,759,513) (15,101,830) (18,574,358) (22,188,584) (25,955,748) (29,889,647) (600 (13,827,448) (17,250,060) (20,809,450) (24,517,349) (28,386,910) (32,432,144) (36,670,619) (640 (19,451,441) (23,102,098) (26,909,020) (30,885,946) (35,049,727) (39,417,117) (43,951,083) (680 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,836,226) (51,566,761) (720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 85% 90% 105% 110% 122% 125% 25,393,622 0 40 40 40 280 320 360 400 440	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806 36,400,416 33,918,536 31,353,993 27,131,358 25,950,654 23,098,974 20,136,526 17,055,050 13,843,828 10,491,675 6,986,026 3,311,816	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,866 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312 957,195	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Silt 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466)	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,067,620 18,773,369 25,393,622 31,967,738 38,508,733 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841 50,693 (3,981,879)	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,580,680 1,543,683 5,301,886 1,543,863 1,543,863 1,543,863 1,543,863 1,543,863 1,543,863 1,543,863	(7,385,981) (14,316,878) (4,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 11,293,761 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 18,130,893 16,801,564 13,579,504 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164) (9,261,716)	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,792 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953) (7,577,293) (12,188,312)
600 (13,827,448) (17,250,060) (20,809,450) (24,517,349) (28,386,910) (32,432,144) (36,670,619) (640 (19,451,441) (23,102,098) (26,909,020) (30,885,946) (35,049,727) (39,417,117) (43,951,083) (680 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,836,226) (51,566,761) (720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 85% 90% 95% 110% 115% 120% 125% 25,393,622 0 40 80 240 240 240 240 240 240 404 440 440	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 56,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,002,497 11,795,931 8,351,063 4,743,312 957,195 (3,026,648)	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 3,000 33,330,757 30,745,860 28,070,644 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (5,588,148)	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,097,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841 50,693 3,991,879) (8,238,667)	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,580,680 12,305,547 8,883,908 5,301,886 1,543,863 (2,408,403) (6,576,279) (10,984,404)	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164) (9,261,716) (14,266,307)	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 15,884,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953) (12,188,312) (17,706,431)
640 (19,451,441) (23,102,098) (26,909,020) (30,885,946) (35,049,727) (39,417,117) (43,951,083) (680 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,836,226) (51,566,761) (720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 85% 90% 95% 100% 105% 110% 125% 25,393,622 0 40 80 143 160 200 240 280 320 360 400 440 480 520	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312 957,195	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sib 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (5,588,148) (9,938,306)	(5,259,647) (11,952,118) 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841 50,693 (3,981,879) (8,238,667) (13,004,253)	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,580,680 12,305,547 8,883,908 5,301,886 1,543,863 (2,408,403) (6,576,279) (10,984,404) (16,394,228)	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164) (9,261,716) (14,266,307) (14,266,307) (19,919,332)	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953) (7,577,293) (12,188,312) (17,706,431) (23,589,589)
680 (25,455,055) (29,366,473) (33,457,805) (37,746,547) (42,229,379) (46,836,226) (51,566,761) 720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 85% 90% 100% 105% 110% 125% 25,393,622 0 400 280 320 240 280 320 400 440 440 440 450 520 560	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312 957,195	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sib 3,000 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (5,588,148) (9,938,306)	(5,259,647) (11,952,118) 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841 50,693 (3,981,879) (8,238,667) (13,004,253)	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,580,680 12,305,547 8,883,908 5,301,886 1,543,863 (2,408,403) (6,576,279) (10,984,404) (16,394,228)	(7,385,981) (14,316,878) (45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164) (9,261,716) (14,266,307) (14,266,307) (19,919,332)	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,886 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953) (7,577,293) (12,188,312) (17,706,431) (23,589,589) (29,889,647)
720 (31,893,819) (36,106,137) (40,523,240) (45,086,192) (49,769,551) (58,077,902) (70,442,257)	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 85% 90% 100% 105% 110% 125% 25,393,622 0 400 280 320 240 280 320 400 440 440 440 450 520 560	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,667,556 55,773,426 65,837,919 75,863,872 85,859,806 36,400,416 33,918,536 31,353,993 27,131,358 25,950,654 23,088,974 20,136,526 17,055,050 13,843,828 10,491,675 6,986,026 3,311,816 (547,866) (4,612,602) (8,906,144)	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312 957,195 (3,026,648) (7,229,230) (11,759,513)	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Silt 3,300,767 30,745,860 28,075,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (5,588,148) (9,938,306) (15,101,830)	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 38,508,733 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841 50,693 (3,941,879) (8,238,667) (13,004,253) (18,574,358)	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 20,133,001 20,135,001 20,135,001 21,305,547 8,833,908 5,301,886 1,543,863 1,543,863 (2,408,403) (6,576,279) (10,984,404) (16,394,228) (22,188,584)	(7,385,981) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164) (9,261,716) (14,266,307) (19,919,332) (25,955,748)	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953) (7,577,293) (12,188,312) (17,706,431) (23,589,589)
	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 95% 95% 100% 115% 120% 125% 25,393,622 0 40 80 143 160 200 240 280 320 360 400 440 440 480 520 660 660	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806 36,400,416 33,918,536 31,353,993 27,131,358 25,950,654 23,098,974 20,136,526 17,055,050 13,843,828 10,491,675 6,986,026 3,311,816 (547,866) (4,612,602) (8,906,144) (13,827,448)	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,866 32,348,724 29,729,676 25,414,018 24,206,294 21,287,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312 957,195 (3,026,648) (7,229,230) (11,759,513) (17,250,060)	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sib 3,000 33,330,757 30,745,860 28,470,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (5,588,148) (9,938,306) (15,101,830) (20,809,450)	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 38,508,733 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841 50,693 (3,981,879) (8,238,667) (13,004,253)	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,580,680 1,543,863	(7,385,981) (14,316,878) 45% (6,161,161) (192,328) 5,602,384 11,293,761 11,293,761 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 18,130,893 16,801,564 13,579,504 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164) (9,261,716) (14,266,307) (19,919,332) (25,955,748) (32,432,144)	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,097 21,044,583 26,078,673 31,093,886 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953) (7,577,293) (12,188,312) (17,706,431) (23,589,589) (29,889,647)
	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 95% 100% 105% 110% 125% 25,393,622 0 40 80 125% 225,393,622 0 40 80 320 360 400 400 440 480 520 560 600 640	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 25,178,136 35,469,195 45,657,556 55,773,426 65,837,919 75,863,872 85,859,806 36,400,416 33,918,536 31,353,993 27,131,358 25,950,654 23,038,974 20,136,526 17,055,050 13,843,828 10,491,675 6,986,026 (4,612,602) (8,906,144) (13,627,448) (19,451,441)	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 56,974,504 56,974,504 1,500 34,880,856 32,348,724 29,729,676 22,447,011 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312 957,195 (3,026,648) (7,229,230) (11,759,513) (17,250,060) (23,102,098)	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,695,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 3,000 33,330,757 30,745,860 28,070,644 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (5,588,148) (9,938,306) (15,101,830) (26,909,020)	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,087,620 18,773,369 25,393,622 31,967,738 38,508,733 45,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,800,841 50,693 (3,981,879) (8,238,667) (13,004,253) (18,574,358) (24,517,349) (30,885,946)	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 15,580,680 12,305,547 8,883,908 5,301,886 1,543,863 (2,408,403) (6,576,279) (10,984,404) (16,394,228) (22,188,584) (28,386,910) (35,049,727)	(7,385,981) (14,316,878) 45% (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 6,697,009 3,008,574 (866,658) (4,949,164) (9,261,716) (14,266,307) (19,919,332) (25,955,748) (32,432,144) (39,417,117)	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 10,887,256 15,984,007 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,792 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953) (12,188,312) (17,706,431) (23,589,589) (29,889,647) (36,670,619)
	Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	125% 130% 25,393,622 75% 80% 85% 90% 105% 110% 125% 25,393,622 0 40 80 143 160 200 240 280 320 320 360 400 440 480 520 560 600 600 640 680	2,163,804 (4,840,148) 0% (20,556,506) (7,128,048) 4,029,625 14,730,884 55,173,426 65,837,919 75,863,872 85,859,806	(3,136,576) (9,828,723) 25% (11,796,149) (3,152,915) 4,969,133 12,861,097 20,614,898 28,280,082 35,884,505 43,445,546 50,974,504 58,479,011 65,964,563 1,500 34,880,856 32,348,724 29,729,676 25,414,018 24,206,294 21,267,511 18,252,641 15,092,497 11,795,931 8,351,063 4,743,312 957,195 (3,026,648) (7,229,230) (11,759,513) (17,550,660) (23,102,098) (29,366,473)	(4,197,742) (10,833,283) 30% (10,277,684) (2,391,562) 5,139,514 12,476,450 19,685,602 26,837,860 33,927,117 40,977,799 48,000,146 55,001,162 61,984,740 Sib 33,330,757 30,745,860 28,070,644 23,657,140 22,421,285 19,432,177 16,321,194 13,078,400 9,692,224 6,148,546 2,432,933 (1,472,466) (5,588,148) (9,938,306) (15,101,830) (26,999,920) (26,999,920) (26,999,920) (33,457,805)	(5,259,647) (11,952,118) AH - % on site 0' 35% (8,875,506) (1,643,521) 5,302,433 12,086,733 345,024,859 25,393,622 31,967,738 38,508,733 345,024,859 51,521,819 58,004,021 e Specific S106 4,500 31,748,801 29,108,788 26,374,392 21,859,047 20,593,586 17,530,812 14,339,887 11,010,099 7,528,445 3,880,841 50,693 (3,981,879) (8,238,667) (13,004,253) (18,574,358) (24,517,349) (30,885,946) (37,746,547)	(6,322,363) (13,130,651) 40% (7,502,957) (910,007) 5,457,012 11,693,497 17,847,842 23,946,943 30,006,783 36,038,392 42,048,695 48,042,354 54,022,682 £1,500 6,000 30,133,001 27,435,684 24,639,731 20,017,678 18,721,078 18,583,908 12,305,547 18,883,908 12,305,547 18,883,908 10,394,404 (16,394,228) (22,188,584) (28,386,910) (35,049,727) (42,229,379)	(7,385,981) (14,316,878) (14,316,878) (6,161,161) (192,328) 5,602,384 11,293,761 16,918,314 22,497,403 28,043,924 33,566,811 39,071,159 44,561,561 50,041,031 7,500 28,482,671 25,725,449 22,864,918 18,130,893 16,801,564 13,579,504 10,215,813 (4,949,164) (9,261,716) (14,266,307) (19,919,332) (25,955,748) (32,432,144) (39,417,117) (46,836,226)	(8,450,937) (15,513,780) 50% (4,851,791) 507,894 5,737,526 15,984,097 21,044,583 26,078,673 31,093,386 36,092,559 41,080,246 46,057,931 9,000 26,795,818 23,976,059 21,047,927 16,196,475 14,832,770 11,525,012 8,067,128 4,445,809 644,354 (3,355,953) (7,577,293) (12,188,312) (17,706,431) (23,589,589) (29,889,647) (36,670,619) (43,951,083)



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(61,123,985) (73,488,340) (85,852,695) (98,217,050) (110,581,405)

Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation

Notes:	Brownfield alloc	cation					
ASSUMPTIONS - RESIDENTIAL US	ES						
Total number of units in scheme				Inits			
AH Policy requirement (% Target)			0%				
AH tenure split %	Af	fordable Rent:		53.0%			
	Sh	nared ownership		25.0%			
	Inf	termediate		21.6%			
Open Market Sale (OMS) housing			100%				
open market care (cine) reading			100%				
CIL Rate (£ psm)							
CIL Rate (£ psm)			143.29 £	psm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	0.3	0.0%	0.0	3%	0.3	
2 bed House	20.9%	1.7	0.0%	0.0	21%	1.7	
3 bed House	40.8%	3.3	23.5%	0.0	41%	3.3	
4 bed House	35.0%	2.8	2.8%	0.0	35%	2.8	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	0.0	0%	0.0	
2 bed Flat	0.0%	0.0	57.4%	0.0	0%	0.0	
Total number of units	100.0%	8.0	100.0%	0.0	100%	8.0	
	Net area per unit		Net to Gross %		Gross (GIA) per i	unit	
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	58.0	624			58.0	624	
2 bed House	79.0	850			79.0	850	
B bed House	90.0	969			90.0		
1 bed House	110.0	1,184			110.0		
5 bed House	0.0	0			0.0		
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per i	unit	
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0		
4 bed House	97.0	1,044			97.0		
5 bed House	0.0	0			0.0		
			95.00				
1 bed Flat	50.0	538	85.0%		58.8		
2 bed Flat	61.0	657	85.0%		71.8	772	
	Mkt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)		
1 bed House	15	165	0	0	15	165	
2 bed House	132	1,422	0	0	132	1,422	
3 bed House	294	3,162	0	0	294	3,162	
4 bed House	308	3,315	0	0	308		
5 bed House	0	0	0	0	0		
1 bed Flat	0	0	0	0	0		
2 bed Flat	0	0	0	0	0		
z peu riat	749	8,064	0	0	749		
AH % by floor are		0,004		H % by floor area di		0,004	
				,			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		t	otal MV £ (no AH)	
I bed House	180,000	3,103	288			47,520	
2 bed House	250,000	3,165	294			418,000	
B bed House	290,000	3,222	299			946,560	
bed House	350,000	3,182	296			980,000	
	350,000	3,182 #DIV/0!					
5 bed House	0		#DIV/0!			0	
1 bed Flat	160,000	3,200	297			0	
2 bed Flat	190,000	3,115	289			0	
						2,392,080	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of
• ,,							% OI
I bed House	90,000	1,800	50% 126,000	2,520		2,880	
2 bed House	125,000	1,786	50% 175,000	2,500	70% 200,000		
3 bed House	145,000	1,726	50% 203,000	2,417	70% 232,000	2,762	
4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000	2,577	
5 bed House	0	#DIV/0!	50%	#DIV/0!	70% 0	#DIV/0!	
	90,000	1,600	50% 112,000	2,240	70% 128,000	2,560	
1 bed Flat	80,000						
1 bed Flat 2 bed Flat	95,000	1,557	50% 133,000	2,180	70% 152,000		8

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Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation

House	GROSS DEVELOPMENT VALUE					
House	OMS GDV -	(part houses due to % mix)				
House	1 bed House	0.3	@	180,000	4	7,520
# House	2 bed House	1.7		250,000	41	8,000
# House	B bed House	3.3		290,000	94	6,560
House	bed House	2.8		350,000		
## Flat 0.0 @ 160,000 150,000 151,000	bed House	0.0		0		
Flat	bed Flat	0.0		160.000		
8.0	2 bed Flat					-
House					2.39	2.080
House	ffordable Rent GDV -				_,	_,
House	bed House	0.0	@	90,000		-
House	bed House		_			-
House	bed House		_			-
# House	bed House		_			_
# Flat	bed House		_			
Flat	bed Flat		_			
1 House 0.0 0.0 0.0 126,000 0.0 146,000 0.0 146,000 0.0 146,000 0.0 146,000 0.0	bed Flat					_
## downership ## dhouse ## di House ## di				50,500		-
d House	ared ownership					
House	bed House	0.0	@	126.000		
House	bed House		_			-
1 House	ped House		_			_
House	ped House					
## d Flat	bed House					
## distance	bed Flat		_			_
0.0 0.0	bed Flat		_			
Mediate	ACC FIRE			100,000		_
1 House						
d House	termediate					
d House	bed House	0.0	@	144,000		-
House	bed House	0.0		200,000		-
House	bed House	0.0	@	232,000		-
	bed House	0.0		250,000		-
d Flat	bed Flat	0.0		0		-
0.0 @ 152,000 152,000	bed Flat		_			-
0.0 2,392,080	00%	0.0				-
AH on-site cost analysis: 0 £ psm (total GIA sqm) 0 £ per unit (total units) 11 8 @ 0				7		-
AH on-site cost analysis: 0 £ psm (total GIA sqm) 0 £ per unit (total units) 11 8 @ 0						
0 £ psm (total GIA sqm) 0 £ per unit (total units) 11 8 @ 0		8.0				
nt 8 @ 0	AH on-site cost analysis:		0 #-4-1 0::	1		0
		0	£ psm (total GIA sq	m)	0 £ per unit (total units)	
I GDV 2,392,080	irant	8	@	0		-
1 GDV 2,392,080						
	otal GDV				2,39	2,080





Scheme Ref: H
Title: 8 No. Units
Notes: Brownfield allocation







Scheme Ref: H
Title: 8 No. Units
Notes: Brownfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				287,497
SDLT		287,497 @	5.0% (slabbed)	(3,875)
Acquisition Agent fees		287,497 @	1.0%	(2,875)
Acquisition Legal fees		287,497 @	0.5%	(1,437)
Interest on Land		287,497 @	7.5%	(21,562)
Residual Land Value				257,748
RLV analysis:	32,218 £ per plot	708,806 £ per ha	286,850 £ per acre	

THRESHOLD LAND VALUE						
Residential Density			22.0 dp net ha			
Site Area (Resi)			0.36 net ha	0.90	net acres	
Density analysis:			2,060 sqm/ha	8,974	sqft/ac	
Threshold Land Value	20,592 £ per plot		453,017 £ per net ha	183,333	£ per net acre	164,733
		90%	Gross to net	0.40	Gross hectares	

BALANCE			
Surplus/(Deficit)	255,790 £ per ha	103,517 £ per acre	93,014

Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation

					AH - % on site 0%			
Balance (RLV - TLV)	93,014	0%	10%	15%	20%	25%	30%	35%
	0	193,460	140,470	113,975	87,480	60,985	34,490	7,99
	20	179,440	127,852	102,058	76,264	50,470	24,676	(1,118
	45	161,915	112,080	87,162	62,244	37,326	12,408	(12,509
	60	151,400	102,616	78,224	53,832	29,440	5,048	(19,344
	80	137,381	89,998	66,307	42,616	18,925	(4,766)	(28,457
CIL £psm	100	123,361	77,380	54,390	31,400	8,410	(14,580)	(37,570
143.29	120	109,341	64,762	42,473	20,184	(2,105)	(24,394)	(46,683
	140	95,321	52,145	30,556	8,968	(12,620)	(34,208)	(55,796
	160	81,301	39,527	18,639	(2,248)	(23,135)	(44,022)	(64,909
	180	67,281	26,909	6,723	(13,464)	(33,650)	(53,836)	(74,022
	200	53,261	14,291	(5,194)	(24,680)	(44,165)	(63,650)	(83,135
	220	39,241	1,673	(17,111)	(35,895)	(54,680)	(73,464)	(92,248
	240	25,221	(10,945)	(29,028)	(47,111)	(65,195)	(83,278)	(101,363
	260	11,201	(23,563)	(40,945)	(58,327)	(75,710)	(93,092)	(110,531
	280	(2,819)	(36,181)	(52,862)	(69,543)	(86,224)	(102,960)	(119,699
	300	(16,839)	(48,799)	(64,779)	(80,766)	(96,800)	(102,800)	(128,868
	320							
	340	(30,859)	(61,417)	(76,721)	(92,050)	(107,378)	(122,707)	(138,036
	360	(44,879)	(74,086)	(88,710)	(103,333)	(117,957)	(132,580)	(147,204
	380	(58,944)	(86,781)	(100,699)	(114,617)	(128,535)	(142,453)	(156,720
		(73,049)	(99,475)	(112,688)	(125,901)	(139,114)	(152,327)	(167,380
	400	(87,154)	(112,169)	(124,677)	(137,185)	(149,692)	(163,497)	(178,041
	420	(101,258)	(124,863)	(136,666)	(148,468)	(161,254)	(174,978)	(188,701
	440	(115,363)	(137,557)	(148,655)	(160,650)	(173,554)	(186,458)	(199,362
	460	(129,468)	(150,252)	(161,687)	(173,771)	(185,855)	(197,939)	(210,022
	480	(143,572)	(164,364)	(175,628)	(186,892)	(198,155)	(209,419)	(220,683
					AH - % on site 0%			
Balance (RLV - TLV)	93,014	0%	10%	15%	20%	25%	30%	35%
	-	104,243	61,297	39,825	18,352	(3,121)	(24,594)	(46,067
	1,500	93,014	50,069	28,596	7,123	(14,349)	(35,822)	(57,295
	3,000	81,786	38,840	17,368	(4,105)	(25,578)	(47,051)	(68,524
	4,500	70,557	27,612	6,139	(15,334)	(36,807)	(58,279)	(79,752
	6,000	59,329	16,383	(5,090)	(26,562)	(48,035)	(69,508)	(90,981
Site Specific S106	7,500	48,100	5,155	(16,318)	(37,791)	(59,264)	(80,736)	(102,217
1,500	9,000	36,872	(6,074)	(27,547)	(49,019)	(70,492)	(91,965)	(113,513
	10,500	25,643	(17,302)	(38,775)	(60,248)	(81,721)	(103,250)	(124,810
	12,000	14,415	(28,531)	(50,004)	(71,476)	(92,987)	(114,546)	(136,106
	13,500	3,186	(39,759)	(61,232)	(82,723)	(104,283)	(125,843)	(147,403
	15,000	(8,042)	(50,988)	(72,461)	(94,020)	(115,579)	(137,139)	(159,426
	16,500	(19,271)	(62,216)	(83,756)	(105,316)	(126,876)	(148,436)	(172,561
	18,000	(30,499)	(73,493)	(95,053)	(116,612)	(138,172)	(160,627)	(185,697
	19,500	(41,728)	(84,789)	(106,349)	(127,909)	(149,469)	(173,762)	(198,832
	21,000	(52,966)	(96,086)	(100,349)	(139,205)	(149,469)	(173,762)	(211,967
	22,500	(64,262)	(107,382)		(150,502)	(174,964)	(200,033)	(225,103
	24,000			(128,942)				
	24,000	(75,559)	(118,678)	(140,238)	(163,029)	(188,099)	(213,168)	(238,238
	25 500	(86,855)	(129,975)	(151,535)	(176,165)	(201,234)	(226,304)	(251,373
	25,500		(111 071					
	27,000	(98,152)	(141,271)	(164,231)	(189,300)	(214,370)	(239,439)	(264,509
			(141,271) (152,568) (165,432)	(164,231) (177,366) (190,501)	(189,300) (202,436) (215,571)	(214,370) (227,505) (240,640)	(252,575) (265,710)	(277,644 (290,805



Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation

					AH - % on site 0%	<u>'</u>		
Balance (RLV - TLV)	93,014	0%	10%	15%	20%	25%	30%	35%
	50,000	212,820	169,875	148,402	126,929	105,457	83,984	62,511
	75,000	190,357	147,411	125,939	104,466	82,993	61,520	40,047
TLV (per net acre)	100,000	167,893	124,948	103,475	82,002	60,529	39,057	17,584
183,333	125,000	145,430	102,484	81,011	59,538	38,066	16,593	(4,880)
	150,000	122,966	80,020	58,548	37,075	15,602	(5,871)	(27,344)
	175,000	100,502	57,557	36,084	14,611	(6,862)	(28,334)	(49,807)
	200,000	78,039	35,093	13,620	(7,852)	(29,325)	(50,798)	(72,271)
	225,000	55,575	12,629	(8,843)	(30,316)	(51,789)	(73,262)	(94,734)
	250,000	33,111	(9,834)	(31,307)	(52,780)	(74,253)	(95,725)	(117,198)
	275,000	10,648	(32,298)	(53,771)	(75,243)	(96,716)	(118,189)	(139,662)
		.,	(, , , , ,	(,)	(- 7 - 7)	(, -,	(1, 11,	(,)
					AH - % on site 0%			
Balance (RLV - TLV)	93,014	0%	10%	15%	20%	25%	30%	35%
	5	(916,173)	(966,697)	(991,958)	(1,017,220)	(1,042,482)	(1,104,078)	(1,469,257)
	10	(252,590)	(295,710)	(317,270)	(338,829)	(361,769)	(386,838)	(411,908)
Density (dph)	15	(41,379)	(84,325)	(105,797)	(127,270)	(148,743)	(170,216)	(191,772)
22	20	64,216	21,270	(203)	(21,675)	(43,148)	(64,621)	(86,094)
	25	127,573	84,627	63,154	41,682	20,209	(1,264)	(22,737)
	30	169,811	126,865	105,392	83,920	62,447	40,974	19,501
	35	199,981	157,035	135,562	114,090	92,617	71,144	49,671
	40	222,608	179,663	158,190	136,717	115,244	93,771	72,299
	45	240,207	197,262	175,789	154,316	132,843	111,371	89,898
	50	254,287	211,341	189,868	168,396	146,923	125,450	103,977
	55	265,806	222,861	201,388	179,915	158,442	136,969	115,497
					AH - % on site 0%			
Balance (RLV - TLV)	93,014	0%	10%	15%	20%	25%	30%	35%
	95%	144,818	101,087	79,222	57,357	35,491	13,626	(8,240)
	100%	93,014	50,069	28,596	7,123	(14,349)	(35,822)	(57,295)
Build rate (£psm)	105%	41,211	(950)	(22,030)	(43,110)	(64, 190)	(85,270)	(106,383)
	110%	(10,593)	(51,968)	(72,656)	(93,426)	(114,196)	(134,965)	(155,979)
	115%	(62,464)	(103,213)	(123,588)	(143,963)	(165,982)	(189,674)	(213,365)
	120%	(114,581)	(154,590)	(177,822)	(201,055)	(224,287)	(247,519)	(270,751)
	125%	(168,727)	(214,273)	(237,046)	(259,818)	(282,591)	(305,437)	(328,388)
	130%	(229,328)	(273,955)	(296,269)	(318,654)	(341,143)	(363,632)	(386,121)
					AH - % on site 0%	6		
Balance (RLV - TLV)	93,014	0%	10%	15%	20%	25%	30%	35%
	75%	(331,716)	(335,357)	(337,177)	(338,998)	(340,818)	(342,639)	(344,459)
	80%	(238,311)	(251,191)	(257,631)	(264,071)	(270,511)	(277,004)	(283,512)
Cahnges in sales values (£)	85%	(146,433)	(167,358)	(178,455)	(189,553)	(200,650)	(211,748)	(222,845)
	90%	(66,326)	(93,424)	(106,974)	(120,523)	(134,072)	(147,621)	(162,299)
	95%	13,358	(21,622)	(39,112)	(56,602)	(74,092)	(91,582)	(109,101)
	100%	93,014	50,069	28,596	7,123	(14,349)	(35,822)	
	105%					, .,/		(57.295)
		172 671		96.304	70.848	45.393		(57,295)
		172,671 252,264	121,760	96,304 164,012	70,848 134,573	45,393 105,135	19,937	(5,518)
	110%	252,264	121,760 193,450	164,012	134,573	105,135	19,937 75,697	(5,518) 46,258
	110% 115%	252,264 331,550	121,760 193,450 264,837	164,012 231,480	134,573 198,124	105,135 164,767	19,937 75,697 131,411	(5,518) 46,258 98,035
	110% 115% 120%	252,264 331,550 410,835	121,760 193,450 264,837 336,194	164,012 231,480 298,873	134,573 198,124 261,553	105,135 164,767 224,232	19,937 75,697 131,411 186,911	(5,518) 46,258 98,035 149,590
	110% 115%	252,264 331,550	121,760 193,450 264,837	164,012 231,480	134,573 198,124	105,135 164,767	19,937 75,697 131,411	(5,518) 46,258 98,035
	110% 115% 120% 125%	252,264 331,550 410,835	121,760 193,450 264,837 336,194 407,551	164,012 231,480 298,873 366,266	134,573 198,124 261,553 324,981	105,135 164,767 224,232 283,696	19,937 75,697 131,411 186,911 242,411	(5,518) 46,258 98,035 149,590 201,126
Balance (RLV - TLV)	110% 115% 120% 125%	252,264 331,550 410,835 490,121	121,760 193,450 264,837 336,194 407,551	164,012 231,480 298,873 366,266 Site 3,000	134,573 198,124 261,553 324,981 e Specific S106 4,500	105,135 164,767 224,232 283,696 £1,500 6,000	19,937 75,697 131,411 186,911 242,411	(5,518) 46,258 98,035 149,590 201,126
Balance (RLV - TLV)	110% 115% 120% 125% 93,014	252,264 331,550 410,835 490,121	121,760 193,450 264,837 336,194 407,551 1,500 193,460	164,012 231,480 298,873 366,266 Site 3,000 182,232	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003	105,135 164,767 224,232 283,696 £1,500 6,000 159,775	19,937 75,697 131,411 186,911 242,411 7,500 148,546	(5,518) 46,258 98,035 149,590 201,126 9,000 137,318
Balance (RLV - TLV)	110% 115% 120% 125% 93,014 0	252,264 331,550 410,835 490,121 - 204,689 190,669	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755	19,937 75,697 131,411 186,911 242,411 7,500 148,546 134,526	(5,518) 46,258 98,035 149,590 201,126 9,000 137,318 123,298
Balance (RLV - TLV)	110% 115% 120% 125% 93,014 0 20 40	252,264 331,550 410,835 490,121 204,689 190,669 176,649	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983 142,963	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735	19,937 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506	(5,518) 46,258 98,035 149,590 201,126 9,000 137,318 123,298 109,278
Balance (RLV - TLV)	110% 115% 120% 125% 93,014 0 20 40 60	252,264 331,550 410,835 490,121 	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172	134,573 198,124 261,553 324,981 9 Specific S106 4,500 171,003 156,983 142,963 128,943	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715	19,937 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486	(5,518) 46,258 98,035 149,590 201,126 9,000 137,318 123,298 109,278 95,258
Balance (RLV - TLV)	110% 115% 120% 125% 93,014 0 20 40	252,264 331,550 410,835 490,121 204,689 190,669 176,649	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983 142,963	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735	19,937 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506	(5,518) 46,258 98,035 149,590 201,126 9,000 137,318 123,298 109,278
Balance (RLV - TLV)	110% 115% 120% 125% 93,014 0 20 40 60	252,264 331,550 410,835 490,121 	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172	134,573 198,124 261,553 324,981 9 Specific S106 4,500 171,003 156,983 142,963 128,943	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715	19,937 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486	(5,518) 46,258 98,035 149,590 201,126 9,000 137,318 123,298 109,278 95,258
	110% 115% 120% 125% 93,014 0 20 40 60 80	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695	19,937 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466	(5,518) 46,258 98,035 149,590 201,126 9,000 137,318 123,298 109,278 95,258 81,238
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132	134,573 198,124 261,553 324,981 s Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675	75,697 75,697 731,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446	(5,518) 46,258 98,035 149,590 201,126 9,000 137,318 123,298 109,278 95,258 81,238 67,218
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 120,569 104,243	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 193,341 93,014	164,012 231,480 298,873 366,266 Silte 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329	19,937 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100	(5,518) 46,258 98,035 149,590 201,126 9,000 137,318 123,298 109,278 95,258 81,238 67,218 53,198 36,872
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341 93,014 81,301	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983 142,963 114,923 100,904 86,884 70,557 58,844	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329 47,615	7,500 148,546 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100 36,387	(5,518) 46,258 46,258 48,035 14,5990 201,126 9,000 137,318 123,298 109,278 95,256 81,238 67,218 53,198 36,8727 25,158
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180	252,264 331,550 410,835 490,121 - 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529 78,509	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341 93,014 81,301 67,281	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329 47,615 33,595	7,500 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 92,466 64,427 48,100 36,387 22,367	(5,518) 46,258 96,0335 149,590 201,126 9,000 137,318 123,298 109,278 95,258 81,238 67,218 53,198 36,872 25,158 54,111,138
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529 78,509 64,489	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 193,341 93,014 81,301 67,281 53,261	164,012 231,480 298,873 366,266 Sitte 3,000 182,232 168,212 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,665 59,329 47,615 33,595 19,575	19,937 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 64,427 48,100 36,387 22,367 8,347	(5,518) 46,258 98,035 149,590 201,126 9,000 137,318 123,298 91,92,72 95,258 81,238 67,218 53,199 36,872 25,158 11,138 (2,882)
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200 220	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529 78,509 64,489 50,469	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341 93,014 81,301 67,281 53,261 39,241	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012	134,573 198,124 261,553 324,981 3 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,665 59,329 47,615 33,595 19,575 5,555	19,937 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367 8,347 (5,673)	(5,518) 46,256 96,0353 149,590 201,126 9,000 137,318 123,298 109,278 95,258 81,238 67,218 53,198 36,8772 25,158 (11,138 (2,828) (16,902)
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200 220 240	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529 78,509 64,489 50,469 36,450	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341 93,014 81,301 67,281 53,261 39,241 25,221	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 59,329 47,615 33,595 19,575 5,555 (8,465)	19,937 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 92,466 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693)	(5,518) 46,258 96,0335 149,590 201,126 9,000 137,318 123,299 109,278 95,256 31,238 67,218 53,198 36,872 25,158 11,138 (2,882) (16,902) (30,922)
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 200 220 220 240 260	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 120,569 104,243 92,529 78,509 64,489 50,469 36,450 22,430	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341 93,014 81,301 67,281 53,261 39,241 25,221 11,201	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992 (27)	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983 142,983 142,983 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 16,784 (11,256)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 59,329 47,615 33,595 19,575 5,555 (8,465) (22,485)	19,937 75,697 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 92,466 92,466 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (33,713)	(5,518) 46,256 98,035 149,590 201,126 9,000 137,318 123,298 109,278 95,258 81,238 67,2181 53,198 36,872 25,158 11,138 (2,882) (16,902) (30,9222 (44,942)
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200 220 240 240 260 280	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 104,243 92,529 78,509 64,489 50,469 36,450 22,430 8,410	1,500 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 199,341 93,014 81,301 67,281 55,261 39,241 25,221 11,201 (2,819)	164,012 231,480 298,873 366,266 Silte 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992 (27) (14,047)	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764 (11,256) (25,276)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329 47,615 33,595 19,575 5,555 (8,465) (22,485) (36,504)	19,937 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (19,693) (13,713) (47,733)	(5,518) 46,258 96,0353 149,590 201,126 9,000 137,318 123,298 109,278 95,258 81,238 67,218 53,198 36,8772 (16,902) (30,922) (44,942) (59,007)
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529 78,509 64,489 96,450 22,430 8,410 (5,610)	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341 93,014 81,301 67,281 53,261 53,261 53,261 14,201 14,201 15,221 11,201 (2,819) (16,839)	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992 (27) (14,047) (28,067)	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 2,764 (11,256) (25,276) (39,296)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 59,329 47,615 33,595 19,575 5,555 (8,465) (22,485) (36,504) (50,524)	7,500 148,546 134,411 186,911 242,411 7,500 148,546 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (33,713) (47,733) (61,816)	(5,518) 46,258 96,033 149,590 201,126 9,000 137,318 123,298 109,278 95,256 81,238 81,238 14,138 (16,902) (30,922) (44,942) (45,907) (73,112)
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200 220 240 240 260 280	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 104,243 92,529 78,509 64,489 50,469 36,450 22,430 8,410	1,500 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 199,341 93,014 81,301 67,281 55,261 39,241 25,221 11,201 (2,819)	164,012 231,480 298,873 366,266 Silte 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992 (27) (14,047)	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764 (11,256) (25,276)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329 47,615 33,595 19,575 5,555 (8,465) (22,485) (36,504)	19,937 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (19,693) (13,713) (47,733)	(5,518) 46,258 96,0353 149,590 201,126 9,000 137,318 123,298 109,278 95,258 81,238 67,218 53,198 36,8772 (16,902) (30,922) (44,942) (59,007)
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 120,569 104,243 92,529 78,509 64,489 96,450 22,430 8,410 (5,610)	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341 93,014 81,301 67,281 53,261 53,261 53,261 14,201 14,201 15,221 11,201 (2,819) (16,839)	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992 (27) (14,047) (28,067)	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 2,764 (11,256) (25,276) (39,296)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 59,329 47,615 33,595 19,575 5,555 (8,465) (22,485) (36,504) (50,524)	7,500 148,546 134,411 186,911 242,411 7,500 148,546 120,506 106,486 92,466 78,446 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (33,713) (47,733) (61,816)	(5,518) 46,258 96,033 149,590 201,126 9,000 137,318 123,298 109,278 95,256 81,238 81,238 14,138 (16,902) (30,922) (44,942) (45,907) (73,112)
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 200 220 240 260 280 300 320	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 120,569 104,243 92,529 78,509 64,489 50,469 36,450 22,430 8,410 (5,610) (19,630)	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341 93,014 81,301 67,281 53,261 39,241 25,221 11,201 (2,819) (16,839) (30,859)	164,012 231,480 298,873 366,266 Site 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 56,052 42,032 28,012 13,992 (27) (14,047) (28,067) (42,087)	134,573 198,124 261,553 324,981 Specific S106 4,500 171,003 156,983 142,963 128,943 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764 (11,256) (25,276) (33,296) (53,328)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 59,329 47,615 33,595 19,575 (8,465) (22,485) (36,504) (50,524) (64,624)	7,500 148,546 134,411 186,911 242,411 7,500 148,546 120,506 106,486 92,466 92,466 64,427 48,100 36,387 22,367 8,347 (5,673) (19,693) (33,713) (47,733) (61,816) (75,920)	(5,518) 46,258 96,033 145,590 201,126 9,000 137,318 123,298 109,278 95,258 81,238 67,218 53,198 26,872 (16,902) (39,922) (44,942) (49,007) (73,112)
CIL £psm	110% 115% 120% 125% 93,014 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300 320 340	252,264 331,550 410,835 490,121 204,689 190,669 176,649 162,629 148,609 134,589 104,243 92,529 78,509 64,489 50,469 36,450 22,430 8,410 (5,610) (19,630) (33,650)	121,760 193,450 264,837 336,194 407,551 1,500 193,460 179,440 165,420 151,400 137,381 123,361 109,341 93,014 81,301 67,281 53,261 39,241 125,221 11,201 (2,819) (30,859) (44,879)	164,012 231,480 298,873 366,266 Sitte 3,000 182,232 168,212 154,192 140,172 126,152 112,132 98,112 81,786 70,072 42,032 28,012 13,992 (27) (14,047) (28,067) (42,087) (56,136)	134,573 198,124 261,553 324,981 2 Specific S106 4,500 171,003 156,983 142,963 142,963 114,923 100,904 86,884 70,557 58,844 44,824 30,804 16,784 2,764 (11,256) (25,276) (39,296) (35,328) (67,432)	105,135 164,767 224,232 283,696 £1,500 6,000 159,775 145,755 131,735 117,715 103,695 89,675 75,655 59,329 47,615 33,595 19,575 5,555 (8,465) (22,485) (36,504) (50,524) (64,624) (64,624) (78,729)	19,937 75,697 75,697 131,411 186,911 242,411 7,500 148,546 134,526 120,506 106,486 92,466 92,466 92,466 92,466 92,466 93,441 (5,673) (19,693) (33,713) (47,733) (61,816) (75,920) (90,025)	(5,518) 46,258 96,035 149,590 201,126 9,000 137,318 123,298 19,278 95,258 81,238 67,218 53,198 36,872 25,158 11,138 (2,882) (46,902) (39,902) (73,112) (67,217) (101,321)



Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation

ABSUMPTIONS - RESIDENTIAL USES Total number of miles in scheme A RP Policy requirement (% Target) Althorishin Rent: Shared ownership Intermediate Shared ownership Shared owne		
AH Policy requirement (% Target) AH feturus split % AH foruse split % AB call split % AH foruse split % AB call split % AH foruse split % AB call sp		
AM Policy requirement (% Target) Affordable Rom: Shared conversible Intermediate Copen Market Sale (CMS) housing CIL Rate (£ psm) CIL Rate (£ psm) CIL Rate (£ psm) Mit Units mice) Mit uni		
Alt tenure spill 1% Shared ownership intermediate Shared ownership intermediate Shared ownership intermediate (CMS) housing Shared Shared Shared Ownership Shared Share		
Shared conversible Copen Market Sale (OMS) housing Copen Market Sale (OMS) housing Coll Rate (E pam) Coll Rate (E pa		
Intermediate		
Intermediate		
Common C		
100% 143.28 psm		
Cit Rate (E. perm)		
Unit mix -		
1 bed House 20 9% 1.1 1 00 0 0.0 14% 3 bed House 20 9% 1.1 1 00 0 0.0 14% 3 bed House 40 8% 2.1 2.3 5% 0.7 35% 4 bed House 5 5.0		
1 bod House	tal # units	
2 2 2 2 2 3 5 1 1 2 3 5 5 5 5 5 5 5 5 5	0.2	
Sheet House	1.1	
Lond House		
5 bed House 0.0% 0.0 16.4% 0.0 0.0% 2 bed Flat 0.0% 0.0 16.4% 0.5 69% 7 total number of units 100.0% 5.2 100.0% 2.8 100% Net area per unit Net to Gross % Gross (GIA) per unit OMS Unit Floor areas - (sqm) (sqm) % (sqm) (sqm) 1 bed House 58.0 624 88.0 79.0 38.0 79.0 38.0 79.0 38.0 79.0 38.0 79.0 38.0 79.0 38.0 79.0 38.0 79.0 38.0 79.0 38.0 79.0 38.0 79.0 39.0 79.0 39.0 79.0 39.0 79.0 39.0 79.0 39.0 79.0 39.0 79.0 39.0 79.0 39.0 79.0 39.0 79.0 39.0 79.0 39.0 79.0 39.0 79.0 39.0 79.0 39.0 39.0 39.0 39.0 39.0	2.8	
1 bed Filat 0.0% 0.0 16.4% 0.5 6% 2 bed Filat 0.0% 0.0 57.4% 1.6 20% 7 bed area per unit Net to Gross % Gross (GIA) per unit MS Unit Floor areas - (sqm) (sqft) % Gross (GIA) per unit MS Unit Floor areas - (sqm) (sqft) % Gross (GIA) per unit MS Unit Floor areas - (sqm) (sqft) % Gross (GIA) per unit MS Unit Floor areas - (sqm) 850 79.0 35.0 79.0 35.0 79.0 35.0 79.0 30.0 40.0 110.0 110.0 110.0 110.0 110.0 110.0 110.0 110.0 10.0 110.0 110.0 10.0	1.9	
2 bed Flat	0.0	
Net area per unit	0.5	
Net area per unit	1.6	
Net area per unit	8.0	
MAS Unit Floor areas - (sqm) (sqft) % (sqm)	0.0	
MAS Unit Floor areas - (sqm) (sqft) % (sqm)		
See House	(eaft)	
2 bed House	(sqft)	
20 bed House	624	
# bed House 110.0 1.184 110.0 0.0	850	
Dee House Company	969	
1 bed Flat	1,184	
1 bed Flat 2 bed Flat	0	
Net area per unit	633	
Net area per unit	772	
AH Unit Floor areas - (sqm) (sqft) % (sqm) 1 bed House 50.0 538 50.0 2 bed House 70.0 753 70.0 3 bed House 84.0 904 84.0 3 bed House 97.0 1,044 97.0 5 bed House 97.0 1,044 97.0 5 bed House 97.0 1,044 97.0 5 bed House 97.0 538 85.0% 58.8 2 bed Flat 50.0 538 85.0% 58.8 2 bed Flat 61.0 657 85.0% 71.8 Mkt Units GIA AH units GIA Total GIA (all units) Total Gross Floor areas - (sqm) (sqft) (sqm) (sqft) (sqm) 1 bed House 10 10 70 0 0 10 1 bed House 86 924 0 0 0 10 2 bed House 191 2,055 555 595 246 4 bed House 191 2,055 555 595 246 4 bed House 0 0 0 0 0 0 0 3 bed House 0 0 0 0 0 0 4 bed Flat 0 0 0 0 0 0 4 bed Flat 0 0 0 0 0 0 4 bed Flat 0 0 0 0 0 0 4 bed Flat 0 0 0 0 0 0 4 bed Flat 0 0 0 0 0 0 4 bed Flat 0 0 0 0 0 0 5 bed House 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 0 6 bed Flat 0 0 0 0 0 0 0 0 7 bed Flat 0 0 0 0 0 0 0 0 7 bed Flat 0 0 0 0 0 0 0 0 0 7 bed Flat 0 0 0 0 0 0 0 0 0 7 bed Flat 0 0 0 0 0 0 0 0 0 0 0 7 bed Flat 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	112	
Name		
Deed House		
2 bed House	(sqft)	
8 bed House	538	
# bed House	753	
Sted House	904	
5 bed House 0.0 0 0.0 0.0 0.0 1 bed Flat 50.0 538 85.0% 58.8 58.8 2 bed Flat 50.0 538 85.0% 71.8 58.8 2 bed Flat 61.0 657 85.0% 71.8 71.8 58.8 71.8 71.8 85.0% 71.8 71.8 71.8 71.8 71.8 86.0 71.8 71.2 71.0 71.0 71.0 71.0 71	1,044	
1 bed Flat 50.0 538 85.0% 58.8 71.8 Mkt Units GIA Mkt Units GIA Mkt Units GIA Mkt Units GIA (sqft) (sqft	0	
Mkt Units GIA	633	
Mkt Units GIA (sqm) (sqft) (sqf		
Total Gross Floor areas - (sqm) (sqft) (sqm) (772	
Total Gross Floor areas - (sqm) (sqft) (sqm) (
1 bed House 10 107 0 0 0 10 10 10 10 10 10 10 10 10 10 10		
2 bed House 86 924 0 0 0 86 3 bed House 191 2,055 55 595 246 4 bed House 200 2,155 7 80 208 5 bed House 0 0 0 0 0 0 0 1 bed Flat 0 0 0 27 290 27 2 bed Flat 0 0 0 115 1,242 115 487 5,242 205 2,208 692 AH % by floor area: 2 Dopn Market Sales values (£) - £ OMS (per unit) £psm £psf 1 bed House 180,000 3,103 288 2 bed House 250,000 3,165 294 4 bed House 290,000 3,222 299 4 bed House 350,000 3,182 296	(sqft)	
3 bed House 191 2,055 55 595 246 4 bed House 200 2,155 7 80 208 5 bed House 0 0 0 0 0 0 0 6 bed Flat 0 0 0 27 290 27 5 bed Flat 0 0 0 115 1,242 115 487 5,242 205 2,208 692 AH % by floor area: Deen Market Sales values (£) - £ OMS (per unit) £psm £psf total MV 1 bed House 180,000 3,103 288 2 bed House 250,000 3,165 294 5 bed House 250,000 3,222 299 5 bed House 250,000 3,182 296	107	
Bed House 200 2,155 7 80 208 Bed House 0 0 0 0 0 Bed Flat 0 0 27 290 27 Ded Flat 0 0 115 1,242 115 487 5,242 205 2,208 692 AH % by floor area: E OMS (per unit) Epsm Epsf total MV Deen Market Sales values (E) - E OMS (per unit) Epsm Epsf total MV Deen House 250,000 3,103 288 Deel House 250,000 3,222 299 Deel House 250,000 3,222 290 Deel House 250,000 3,222	924	
4 bed House 200 2,155 7 80 208 5 bed House 0 0 0 0 0 0 6 1 bed Flat 0 0 0 27 290 27 5 bed Flat 0 0 0 115 1,242 115 487 5,242 205 2,208 692 AH % by floor area: Company of the House 180,000 3,103 288 5 bed House 250,000 3,165 294 5 bed House 250,000 3,182 296	2,651	
5 bed House 0 0 0 0 0 0 0 0 1 0 0 27 290 27 290 27 290 27 290 27 290 27 290 227 290 2,208 692 692 28 29,63% AH % by floor area due to mix 692 29,63% AH % by floor area due to mix 10 bed House 10 bed House 29,63% AH % by floor area due to mix 10 bed House 10 bed House 296 10 bed House 10 bed House 10 bed House 296 10 bed House 10 bed House 10 bed House 10 bed House 296 10 bed House 10 be	2,235	
1 bed Flat	0	
2 bed Flat 0 0 1115 1,242 115 487 5,242 205 2,208 692 AH % by floor area: Deen Market Sales values (E) - 1 bed House 2 bed House 4 bed House 5 bed House 5 bed House 5 bed House 6 5 bed House 6 5 bed House 7 5 5 0,000 3,165 294 5 bed House 7 5 0,000 3,182 296	290	
AH % by floor area: 5,242 205 2,208 692		
AH % by floor area: 29.63% AH % by floor area due to mix Dep Market Sales values (£) -	1,242	
Open Market Sales values (£) - £ OMS (per unit) £psm £psf total MV I bed House 180,000 3,103 288 2 bed House 250,000 3,165 294 3 bed House 290,000 3,222 299 4 bed House 350,000 3,182 296	7,449	
I bed House 180,000 3,103 288 2 bed House 250,000 3,165 294 3 bed House 290,000 3,222 299 4 bed House 350,000 3,182 296		
I bed House 180,000 3,103 288 2 bed House 250,000 3,165 294 3 bed House 290,000 3,222 299 4 bed House 350,000 3,182 296	C (no ALI)	
2 bed House 250,000 3,165 294 3 bed House 290,000 3,222 299 4 bed House 350,000 3,182 296		
3 bed House 290,000 3,222 299 4 bed House 350,000 3,182 296	30,888	
4 bed House 350,000 3,182 296	271,700	
	806,165	
	663,950	
	0	
l bed Flat 160,000 3,200 297	73,382	
	305,368 2,151,454	
	., 101,404	
Affordable Housing values (£) - Affordable Rent: £psm % of MV Shared ownership £psm % of MV Intermediate	£psm	%
t bed House 90,000 1,800 50% 126,000 2,520 70% 144,000	2,880	70
2 bed House 125,000 1,786 <mark>50%</mark> 175,000 2,500 <mark> 70%</mark> 200,000	2,857	
	2,762	
l bed House 175,000 1,804 <mark>50%</mark> 245,000 2,526 <mark>70%</mark> 250,000	2,577	
	#DIV/0!	
	2,560	
3 bed House 145,000 1,726 50% 203,000 2,417 70% 232,000 4 bed House 175,000 1,804 50% 245,000 2,526 70% 250,000 5 bed House 0 #DIV/0! 50% 0 #DIV/0! 70% 0	2,762 2,577 #DIV/0!	



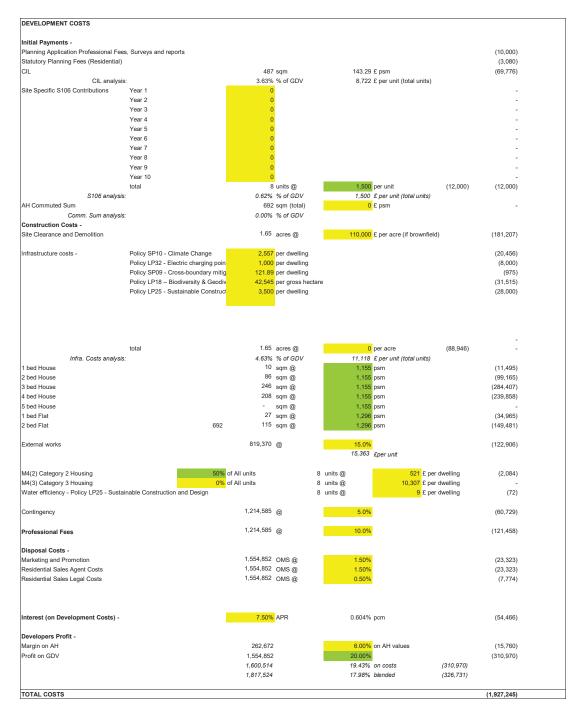


Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.2	@	180,000	30,888
2 bed House	1.1	@	250,000	271,700
3 bed House	2.1	@	290,000	615,264
4 bed House	1.8	@	350,000	637,000
5 bed House	0.0	@	0	
1 bed Flat	0.0	@	160,000	-
2 bed Flat	0.0	@	190,000	-
	5.2			1,554,852
Affordable Rent GDV -				
I bed House	0.0	@	90,000	-
bed House	0.0	@	125,000	-
B bed House	0.3	@	145,000	50,589
4 bed House	0.0	@	175,000	7,142
5 bed House	0.0	@	0	· -
I bed Flat	0.2	@	80,000	19,446
2 bed Flat	0.9	@	95,000	80,923
	1.5			158,099
Shared ownership				
l bed House	0.0	@	126,000	-
2 bed House	0.0	@	175,000	-
B bed House	0.2	@	203,000	33,461
bed House	0.0	@	245,000	4,724
5 bed House	0.0	@	0	-
1 bed Flat	0.1	@	112,000	12,862
2 bed Flat	0.4	@	133,000	53,525
	0.7			104,572
Intermediate	-			
2 bed House	0.0	@	144,000	-
B bed House	0.0	@	200,000	-
1 bed House	0.1	@	232,000	32,988
5 bed House	0.0	@	250,000	4,158
I bed Flat	0.0	@	0	-
2 bed Flat	0.1	@	128,000	12,680
0.00%	0.3	@	152,000	52,768
	0.6			102,594
Sub-total GDV Residential	8.0			1,920,118
AH on-site cost analysis:				£MV less £GDV 231,336
	334 £ psm (total GIA sqm)		28,917 £ per unit (total units)
Grant	8	@	0	
Total GDV				1,920,118

Scheme Ref:

Title: 8 No. Units (with AFH)
Notes: Brownfield allocation





Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(7,127)
SDLT		- @	5.0% (slabbed)	10,500
Acquisition Agent fees		- @	1.0%	-
Acquisition Legal fees		- @	0.5%	-
Interest on Land		- @	7.5%	-
Residual Land Value				3,373
RLV analysis:	422 £ per plot	5,059 £ per ha	2,047 £ per acre	

THRESHOLD LAND VALUE					
Residential Density		12	2.0 dp net ha		
Site Area (Resi)		0.	67 net ha	1.65 net acres	
Density analysis:		1,0	38 sqm/ha	4,522 sqft/ac	
Threshold Land Value	37,751 £ per plot	453,0	17 £ per net ha	183,333 £ per net acre	302,011
		90%	Gross to net	0.74 Gross hectares	

BALANCE			
Surplus/(Deficit)	(447,958) £ per ha	(181,286) £ per acre	(298,638)

Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation

1								
					AH - % on site 359	%		
Balance (RLV - TLV)	(298,638)	0%	10%	15%	20%	25%	30%	35%
	0	(46,528)	(99,518)	(126,013)	(152,508)	(179,004)	(205,499)	(231,994)
	20	(60,548)	(112,136)	(137,930)	(163,724)	(189,518)	(215,313)	(241,124)
	40	(74,568)	(124,754)	(149,847)	(174,940)	(200,033)	(225,127)	(250,292)
	60	(88,588)	(137,372)	(161,764)	(186,156)	(210,548)	(234,964)	(259,460)
	80	(102,608)	(149,990)	(173,681)	(197,372)	(221,063)	(244,837)	(268,628)
CIL £psm	100	(116,628)	(162,608)	(185,598)	(208,588)	(231,624)	(254,710)	(277,796)
143.29	120	(130,648)	(175,226)	(197,515)	(219,821)	(242,202)	(264,583)	(286,964)
	140	(144,668)	(187,844)	(209,432)	(231,105)	(252,781)	(274,457)	(296,885)
	160	(158,688)	(200,462)	(221,418)	(242,389)	(263,359)	(284,330)	(307,545)
	180	(172,708)	(213,142)	(233,407)	(253,673)	(273,938)	(294,641)	(318,206)
	200	(186,728)	(225,836)	(245,396)	(264,956)	(284,516)	(306,122)	(328,866)
	220	(200,821)	(238,530)	(257,385)	(276,240)	(295,678)	(317,603)	(339,527)
	240	(214,925)	(251,225)	(269,374)	(287,524)	(307,979)	(329,083)	(350,187)
	260	(229,030)	(263,919)	(281,363)	(299,995)	(320,280)	(340,564)	(360,848)
	280	(243,135)	(276,613)	(293,652)	(313,116)	(332,580)	(352,044)	(371,508)
	300	(257,239)	(289,307)	(307,593)	(326,237)	(344,881)	(363,525)	(382,169)
	320	(271,344)	(303,709)	(321,533)	(339,357)	(357,181)	(375,005)	(392,829)
	340	(285,449)	(318,470)	(335,474)	(352,478)	(369,482)	(386,486)	(403,490)
	360	(300,863)	(333,231)	(349,415)	(365,599)	(381,783)	(397,967)	(414,151)
	380	(317,263)	(347,991)	(363,355)	(378,719)	(394,083)	(409,447)	(424,817)
	400	(333,664)	(362,752)	(377,296)	(391,840)	(406,384)	(420,928)	(435,542)
	420	(350,065)	(377,513)	(391,237)	(404,961)	(418,684)	(432,419)	(446,267)
	440	(366,466)	(392,274)	(405,177)	(418,081)	(430,985)	(443,969)	(456,992)
	460	(382,867)	(407,034)	(419,118)	(431,202)	(443,322)	(455,519)	(467,716)
	480	(399,268)	(421,795)	(433,059)	(444,324)	(455,697)	(467,069)	(478,441)
		(***)	() /	(,,	()- /	(, ,	(- ,,	
					AH - % on site 359	%		
Balance (RLV - TLV)	(298,638)	0%	10%	15%	20%	25%	30%	35%
	-	(135,745)	(178,691)	(200,164)	(221,665)	(243,225)	(264,784)	(286,344)
	1,500	(146,974)	(189,920)	(211,401)	(232,961)	(254,521)	(276,081)	(298,638)
	3,000	(158,203)	(201,148)	(222,698)	(244,258)	(265,817)	(287,377)	(311,774)
	4,500	(169,431)	(212,434)	(233,994)	(255,554)	(277,114)	(299,840)	(324,909)
	6,000	(180,660)	(223,731)	(245,291)	(266,850)	(288,410)	(312,975)	(338,044)
Site Specific S106	7,500	(191,908)	(235,027)	(256,587)	(278,147)	(301,041)	(326,110)	(351,180)
4 500	9,000	(203,204)	(246,324)	(267,883)	(289,443)	(314,176)	(339,246)	(364,315)
1,500	10,500	(214,500)	(257,620)	(279,180)	(302,242)	(327,312)	(352,381)	(377,451)
1,500		(225,797)	(268,916)	(290,476)	(315,377)	(340,447)	(365,516)	(390,586)
1,500	12,000	(220,101)			(328,513)	(353,582)	(378,652)	(403,721)
1,500	12,000 13,500	(237,093)	(280,213)	(303,443)	(020,010)			(416,857)
1,500			(280,213) (291,509)	(303,443) (316,579)	(341,648)	(366,718)	(391,787)	
1,500	13,500	(237,093)					(391,787) (404,922)	(430,029)
1,500	13,500 15,000	(237,093) (248,390)	(291,509)	(316,579)	(341,648)	(366,718)		
1,500	13,500 15,000 16,500	(237,093) (248,390) (259,686) (270,983)	(291,509) (304,644) (317,780)	(316,579) (329,714) (342,849)	(341,648) (354,783) (367,919)	(366,718) (379,853) (392,988)	(404,922) (418,058)	(430,029) (443,244)
1,500	13,500 15,000 16,500 18,000	(237,093) (248,390) (259,686)	(291,509) (304,644)	(316,579) (329,714)	(341,648) (354,783)	(366,718) (379,853)	(404,922)	(430,029)
1,500	13,500 15,000 16,500 18,000 19,500	(237,093) (248,390) (259,686) (270,983) (282,279)	(291,509) (304,644) (317,780) (330,915)	(316,579) (329,714) (342,849) (355,985)	(341,648) (354,783) (367,919) (381,054)	(366,718) (379,853) (392,988) (406,124)	(404,922) (418,058) (431,197)	(430,029) (443,244) (456,458)
1,500	13,500 15,000 16,500 18,000 19,500 21,000	(237,093) (248,390) (259,686) (270,983) (282,279) (293,911) (307,047)	(291,509) (304,644) (317,780) (330,915) (344,050) (357,186)	(316,579) (329,714) (342,849) (355,985) (369,120) (382,255)	(341,648) (354,783) (367,919) (381,054) (394,189) (407,325)	(366,718) (379,853) (392,988) (406,124) (419,259) (432,394)	(404,922) (418,058) (431,197) (444,411) (457,626)	(430,029) (443,244) (456,458) (469,673) (482,888)
1,500	13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	(237,093) (248,390) (259,686) (270,983) (282,279) (293,911) (307,047) (320,182)	(291,509) (304,644) (317,780) (330,915) (344,050) (357,186) (370,321)	(316,579) (329,714) (342,849) (355,985) (369,120) (382,255) (395,391)	(341,648) (354,783) (367,919) (381,054) (394,189) (407,325) (420,460)	(366,718) (379,853) (392,988) (406,124) (419,259) (432,394) (445,579)	(404,922) (418,058) (431,197) (444,411) (457,626) (470,841)	(430,029) (443,244) (456,458) (469,673) (482,888) (496,103)
1,500	13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(237,093) (248,390) (259,686) (270,983) (282,279) (293,911) (307,047) (320,182) (333,317)	(291,509) (304,644) (317,780) (330,915) (344,050) (357,186) (370,321) (383,456)	(316,579) (329,714) (342,849) (355,985) (369,120) (382,255) (395,391) (408,526)	(341,648) (354,783) (367,919) (381,054) (394,189) (407,325) (420,460) (433,596)	(366,718) (379,853) (392,988) (406,124) (419,259) (432,394) (445,579) (458,794)	(404,922) (418,058) (431,197) (444,411) (457,626) (470,841) (484,056)	(430,029) (443,244) (456,458) (469,673) (482,888) (496,103) (509,317)
1,500	13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	(237,093) (248,390) (259,686) (270,983) (282,279) (293,911) (307,047) (320,182)	(291,509) (304,644) (317,780) (330,915) (344,050) (357,186) (370,321)	(316,579) (329,714) (342,849) (355,985) (369,120) (382,255) (395,391)	(341,648) (354,783) (367,919) (381,054) (394,189) (407,325) (420,460)	(366,718) (379,853) (392,988) (406,124) (419,259) (432,394) (445,579)	(404,922) (418,058) (431,197) (444,411) (457,626) (470,841)	(430,029) (443,244) (456,458) (469,673) (482,888) (496,103)

Scheme Ref: H
Title: 8 No. Units (with AFH)
Notes: Brownfield allocation

					AH - % on site 35	%		
Balance (RLV - TLV)	(298,638)	0%	10%	15%	20%	25%	30%	35%
	50,000	72,670	29,725	8,243	(13,317)	(34,877)	(56,436)	(78,994
	75,000	31,487	(11,458)	(32,940)	(54,500)	(76,060)	(97,620)	(120,177
TLV (per net acre)	100,000	(9,696)	(52,642)	(74,124)	(95,683)	(117,243)	(138,803)	(161,361
183,333	125,000	(50,880)	(93,825)	(115,307)	(136,867)	(158,427)	(179,986)	(202,544
	150,000	(92,063)	(135,008)	(156,490)	(178,050)	(199,610)	(221,170)	(243,727
	175,000	(133,246)	(176,192)	(197,674)	(219,233)	(240,793)	(262,353)	(284,911
	200,000	(174,430)	(217,375)	(238,857)	(260,417)	(281,977)	(303,536)	(326,094
	225,000	(215,613)	(258,558)	(280,040)	(301,600)	(323,160)	(344,720)	(367,277
	250,000	(256,796)	(299,742)	(321,224)	(342,783)	(364,343)	(385,903)	(408,461
	275,000	(297,980)	(340,925)	(362,407)	(383,967)	(405,527)	(427,086)	(449,644
Balance (RLV - TLV)	(298,638)	0%	10%	15%	AH - % on site 35' 20%	% 25%	30%	35%
Dalarioc (INEV - IEV)	(290,030)	(916,173)	(966,697)	(991,958)	(1,017,220)	(1,042,482)	(1,104,078)	(1,469,257
	10	(252,590)	(295,710)	(317,270)	(338,829)	(361,769)	(386,838)	(411,908
Density (dph)	15	(41,379)	(84,325)	(105,797)	(127,270)	(148,743)	(170,216)	(411,900
Density (dpn)	20		21,270					
12	25	64,216		(203)	(21,675)	(43,148)	(64,621)	(86,094
	30	127,573 169,811	84,627 126,865	63,154 105,392	41,682 83,920	20,209 62,447	(1,264) 40,974	(22,737 19,50
	35	199,981	126,865	135,562	114,090	92,617	71,144	49,67
	40	222,608	157,035	158,190	136,717	115,244	93,771	72,299
	45	240,207	179,063	158,190	154,316	132,843		89,898
	50						111,371	
	55	254,287 265,806	211,341 222,861	189,868 201,388	168,396 179,915	146,923 158,442	125,450 136,969	103,97 115,49
	00	200,000	222,001	201,000	170,010	100,112	100,000	110,10
Deleves (DIX) TIXO	(000,000)	00/	400/		AH - % on site 35		200/	0.50
Balance (RLV - TLV)	(298,638)	0%	10%	15%	20%	25%	30%	35%
	95%	(95,170)	(138,901)	(160,766)	(182,632)	(204,497)	(226,363)	(248,289
Dulldt- (C)	100%	(146,974)	(189,920)	(211,401)	(232,961)	(254,521)	(276,081)	(298,638
Build rate (£psm)	105%	(198,839)	(241,169)	(262,333)	(283,498)	(306,804)	(331,414)	(356,024
	110%	(250,956)	(292,656)	(316,807)	(340,958)	(365,108)	(389,259)	(413,410
	115%	(304,955)	(352,338)	(376,030)	(399,721)	(423,413)	(447,204)	(471,080
	120%	(365,557)	(412,021)	(435,253)	(458,573)	(481,986)	(505,399)	(528,812
	125% 130%	(426,158) (486,855)	(471,789)	(494,741) (554,322)	(517,692)	(540,643) (599,300)	(563,594)	(586,545
	130%	(486,855)	(531,833)	(554,322)	(576,811)	(599,300)	(621,789)	(832,855
					ALL 9/ on sit- 00/			
Balance (RLV - TLV)	(298.638)	0%	10%	15%	AH - % on site 0% 20%	25%	30%	35%
Balance (RLV - TLV)	(298,638) 75%	0% (589,873)		15%				
Balance (RLV - TLV)	75%	(589,873)	(593,514)	15% (595,334)	20% (666,603)	25% (795,244)	(923,885)	(1,052,526
, ,	75% 80%	(589,873) (496,108)	(593,514) (509,126)	15% (595,334) (515,635)	20% (666,603) (522,143)	25% (795,244) (528,652)	(923,885) (535,161)	(1,052,526 (541,669
Balance (RLV - TLV) Cahnges in sales values (£)	75% 80% 85%	(589,873) (496,108) (402,594)	(593,514) (509,126) (424,789)	15% (595,334) (515,635) (435,935)	20% (666,603) (522,143) (447,132)	25% (795,244) (528,652) (458,328)	(923,885) (535,161) (469,525)	(1,052,526 (541,669 (480,722
	75% 80% 85% 90%	(589,873) (496,108) (402,594) (309,447)	(593,514) (509,126) (424,789) (340,956)	15% (595,334) (515,635) (435,935) (356,711)	20% (666,603) (522,143) (447,132) (372,466)	25% (795,244) (528,652) (458,328) (388,220)	(923,885) (535,161) (469,525) (403,975)	(1,052,526 (541,669 (480,722 (419,775
	75% 80% 85% 90% 95%	(589,873) (496,108) (402,594) (309,447) (226,829)	(593,514) (509,126) (424,789) (340,956) (261,938)	15% (595,334) (515,635) (435,935) (356,711) (279,492)	20% (666,603) (522,143) (447,132) (372,466) (297,948)	25% (795,244) (528,652) (458,328) (388,220) (318,360)	(923,885) (535,161) (469,525) (403,975) (338,772)	(1,052,526 (541,669 (480,722 (419,775 (359,184
, ,	75% 80% 85% 90% 95% 100%	(589,873) (496,108) (402,594) (309,447) (226,829) (146,974)	(593,514) (509,126) (424,789) (340,956) (261,938) (189,920)	15% (595,334) (515,635) (435,935) (356,711) (279,492) (211,401)	20% (666,603) (522,143) (447,132) (372,466) (297,948) (232,961)	25% (795,244) (528,652) (458,328) (388,220) (318,360) (254,521)	(923,885) (535,161) (469,525) (403,975) (338,772) (276,081)	(1,052,526 (541,669 (480,722 (419,775 (359,184 (298,638
, ,	75% 80% 85% 90% 95% 100%	(589,873) (496,108) (402,594) (309,447) (226,829) (146,974) (67,318)	(593,514) (509,126) (424,789) (340,956) (261,938) (189,920) (118,229)	15% (595,334) (515,635) (435,935) (356,711) (279,492) (211,401) (143,684)	20% (666,603) (522,143) (447,132) (372,466) (297,948) (232,961) (169,140)	25% (795,244) (528,652) (458,328) (388,220) (318,360) (254,521) (194,596)	(923,885) (535,161) (469,525) (403,975) (338,772) (276,081) (220,051)	(1,052,526 (541,669 (480,722 (419,775 (359,184 (298,638 (245,571
, ,	75% 80% 85% 90% 95% 100% 105%	(589,873) (496,108) (402,594) (309,447) (226,829) (146,974) (67,318) 12,339	(593,514) (509,126) (424,789) (340,956) (261,938) (189,920) (118,229) (46,538)	15% (595,334) (515,635) (435,935) (356,711) (279,492) (211,401) (143,684) (75,977)	20% (666,603) (522,143) (447,132) (372,466) (297,948) (232,961) (169,140) (105,415)	25% (795,244) (528,652) (458,328) (388,220) (318,360) (254,521) (194,596) (134,853)	(923,885) (535,161) (469,525) (403,975) (338,772) (276,081) (220,051) (164,292)	35% (1,052,526 (541,669 (480,722 (419,775 (359,184 (298,638 (245,571 (193,730
	75% 80% 85% 90% 95% 100% 105% 110%	(589,873) (496,108) (402,594) (309,447) (226,829) (146,974) (67,318) 12,339 91,995	(593,514) (509,126) (424,789) (340,956) (261,938) (189,920) (118,229) (46,538) 25,153	15% (595,334) (515,635) (435,935) (356,711) (279,492) (211,401) (143,684) (75,977) (8,269)	20% (666,603) (522,143) (447,132) (372,466) (297,948) (232,961) (169,140) (105,415) (41,690)	25% (795,244) (528,652) (458,328) (388,220) (318,360) (254,521) (194,596) (134,853) (75,111)	(923,885) (535,161) (469,525) (403,975) (338,772) (276,081) (220,051) (164,292) (108,532)	(1,052,526 (541,669 (480,722 (419,775 (359,184 (298,638 (245,571 (193,730 (141,954
, ,	75% 80% 85% 90% 95% 100% 105% 110% 115%	(589,873) (496,108) (402,594) (309,447) (226,829) (146,974) (67,318) 12,339 91,995 171,464	(593,514) (509,126) (424,789) (340,956) (261,938) (189,920) (118,229) (46,538) 25,153 96,823	15% (595,334) (515,635) (435,935) (356,711) (279,492) (211,401) (143,684) (75,977) (8,269) 59,439	20% (666,603) (522,143) (447,132) (372,466) (297,948) (232,961) (169,140) (105,415) (41,690) 22,035	25% (795,244) (528,652) (458,328) (388,220) (318,360) (254,521) (194,956) (134,853) (75,111) (15,369)	(923,885) (535,161) (469,525) (403,975) (338,772) (276,081) (220,051) (164,292) (108,532) (52,773)	(1,052,526 (541,669 (480,722 (419,775 (359,184 (298,638 (245,571 (193,730 (141,954
	75% 80% 85% 90% 95% 100% 105% 110%	(589,873) (496,108) (402,594) (309,447) (226,829) (146,974) (67,318) 12,339 91,995	(593,514) (509,126) (424,789) (340,956) (261,938) (189,920) (118,229) (46,538) 25,153	15% (595,334) (515,635) (435,935) (356,711) (279,492) (211,401) (143,684) (75,977) (8,269)	20% (666,603) (522,143) (447,132) (372,466) (297,948) (232,961) (169,140) (105,415) (41,690)	25% (795,244) (528,652) (458,328) (388,220) (318,360) (254,521) (194,596) (134,853) (75,111)	(923,885) (535,161) (469,525) (403,975) (338,772) (276,081) (220,051) (164,292) (108,532)	(1,052,526 (541,669 (480,722 (419,775 (359,184 (298,638 (245,571 (193,730
, 1	75% 80% 85% 90% 95% 100% 105% 110% 115%	(589,873) (496,108) (402,594) (309,447) (226,829) (146,974) (67,318) 12,339 91,995 171,464	(593,514) (509,126) (424,789) (340,956) (261,938) (189,920) (118,229) (46,538) 25,153 96,823	15% (595,334) (515,635) (435,935) (356,711) (279,492) (211,401) (143,684) (75,977) (8,269) 59,439 126,895	20% (666,603) (522,143) (447,132) (372,466) (297,948) (232,961) (169,140) (105,415) (41,690) 22,035	25% (795,244) (528,652) (458,328) (388,220) (318,360) (254,521) (194,956) (134,853) (75,111) (15,369)	(923,885) (535,161) (469,525) (403,975) (338,772) (276,081) (220,051) (164,292) (108,532) (52,773)	(1,052,526 (541,669 (480,722 (419,775 (359,184 (298,638 (245,571 (193,730 (141,954

		04 500	0 15 0400	0.1				
		£1,500	Specific S106					
9,000	7,500	6,000	4,500	3,000	1,500	-	(298,638)	Balance (RLV - TLV)
(288,438)	(277,142)	(265,845)	(254,549)	(243,253)	(231,994)	(220,765)	0	
(298,598)	(286,310)	(275,013)	(263,717)	(252,421)	(241,124)	(229,878)	20	
(309,259)	(296, 124)	(284,181)	(272,885)	(261,589)	(250,292)	(238,996)	40	
(319,919)	(306,784)	(293,649)	(282,053)	(270,757)	(259,460)	(248, 164)	60	
(330,580)	(317,445)	(304,309)	(291,221)	(279,925)	(268,628)	(257,332)	80	
(341,240)	(328, 105)	(314,970)	(301,834)	(289,093)	(277,796)	(266,500)	100	CIL £psm
(351,901)	(338,766)	(325,630)	(312,495)	(299,360)	(286,964)	(275,668)	120	143.29
(364,315)	(351,180)	(338,044)	(324,909)	(311,774)	(298,638)	(286,344)	143	
(373,222)	(360,087)	(346,951)	(333,816)	(320,681)	(307,545)	(294,410)	160	
(383,883)	(370,747)	(357,612)	(344,477)	(331,341)	(318,206)	(305,070)	180	
(394,543)	(381,408)	(368,272)	(355,137)	(342,002)	(328,866)	(315,731)	200	
(405,204)	(392,068)	(378,933)	(365,798)	(352,662)	(339,527)	(326,392)	220	
(415,864)	(402,729)	(389,593)	(376,458)	(363,323)	(350,187)	(337,052)	240	
(426,541)	(413,389)	(400,254)	(387,119)	(373,983)	(360,848)	(347,713)	260	
(437,266)	(424,051)	(410,914)	(397,779)	(384,644)	(371,508)	(358,373)	280	
(447,991)	(434,776)	(421,575)	(408,440)	(395,304)	(382,169)	(369,034)	300	
(458,716)	(445,501)	(432,286)	(419,100)	(405,965)	(392,829)	(379,694)	320	
(469,440)	(456,226)	(443,011)	(429,796)	(416,625)	(403,490)	(390,355)	340	
(480,165)	(466,951)	(453,736)	(440,521)	(427,306)	(414,151)	(401,015)	360	
(490,890)	(477,676)	(464,461)	(451,246)	(438,031)	(424,817)	(411,676)	380	
(501,615)	(488,401)	(475,186)	(461,971)	(448,756)	(435,542)	(422,336)	400	

Scheme Ref: Title: Notes:

I 15 No. Units Brownfield allocation

ASSUMPTIONS - RESIDENTIAL US	FS						
	LS						
Total number of units in scheme			15 U	Inits			
AH Policy requirement (% Target)			35%				
AH tenure split %	A	ffordable Rent:		53.0%			
	S	hared ownership		25.0%			
	In	termediate		21.6%			
Open Market Sale (OMS) housing			65%				
			100%				
CIL Rate (£ psm)			143.29 £	psm			
[
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	0.3	0.0%	0.0	2%	0.3	
2 bed House	20.9%	2.0	0.0%	0.0	14%	2.0	
3 bed House	40.8%	4.0	23.5%	1.2	35%	5.2	
4 bed House	35.0%	3.4	2.8%	0.1	24%	3.6	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	0.9	6%	0.9	
2 bed Flat	0.0%	0.0	57.4%	3.0	20%	3.0	
Total number of units					100%	15.0	
Total number of units	100.0%	9.8	100.0%	5.3	100%	15.0	
	Not		****		0- (011)		
laa 51	Net area per unit		Net to Gross %		Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	58.0	624			58.0	624	
2 bed House	79.0	850			79.0	850	
3 bed House	90.0	969			90.0	969	
4 bed House	110.0	1,184			110.0	1,184	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
2 bed Flat	01.0	057	83.0%		71.8	112	
	Mkt Units GIA		AH units GIA		T-4-1 OIA (-IIit-)		
		(6)		(6)	Total GIA (all units)	/ 60	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	19	201	0	0	19	201	
2 bed House	161	1,733	0	0	161	1,733	
3 bed House	358	3,854	104	1,116	462	4,970	
4 bed House	375	4,041	14	151	389	4,191	
5 bed House	0	0	0	0	0	0	
1 bed Flat	0	0	51	544	51	544	
2 bed Flat	0	0	216	2,328	216	2,328	
	913	9,828	385	4,139	1,298	13,967	
AH % by floor are	a:		29.63% A	H % by floor area du	ie to mix		
1							
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		tot	al MV £ (no AH)	
1 bed House	180,000	3,103	288			57,915	
2 bed House	250,000	3,165	294			509,438	
3 bed House	290,000	3,222	299			1,511,560	
4 bed House	350,000	3,182	296			1,244,906	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	160,000	3,200	297			137,592	
2 bed Flat	190,000	3,115	289			572,565	
1		-,			_	4,033,976	
1						.,500,0.0	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70% 144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70% 144,000	2,857	80%
3 bed House							
	145,000	1,726	50% 203,000 50% 245,000	2,417	70% 232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000	2,577	71%
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70% 0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50% 112,000	2,240	70% 128,000	2,560	80%
2 bed Flat	95,000	1,557	50% 133,000	2,180	70% 152,000	2,492	80%
		.,	.55,500	2,100	.52,300	2,102	





Scheme Ref: Title: Notes:

I 15 No. Units Brownfield allocation

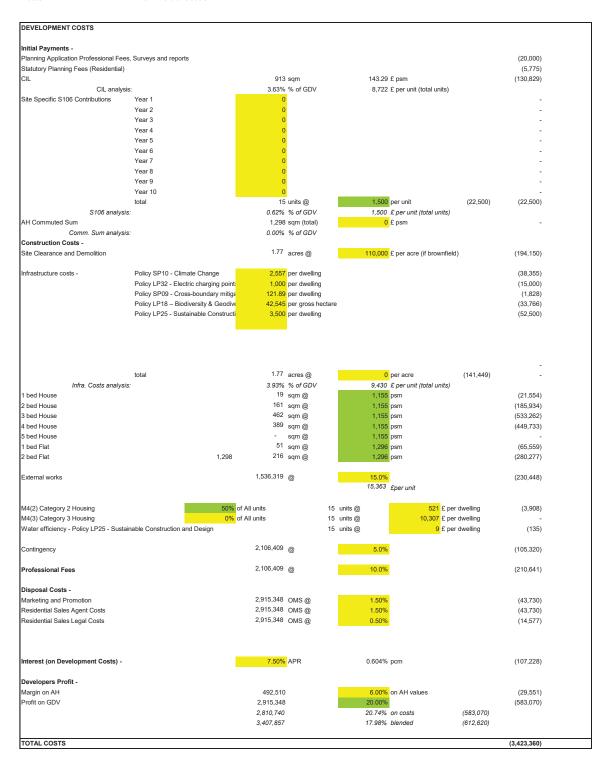
Grant		15	@	0		
		334 £ psm	(total GIA sqm)		28,917 £ per unit (total units)	
AH on-site cost analysis:					£MV less £GDV	433,755
sub-total GDV Residential	-	15.0				3,600,220
		1.1				192,36
00%	_	0.7	@	152,000		98,939
bed Flat		0.2	@	128,000		23,776
bed Flat		0.0	@	0		
bed House		0.0	@	250,000		7,796
bed House		0.3	@	232,000		61,852
bed House		0.0	@	200,000		
bed House		0.0	@	144,000		
termediate	_					
		1.0				190,073
. Deu i lat	-	1.3	@	133,000		100,359
bed Flat bed Flat		0.2 0.8	@	112,000		24,117
bed House		0.0	@	0		04.44
bed House		0.0	@	245,000		8,857
bed House		0.3	@	203,000		62,74
bed House		0.0	@	175,000		
bed House		0.0	@	126,000		
hared ownership				400.000		
		2.8				296,436
ed Flat	_	1.6	@	95,000		151,730
ed Flat		0.5	@	80,000		36,462
ed House		0.0	@	0		
ed House		0.1	@	175,000		13,39
ed House		0.7	@	145,000		94,85
bed House		0.0	@	125,000		
bed House		0.0	@	90,000		
ffordable Rent GDV -						
	_	9.8				2,915,348
bed Flat	_	0.0	@	190,000		
bed Flat		0.0	@	160,000		
bed House		0.0	@	0		
bed House		3.4	@	350,000		1,194,375
bed House		4.0	@	290,000		1,153,620
bed House		2.0	@	250,000		509,43
bed House	· ·	0.3	@	180,000		57,91
		es due to % mix)				



Scheme Ref:

1

Title: 15 No. Units
Notes: Brownfield allocation





Scheme Ref: Title: Notes: I 15 No. Units Brownfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				176,860
SDLT		176,860 @	5.0% (slabbed)	1,657
Acquisition Agent fees		176,860 @	1.0%	(1,769)
Acquisition Legal fees		176,860 @	0.5%	(884)
Interest on Land		176,860 @	7.5%	(13,265)
Residual Land Value				162,600
RLV analysis:	10,840 £ per plot	227,640 £ per ha	92,125 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			21.0 dp net ha		
Site Area (Resi)			0.71 net ha	1.77 net acres	
Density analysis:			1,817 sqm/ha	7,913 sqft/ac	
Threshold Land Value	21,572 £ per plot		453,017 £ per net ha	183,333 £ per net acre	323,583
		90%	Gross to net	0.79 Gross hectares	

BALANCE			
Surplus/(Deficit)	(225,377) £ per ha	(91,209) £ per acre	(160,983)

Scheme Ref: Title: Notes:

I 15 No. Units Brownfield allocation

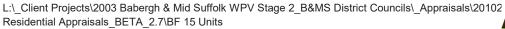
					AH - % on site 359	%		
Balance (RLV - TLV)	(160,983)	0%	10%	15%	20%	25%	30%	35%
	0	310,116	211,701	162,442	113,182	63,923	14,664	(34,595)
	20	283,128	187,318	139,414	91,509	43,605	(4,300)	(52,205)
	40	256,036	162,936	116,386	69,836	23,286	(23,264)	(69,814)
	60	228,945	138,554	93,358	48,163	2,967	(42,228)	(87,424)
	80	201,853	114,171	70,330	26,489	(17,352)	(61,192)	(105,033)
CIL £psm	100	174,761	89,789	47,302	4,816	(37,670)	(80,157)	(122,643)
143.29	120	147,670	65,406	24,275	(16,857)	(57,989)	(99,121)	(140,353)
	140	120,578	41,024	1,247	(38,530)	(78,308)	(118,173)	(158,069)
	160	93,487	16,641	(21,781)	(60,204)	(98,719)	(137,252)	(175,785)
	180	66,395	(7,741)	(44,820)	(81,990)	(119,161)	(156,331)	(193,501)
	200	39,303	(32,180)	(67,987)	(103,795)	(139,602)	(175,410)	(211,217)
	220	12,180	(56,710)	(91,154)	(125,599)	(160,044)	(194,488)	(228,933)
	240	(15,076)	(81,239)	(114,321)	(147,403)	(180,485)	(213,567)	(246,649)
	260	(42,331)	(105,769)	(137,488)	(169,208)	(200,927)	(232,646)	(264,365)
	280	(69,586)	(130,299)	(160,655)	(191,012)	(221,368)	(251,725)	(282,081)
	300	(96,842)	(154,829)	(183,822)	(212,816)	(241,810)	(270,803)	(299,797)
	320	(124,097)	(179,359)	(206,990)	(234,620)	(262,251)	(289,882)	(318,338)
	340	(151,352)	(203,889)	(230,157)	(256,425)	(282,693)	(309,037)	(339,063)
	360	(178,608)	(228,418)	(253,324)	(278,229)	(303,214)	(330,697)	(359,787)
	380	(205,863)	(252,948)	(276,491)	(300,133)	(325,520)	(353,016)	(380,512)
	400	(233,118)	(277,519)	(299,794)	(323,532)	(349,433)	(375,335)	(401,236)
	420	(260,388)	(302,197)	(324,732)	(349,039)	(373,346)	(397,653)	(421,961)
	440	(287,808)	(329,120)	(351,833)	(374,546)	(397,259)	(419,972)	(442,685)
	460	(315,578)	(357,815)	(378,934)	(400,053)	(421,172)	(442,291)	(463,410)
	480	(347,462)	(386,511)	(406,036)	(425,560)	(445,085)	(464,609)	(484,134)
		(- , - ,	(,,	(,,	(-,,	(1,111,	(- ,,	(- , - ,
					AH - % on site 359	%		
Balance (RLV - TLV)	(160,983)	0%	10%	15%	20%	25%	30%	35%
	-	137,819	58,711	19,156	(20,398)	(59,952)	(99,507)	(139,155)
	1,500	116,122	37,013	(2,541)	(42,096)	(81,650)	(121,312)	(160,983)
	3,000	94,424	15,315	(24,239)	(63,797)	(103,469)	(143,140)	(182,812)
	4,500	72,727	(6,382)	(45,955)	(85,626)	(125,298)	(164,969)	(204,641)
	6,000	51,029	(28,112)	(67,783)	(107,455)	(147,126)	(186,798)	(226,470)
Site Specific S106	7,500	29,331	(49,940)	(89,612)	(129,284)	(168,955)	(208,627)	(248,298)
1,500	9,000	7,574	(71,769)	(111,441)	(151,112)	(190,784)	(230,455)	(270,127)
	10,500	(14,255)	(93,598)	(133,269)	(172,941)	(212,613)	(252,284)	(291,956)
	12,000	(36,083)	(115,427)	(155,098)	(194,770)	(234,441)	(274,113)	(313,977)
	13,500	(57,912)	(137,255)	(176,927)	(216,598)	(256,270)	(295,942)	(339,512)
	15,000	(79,741)	(159,084)	(198,756)	(238,427)	(278,099)	(318,684)	(365,048)
	16,500	(101,570)	(180,913)	(220,584)	(260,256)	(299,988)	(344,220)	(390,584)
	18,000	(123,398)	(202,742)	(242,413)	(282,085)	(323,392)	(369,756)	(416,119)
	19,500	(145,227)	(224,570)	(264,242)	(304,037)	(348,928)	(395,291)	(441,655)
	21,000	(167,056)	(246,399)	(286,125)	(328,100)	(374,463)	(420,827)	(467,191)
	22,500	(188,885)	(268,228)	(308,085)	(353,635)	(399,999)	(446,363)	(492,726)
	24,000	(210,713)	(290,173)	(332,807)	(379,171)	(425,535)	(471,898)	(518,317)
	25,500	(232,542)	(312,134)	(358,343)	(404,707)	(451,070)	(497,434)	(544,007)
	27,000	(254,371)	(337,515)	(383,879)	(430,242)	(476,606)	(523,001)	(569,697)
	21,000							
	28,500	(276,310)	(363,051)	(409,414)	(455,778)	(502,142)	(548,691)	(595,387)

Scheme Ref: I
Title: 15 No. Units
Notes: Brownfield allocation

					AH - % on site 35			
Balance (RLV - TLV)	(160,983)	0%	10%	15%	20%	25%	30%	35%
	50,000	351,455	272,346	232,792	193,238	153,683	114,022	74,350
	75,000	307,330	228,221	188,667	149,113	109,558	69,897	30,225
TLV (per net acre)	100,000	263,205	184,096	144,542	104,988	65,433	25,772	(13,900)
183,333	125,000	219,080	139,971	100,417	60,863	21,308	(18,353)	(58,025)
	150,000	174,955	95,846	56,292	16,738	(22,817)	(62,478)	(102,150)
	175,000	130,830	51,721	12,167	(27,387)	(66,942)	(106,603)	(146,275)
	200,000	86,705	7,596	(31,958)	(71,512)	(111,067)	(150,728)	(190,400)
	225,000	42,580	(36,529)	(76,083)	(115,637)	(155,192)	(194,853)	(234,525)
	250,000	(1,545)	(80,654)	(120,208)	(159,762)	(199,317)	(238,978)	(278,650)
	275,000	(45,670)	(124,779)	(164,333)	(203,887)	(243,442)	(283,103)	(322,775)
					AH - % on site 35	%		
Balance (RLV - TLV)	(160,983)	0%	10%	15%	20%	25%	30%	35%
	5	(1,779,814)	(1,873,205)	(1,920,315)	(1,967,442)	(2,014,569)	(2,442,101)	(3,046,578)
	10	(513,272)	(592,615)	(632,286)	(672,664)	(719,027)	(765,391)	(811,755)
Density (dph)	15	(112,369)	(191,713)	(231,384)	(271,056)	(310,727)	(350,399)	(390,070)
21	20	87,561	8,452	(31,102)	(70,657)	(110,276)	(149,948)	(189,619)
	25	207,517	128,408	88,854	49,300	9,745	(29,809)	(69,363)
	30	287,488	208,379	168,825	129,270	89,716	50,162	10,607
	35	344,610	265,501	225,947	186,393	146,838	107,284	67,730
	40	387,451	308,343	268,788	229,234	189,680	150,125	110,571
	45	420,773	341,664	302,110	262,555	223,001	183,447	143,892
	50	447,430	368,321	328,767	289,212	249,658	210,104	170,549
	55							
	20	469,240	390,131	350,577	311,022	271,468	231,914	192,359
					AH - % on site 35	%		
Balance (RLV - TLV)	(160,983)	0%	10%	15%	20%	25%	30%	35%
Balance (ICEV = TEV)	95%	215,034	134,426	94,122	53,818	13,514	(26,790)	(67,094)
	100%						(121,312)	
Duild auto (Cours)		116,122	37,013	(2,541)	(42,096)	(81,650)		(160,983)
Build rate (£psm)	105%	17,207	(60,627)	(99,544)	(138,462)	(177,379)	(216,296)	(255,214)
	110%	(82,303)	(158,629)	(196,792)	(234,955)	(273,118)	(311,372)	(355,692)
	115%	(181,813)	(256,630)	(294,141)	(334,775)	(378,491)	(422,208)	(465,925)
	120%	(281,464)	(361,985)	(404,820)	(447,654)	(490,488)	(533,417)	(576,562)
	125%	(392,726)	(476,630)	(518,582)	(560,688)	(602,946)	(645,203)	(687,461)
	130%	(509,134)	(591,510)	(632,880)	(674,250)	(715,620)	(757,080)	(798,849)
					ALI 9/ a= -:4- 20/			
Balance (RLV - TLV)	(160,983)	0%	10%	15%	AH - % on site 0% 20%	25%	30%	35%
Daidillo (INEV - IEV)	75%	(698,712)	(702,842)	(704,977)	(707,160)	(709,342)	(711,525)	(713,708)
	80%							
Colongoo in col(0)		(520,189)	(542,171)	(553,162)	(564,154)	(575,145)	(586,136)	(597,127)
Cahnges in sales values (£)	85%	(342,803)	(382,318)	(402,075)	(421,833)	(441,591)	(461,348)	(481,106)
	90%	(186,565)	(235,580)	(260,088)	(284,595)	(309,193)	(337,187)	(365,813)
	95%	(34,924)	(99,103)	(131,192)	(163,282)	(195,371)	(227,461)	(259,550)
	100%	116,122	37,013	(2,541)	(42,096)	(81,650)	(121,312)	(160,983)
	105%	266,951	172,760	125,664	78,568	31,472	(15,624)	(62,719)
	110%	417,396	308,333	253,802	199,232	144,594	89,957	35,320
	115%	567,501	443,428	381,392	319,356	257,319	195,283	133,246
	120%	717,607	578,523	508,982	439,440	369,898	300,357	230,815
l l	125%	867,239	713,365	636,428	559,491	482,477	405,430	328,383
					Specific S106	£1,500		
Balance (RLV - TLV)	(160,983)	-	1,500	3,000	4,500	6,000	7,500	9,000
Balance (RLV - TLV)	(160,983)	(12,898)	1,500 (34,595)				7,500 (121,385)	9,000 (143,201)
Balance (RLV - TLV)				3,000	4,500	6,000		
Balance (RLV - TLV)	0	(12,898)	(34,595)	3,000 (56,293)	4,500 (77,990)	6,000 (99,688)	(121,385)	(143,201)
Balance (RLV - TLV)	0 20	(12,898) (30,507)	(34,595) (52,205)	3,000 (56,293) (73,902)	4,500 (77,990) (95,600)	6,000 (99,688) (117,297)	(121,385) (139,088)	(143,201) (160,917)
Balance (RLV - TLV)	0 20 40	(12,898) (30,507) (48,117)	(34,595) (52,205) (69,814)	3,000 (56,293) (73,902) (91,512)	4,500 (77,990) (95,600) (113,209)	6,000 (99,688) (117,297) (134,975)	(121,385) (139,088) (156,804)	(143,201) (160,917) (178,633)
Balance (RLV - TLV) CIL £psm	0 20 40 60	(12,898) (30,507) (48,117) (65,726)	(34,595) (52,205) (69,814) (87,424)	3,000 (56,293) (73,902) (91,512) (109,121)	4,500 (77,990) (95,600) (113,209) (130,863)	6,000 (99,688) (117,297) (134,975) (152,691)	(121,385) (139,088) (156,804) (174,520)	(143,201) (160,917) (178,633) (196,349)
ClL £psm	0 20 40 60 80 100	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945)	(34,595) (52,205) (69,814) (87,424) (105,033) (122,643)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781)
	0 20 40 60 80 100	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555)	(34,595) (52,205) (69,814) (87,424) (105,033) (122,643) (140,353)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497)
CIL £psm	0 20 40 60 80 100 120 143	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155)	(34,595) (52,205) (69,814) (87,424) (105,033) (122,643) (140,353) (160,983)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127)
CIL £psm	0 20 40 60 80 100 120 143	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956)	(34,595) (52,205) (69,814) (87,424) (105,033) (122,643) (140,353) (160,983) (175,785)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929)
CIL £psm	0 20 40 60 80 100 120 143 160	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672)	(34,595) (52,205) (69,814) (87,424) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (258,987)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645)
CIL £psm	0 20 40 60 80 100 120 143 160 180 200	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388)	(34,595) (52,205) (69,814) (87,424) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501) (211,217)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (256,987) (276,703)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (298,532)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670)
CIL £psm	0 20 40 60 80 100 120 143 160 180 200 220	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104)	(34,595) (52,205) (69,814) (87,424) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501) (211,217) (228,933)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762)	4,500 (77,990) (95,600) (113,209) (130,863) (146,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (256,987) (276,703) (294,419)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (296,532) (316,858)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394)
CIL £psm	0 20 40 60 80 100 120 143 160 180 200 220 240	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820)	(34,595) (52,205) (59,814) (67,424) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501) (211,217) (228,933) (246,649)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762) (268,478)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (256,987) (276,703) (294,419)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (298,532) (316,858) (337,583)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119)
CIL £psm	0 20 40 60 80 100 120 143 160 180 200 220 240	(12,898) (30,507) (48,117) (46,7726) (65,726) (33,336) (100,945) (118,555) (139,155) (153,956) (171,672) (199,388) (207,104) (224,820) (242,536)	(34,595) (52,205) (69,814) (67,724) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501) (211,217) (228,933) (246,649) (264,365)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762) (268,478) (286,194)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306) (308,055)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (256,987) (276,703) (294,419)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (296,532) (316,858) (337,583) (358,307)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119) (383,843)
CIL £psm	0 20 40 60 80 100 120 143 160 180 200 220 240	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820)	(34,595) (52,205) (59,814) (67,424) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501) (211,217) (228,933) (246,649)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762) (268,478)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (256,987) (276,703) (294,419)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (298,532) (316,858) (337,583)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119)
CIL £psm	0 20 40 60 80 100 120 143 160 180 200 220 240	(12,898) (30,507) (48,117) (46,7726) (65,726) (33,336) (100,945) (118,555) (139,155) (153,956) (171,672) (199,388) (207,104) (224,820) (242,536)	(34,595) (52,205) (69,814) (67,724) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501) (211,217) (228,933) (246,649) (264,365)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762) (268,478) (286,194)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306) (308,055)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (258,987) (276,703) (294,419) (312,192) (332,772)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (296,532) (316,858) (337,583) (358,307)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119) (383,843)
CIL £psm	0 20 40 60 80 100 120 143 160 180 200 220 240 260 280	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820) (242,536) (260,252)	(34,595) (52,205) (69,814) (87,424) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501) (211,217) (228,933) (246,649) (264,365) (282,081)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762) (268,478) (266,194) (303,917)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306) (308,055) (327,961)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (258,987) (276,703) (294,419) (312,192) (332,772) (353,496)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (296,532) (316,858) (337,583) (358,307) (379,032)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119) (383,843) (404,568)
CIL £psm	0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820) (242,536) (260,252) (277,968)	(34,595) (52,205) (59,814) (67,424) (105,033) (122,643) (140,353) (150,785) (193,501) (211,217) (228,933) (246,649) (264,365) (282,081) (299,797)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (182,812) (197,614) (215,330) (233,046) (250,762) (268,478) (286,194) (303,917) (323,149)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306) (308,055) (307,961) (348,685)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (256,987) (276,703) (294,419) (312,192) (332,772) (353,496) (374,221)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (296,532) (316,858) (337,583) (358,307) (379,032) (399,756)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119) (383,843) (404,568) (425,292)
CIL £psm	0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300 320	(12,898) (30,507) (48,117) (65,726) (63,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820) (242,536) (260,252) (277,968) (295,684) (313,527)	(34,595) (52,205) (69,814) (67,424) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501) (211,217) (226,933) (246,649) (264,365) (282,081) (299,797) (318,338) (339,063)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (197,614) (215,330) (233,046) (250,762) (268,478) (286,194) (303,917) (323,149) (343,874) (364,598)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306) (308,055) (327,961) (348,685) (369,410) (390,134)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (205,839) (226,470) (241,271) (258,987) (276,703) (294,419) (312,192) (332,772) (353,496) (374,221) (394,945) (415,670)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (296,532) (316,858) (337,583) (358,307) (379,032) (399,756) (420,481) (441,205)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (249,497) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119) (383,843) (404,568) (425,292) (446,017) (466,741)
CIL £psm	0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300 320 340	(12,898) (30,507) (48,117) (65,726) (83,336) (100,945) (118,555) (139,155) (153,956) (171,672) (189,388) (207,104) (224,820) (242,536) (260,252) (277,968) (295,684)	(34,595) (52,205) (59,814) (67,424) (105,033) (122,643) (140,353) (160,983) (175,785) (193,501) (211,217) (228,933) (246,649) (264,365) (282,081) (299,797) (318,338)	3,000 (56,293) (73,902) (91,512) (109,121) (126,750) (144,466) (162,182) (197,614) (215,330) (233,046) (250,762) (268,478) (266,194) (303,917) (323,144) (343,874)	4,500 (77,990) (95,600) (113,209) (130,863) (148,579) (166,295) (184,011) (204,641) (219,442) (237,158) (254,874) (272,590) (290,306) (308,055) (327,961) (348,685) (369,410)	6,000 (99,688) (117,297) (134,975) (152,691) (170,407) (188,123) (206,839) (226,470) (241,271) (256,987) (276,703) (294,419) (312,192) (332,772) (353,496) (374,221) (394,945)	(121,385) (139,088) (156,804) (174,520) (192,236) (209,952) (227,668) (248,298) (263,100) (280,816) (298,532) (316,858) (337,583) (358,307) (379,032) (399,756) (420,481)	(143,201) (160,917) (178,633) (196,349) (214,065) (231,781) (270,127) (284,929) (302,645) (321,670) (342,394) (363,119) (383,843) (404,568) (425,292) (446,017)



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Notes.	Brownillelu alloc	ation							
ASSUMPTIONS - RESIDENTIAL USE	S								
Total number of units in scheme				40 Unit	s				
AH Policy requirement (% Target)				35%					
AH tenure split %	Af	fordable Rent:			53.0%				
		nared ownership			25.0%				
		ermediate			21.6%				
Open Market Sale (OMS) housing		omodiato		65%	21.070				
CIL Rate (£ psm)				143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units	А	H mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.9		0.0%	0.0		2%	0.9	
2 bed House	20.9%	5.4		0.0%	0.0		14%	5.4	
3 bed House	40.8%	10.6		23.5%	3.3		35%	13.9	
4 bed House	35.0%	9.1		2.8%	0.4		24%	9.5	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	2.3		6%	2.3	
2 bed Flat	0.0%	0.0		57.4%	8.0		20%	8.0	
Total number of units	100.0%	26.0		100.0%	14.0		100%	40.0	
	Not and and it		No.	> 0/			(OIA)		
OMS Unit Floor areas -	Net area per unit	(sqft)	Net to 0	ross %		G	ross (GIA) per unit	(eaft)	
1 bed House	(sqm) 58.0	(sqit) 624		/0			(sqm) 58.0	(sqft) 624	
2 bed House	79.0	624 850					58.0 79.0	624 850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	1,184					0.0	1,184	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
2 beu riat	01.0	657		65.0%			71.0	112	
	Net area per unit		Net to 0			G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA		AH u	nits GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	50	536		0	0		50	536	
2 bed House	429	4,621		0	0		429	4,621	
3 bed House	955	10,277		276	2,976		1,231	13,253	
4 bed House	1,001	10,775		37	402		1,038	11,177	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		135	1,452		135	1,452	
2 bed Flat	2,435	26,208		577 1,025	6,208 11,038		577 3,460	6,208 37,245	
AH % by floor area		20,200	:		% by floor area du	ue to mix	3,400	37,243	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	al MV £ (no AH)	
1 bed House	180,000	3,103	288				1010	154,440	
2 bed House	250,000	3,165	294					1,358,500	
3 bed House	290,000	3,222	299					4,030,826	
4 bed House	350,000	3,182	296					3,319,750	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					366,912	
2 bed Flat	190,000	3,115	289					1,526,840	
							_	10,757,268	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ow	rnership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800		126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786		175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726		203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804		245,000	2,526	70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	71%
						70%	128,000	2,560	80%
1 bed Flat	80,000	1,600	50%	112,000	2,240	1070	120,000	2,000	
1 bed Flat 2 bed Flat	80,000 95,000	1,557		133,000	2,240	70%	152,000	2,492	80%



GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)				
I bed House	0.9	@	180,000		154,440
2 bed House	5.4	@	250,000		1,358,500
bed House	10.6	@	290,000		3,076,320
bed House	9.1	@	350,000		3,185,000
bed House	0.0	@	0		
l bed Flat	0.0	@	160,000		
bed Flat	0.0	@	190,000		
	26.0				7,774,260
ffordable Rent GDV -					
bed House	0.0	@	90,000		-
2 bed House	0.0	@	125,000		
B bed House	1.7	@	145,000		252,944
I bed House	0.2	@	175,000		35,709
5 bed House	0.0	@	0		-
l bed Flat	1.2	@	80,000		97,232
2 bed Flat	4.3	@	95,000		404,613
	7.4				790,497
hared ownership					
bed House	0.0	@	126,000		-
bed House	0.0	@	175,000		
bed House	0.8	@	203,000		167,306
I bed House	0.1	@	245,000		23,619
bed House	0.0	@	0		
l bed Flat	0.6	@	112,000		64,312
bed Flat	2.0	@	133,000		267,625
	3.5				522,862
ntermediate					
bed House	0.0	@	144,000		
bed House	0.0	@	200,000		
bed House	0.7	@	232,000		164,939
bed House	0.1	@	250,000		20,790
bed Flat	0.0	@	0		
bed Flat	0.5	@	128,000		63,402
0.00%	1.7	@	152,000		263,838
	3.0				512,969
Sub-total GDV Residential	40.0				9,600,588
AH on-site cost analysis:				£MV less £GDV	1,156,680
	334 £ psm	(total GIA sqm)		28,917 £ per unit (total units)	
Grant	40	@	0		-



Scheme Ref:

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Title: 40 No. Units
Notes: Brownfield allocation





Scheme Ref: L
Title: 40 No. Units
Notes: Brownfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				562,854
SDLT		562,854 @	5.0% (slabbed)	(17,643)
Acquisition Agent fees		562,854 @	1.0%	(5,629)
Acquisition Legal fees		562,854 @	0.5%	(2,814)
Interest on Land		562,854 @	7.5%	(42,214)
Residual Land Value				494,554
RLV analysis:	12,364 £ per plot	284,369 £ per ha	115,082 £ per acre	

THRESHOLD LAND VALUE						
Residential Density			23.0 dp net ha			
Site Area (Resi)			1.74 net ha	4.30	net acres	
Density analysis	:		1,990 sqm/ha	8,667	sqft/ac	
Threshold Land Value	22,158 £ per plot		509,644 £ per net ha	206,250	£ per net acre	886,337
		80%	Gross to net	2.17	Gross hectares	

BALANCE			
Surplus/(Deficit)	(225,275) £ per ha	(91,168) £ per acre	(391,783)

I								
					AH - % on site 35	5%		
Balance (RLV - TLV)	(391,783)	0%	10%	15%	20%	25%	30%	35%
` 1	0	938,271	662,677	524,871	386,813	248,756	110,445	(27,981)
	20	862,474	594,285	460,041	325,760	191,246	56,665	(78,159)
	40	786,502	525,641	395,052	264,374	133,591	2,628	(128,544)
	60	710,231	456,670	329,829	202,798	75,694	(51,618)	(179,065)
	80	633,619	387,530	264,286	141,042	17,542	(106,008)	(229,851)
CIL £psm	100	556,822	318,053	198,576	78,936	(40,764)	(160,700)	(280,817)
143.29	120	479,626	248,320	132,563	16,667	(99,363)	(215,568)	(331,926)
	140	402,172	178,408	66,285	(45,838)	(158,179)	(270,591)	(383,327)
	160	324,510	108,089	(169)	(108,650)	(217,156)	(325,943)	(434,875)
	180	246,390	37,569	(66,982)	(171,633)	(276,466)	(381,433)	(486,588)
	200	168,068	(33,175)	(134,018)	(234,897)	(335,946)	(437,123)	(538,581)
	220	89,464	(104,311)	(201,236)	(298,415)	(395,614)	(493,091)	(590,711)
	240	10,459	(175,619)	(268,840)	(362,092)	(455,605)	(549,205)	(643,050)
	260	(68,734)	(247,221)	(336,612)	(426,123)	(515,751)	(605,570)	(695,637)
	280	(148,292)	(319,136)	(404,645)	(490,349)	(576,143)	(662,174)	(748,293)
	300	(228,157)	(391,233)	(473,000)	(554,767)	(636,812)	(718,880)	(800,949)
	320	(308,221)	(463,703)	(541,532)	(619,550)	(697,568)	(775,586)	(853,716)
	340	(388,743)	(536,422)	(610,390)	(684,358)	(758,325)	(832,384)	(911,713)
	360	(469,496)	(609,330)	(679,248)	(749,165)	(819,202)	(891,647)	(973,310)
	380	(550,505)	(682,239)	(748,105)	(814,170)	(881,057)	(957,983)	(1,034,908)
	400	(631,514)	(755,207)	(817,288)	(879,944)	(952,132)	(1,024,319)	(1,096,856)
	420	(712,544)	(828,556)	(888,308)	(955,757)	(1,023,206)	(1,090,998)	(1,158,826)
	440	(794,043)	(906,149)	(968,859)	(1,031,614)	(1,094,675)	(1,157,735)	(1,220,796)
	460	(875,541)	(991,438)	(1,049,591)	(1,107,885)	(1,166,179)	(1,224,472)	(1,282,972)
	480	(970,259)	(1,077,102)	(1,130,629)	(1,184,156)	(1,237,683)	(1,291,397)	(1,345,316)
		(0.0,200)	(1,011,102)	(1,100,020)	(1,101,100)	(1,201,000)	(1,201,001)	(1,010,010)
					AH - % on site 35			
Balance (RLV - TLV)	(391,783)	0%	10%	15%	20%	25%	30%	35%
	-	451,557	229,126	117,890	6,455	(105,026)	(216,688)	(328,453)
	1,500	389,397	166,841	55,360	(56,121)	(167,876)	(279,693)	(391,783)
	3,000	327,197	104,265	(7,300)	(119,065)	(230,937)	(343,027)	(455,387)
	4,500	264,650	41,512	(70,254)	(182,182)	(294,272)	(406,648)	(519,269)
	6,000	202,075	(21,442)	(133,426)	(245,516)	(357,909)	(470,507)	(583,433)
Site Specific S106	7,500	139,135	(84,671)	(196,761)	(309,170)	(421,746)	(534,610)	(647,923)
1,500	9,000	76,175	(148,005)	(260,432)	(372,984)	(485,848)	(599,099)	(712,763)
	10,500	12,840	(211,693)	(324,223)	(437,087)	(550,275)	(663,837)	(777,643)
	12,000	(50,498)	(275,461)	(388,325)	(501,452)	(614,911)	(728,717)	(842,567)
	13,500	(114,215)	(339,564)	(452,628)	(565,985)	(679,791)	(793,597)	(913,049)
	15,000	(177,939)	(403,804)	(517,118)	(630,865)	(744,671)	(858,726)	(988,947)
	16,500	(242,041)	(468,294)	(581,939)	(695,745)	(809,614)	(931,839)	(1,065,002)
	18,000	(306,157)	(533,013)	(646,819)	(760,625)	(874,886)	(1,007,736)	(1,141,359)
	19,500	(370,647)	(597,893)	(711,699)	(825,773)	(950,629)	(1,083,935)	(1,217,716)
	21,000	(435,161)	(662,773)	(776,660)	(893,521)	(1,026,526)	(1,160,291)	(1,294,346)
	22,500	(500,041)	(727,653)	(841,932)	(969,418)	(1,102,867)	(1,236,648)	(1,371,164)
	24,000	(564,921)	(792,820)	(912,311)	(1,045,443)	(1,179,224)	(1,313,324)	(1,447,982)
	25,500	(629,801)	(858,092)	(988,208)	(1,121,800)	(1,255,580)	(1,390,142)	(1,525,198)
	27,000	(694,681)	(931,100)	(1,064,376)	(1,198,156)	(1,332,302)	(1,466,960)	(1,602,481)
					(4.074.540)	(4 400 400)	(4 544 405)	(4 670 999)
	28,500	(759,866)	(1,006,998)	(1,140,732)	(1,274,513)	(1,409,120)	(1,544,125)	(1,679,828)



Scheme Ref: L
Title: 40 No. Units
Notes: Brownfield allocation

					AH - % on site 35	%		
Balance (RLV - TLV)	(391,783)	0%	10%	15%	20%	25%	30%	35%
	50,000	1,060,864	838,308	726,827	615,347	503,591	391,774	279,684
	75,000	953,429	730,873	619,393	507,912	396,156	284,340	172,250
TLV (per net acre)	100,000	845,995	623,438	511,958	400,477	288,721	176,905	64,815
206,250	125,000	738,560	516,004	404,523	293,042	181,287	69,470	(42,620)
	150,000	631,125	408,569	297,088	185,608	73,852	(37,965)	(150,055)
	175,000	523,690	301,134	189,653	78,173	(33,583)	(145,399)	(257,489)
	200,000	416,256	193,699	82,219	(29,262)	(141,018)	(252,834)	(364,924)
	225,000	308,821	86,264	(25,216)	(136,697)	(248,453)	(360,269)	(472,359)
	250,000	201,386	(21,170)	(132,651)	(244,131)	(355,887)	(467,704)	(579,794)
	275,000	93,951	(128,605)	(240,086)	(351,566)	(463,322)	(575,139)	(687,229)
			, ,				, , ,	,
					AH - % on site 35			
Balance (RLV - TLV)	(391,783)	0%	10%	15%	20%	25%	30%	35%
	5	(5,431,904)	(5,707,666)	(5,846,871)	(5,987,400)	(7,267,347)	(8,752,169)	(10,236,990)
	10	(1,623,207)	(1,850,818)	(1,964,922)	(2,087,647)	(2,220,890)	(2,354,671)	(2,488,980)
Density (dph)	15	(432,069)	(656,394)	(768,850)	(881,592)	(994,597)	(1,107,987)	(1,221,793)
23	20	158,947	(64,014)	(175,773)	(287,538)	(399,611)	(511,809)	(624,265)
	25	512,217	289,746	178,482	67,002	(44,479)	(156,214)	(268,046)
	30	747,088	525,029	413,917	302,681	191,446	80,025	(31,456)
	35	914,635	692,768	581,738	470,708	359,593	248,357	137,104
	40	1,040,137	818,411	707,542	596,512	485,483	374,453	263,232
	45	1,137,750	916,023	805,160	694,297	583,330	472,301	361,271
	50	1,215,679	994,114	883,250	772,387	661,524	550,579	439,549
	55	1,279,419	1,057,948	947,142	836,279	725,416	614,553	503,595
						0/		
Balance (DLV TLV)	(391,783)	00/-	10%	150/-	AH - % on site 35		30%	350/
Balance (RLV - TLV)	(391,783)	0% 654,075	10% 428,206	15% 315,171	20%	25% 89,006	30% (24,244)	35% (137,512)
5 71 . (0)	100%	389,397	166,841	55,360	(56,121)	(167,876)	(279,693)	(391,783)
Build rate (£psm)	105%	122,308	(97,344)	(207,387)	(317,684)	(428,162)	(538,956)	(650,174)
	110%	(147,713)	(364,821)	(473,792)	(583,087)	(692,702)	(802,317)	(918,347)
	115%	(421,139)	(636,118)	(743,638)	(851,581)	(973,284)	(1,099,329)	(1,225,711)
	120%	(697,531)	(914,825)	(1,038,137)	(1,162,054)	(1,286,057)	(1,410,791)	(1,535,989)
	125%	(991,822)	(1,234,642)	(1,356,466)	(1,478,720)	(1,601,499)	(1,724,729)	(1,848,897)
	130%	(1,317,095)	(1,556,572)	(1,676,993)	(1,797,655)	(1,919,297)	(2,041,569)	(2,164,776)
Balance (RLV - TLV)	(391,783)	0%	10%	15%	AH - % on site 09 20%	25%	30%	35%
Balance (NEV 12V)	75%	(1,886,246)	(1,903,666)	(1,912,546)	(1,921,426)	(1,930,405)	(1,939,667)	(1,948,929)
	80%	(1,376,668)	(1,443,628)	(1,477,349)	(1,511,151)	(1,544,953)	(1,578,875)	(1,613,079)
Cahnges in sales values (£)	85%	(1,070,000)	(1,440,020)		(1,511,151)	(1,044,000)		
		(874 081)	(989 910)	(1.048.239)	(1 106 612)	(1 164 986)		
Jannyes in sales values (£)		(874,081)	(989,910)	(1,048,239)	(1,106,612)	(1,164,986)	(1,223,424)	(1,282,198)
Carriges in sales values (£)	90%	(446,245)	(588,245)	(659,334)	(730,422)	(801,511)	(1,223,424) (872,864)	(1,282,198) (955,420)
Carriges in sales values (£)	90% 95%	(446,245) (25,169)	(588,245) (207,547)	(659,334) (298,982)	(730,422) (390,430)	(801,511) (482,138)	(1,223,424) (872,864) (573,967)	(1,282,198) (955,420) (666,043)
Carriges in sales values (E)	90% 95% 100%	(446,245) (25,169) 389,397	(588,245) (207,547) 166,841	(659,334) (298,982) 55,360	(730,422) (390,430) (56,121)	(801,511) (482,138) (167,876)	(1,223,424) (872,864) (573,967) (279,693)	(1,282,198) (955,420) (666,043) (391,783)
Caringes in sales values (£)	90% 95% 100% 105%	(446,245) (25,169) 389,397 799,483	(588,245) (207,547) 166,841 536,889	(659,334) (298,982) 55,360 405,453	(730,422) (390,430) (56,121) 273,905	(801,511) (482,138) (167,876) 142,325	(1,223,424) (872,864) (573,967) (279,693) 10,483	(1,282,198) (955,420) (666,043) (391,783) (121,458)
vanniges in sales Values (£)	90% 95% 100% 105% 110%	(446,245) (25,169) 389,397 799,483 1,206,300	(588,245) (207,547) 166,841 536,889 903,890	(659,334) (298,982) 55,360 405,453 752,447	(730,422) (390,430) (56,121) 273,905 601,002	(801,511) (482,138) (167,876) 142,325 449,509	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999
Callingoo III Salleo Values (E)	90% 95% 100% 105% 110%	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886	(588,245) (207,547) 166,841 536,889 903,890 1,268,450	(659,334) (298,982) 55,360 405,453 752,447 1,097,228	(730,422) (390,430) (56,121) 273,905 601,002 925,949	(801,511) (482,138) (167,876) 142,325 449,509 754,464	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277
camyos m sales valdes (t.)	90% 95% 100% 105% 110% 115%	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428	(659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052
Gai iligaa iii sales Values (£)	90% 95% 100% 105% 110%	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886	(588,245) (207,547) 166,841 536,889 903,890 1,268,450	(659,334) (298,982) 55,360 405,453 752,447 1,097,228	(730,422) (390,430) (56,121) 273,905 601,002 925,949	(801,511) (482,138) (167,876) 142,325 449,509 754,464	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277
Curriges in solies values (£)	90% 95% 100% 105% 110% 115%	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428	(659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052
Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125%	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056	(659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511
	90% 95% 100% 105% 110% 115% 120% 125%	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056	(659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 9 Specific S106 4,500 (151,982)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435)	(1,223,424) (872,864) (573,967) (279,963) 10,483 297,777 582,979 866,483 1,148,807	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188)
	90% 95% 100% 105% 110% 115% 120% 125%	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056	(659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 e Specific S106 4,500	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511
	90% 95% 100% 105% 110% 115% 120% 125%	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056	(659,334) (298,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 9 Specific S106 4,500 (151,982)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435)	(1,223,424) (872,864) (573,967) (279,963) 10,483 297,777 582,979 866,483 1,148,807	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188)
	90% 95% 100% 105% 110% 115% 120% 125%	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056	(659,334) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 2 Specific S106 4,500 (151,982) (202,645)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 (214,435) (265,307)	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590)
	90% 95% 100% 105% 110% 115% 120% 125% (391,783) 0	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 33,548 (16,333) (66,510)	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056 1,500 (27,981) (78,159) (128,544)	(659,334) (299,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 9 Specific S106 4,500 (151,982) (202,645) (253,446)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400)	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188)
	90% 95% 100% 105% 110% 115% 120% 125% (391,783) 0 20 40 60	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 (16,333) (66,510) (116,825)	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056 1,500 (27,981) (78,159) (128,544) (179,065)	(659,334) (299,982) 55,360 405,463 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855) (241,641)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 2 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724)	(1,223,424) (872,864) (573,967) (279,963) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183)	(1,282,198) (955,420) (966,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918)
Balance (RLV - TLV) Cil. £psm	90% 95% 100% 105% 110% 115% 120% 125% (391,783) 0 20 40 60 80	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 	(588,245) (207,547) (66,841) 536,889 903,890 1,268,450 1,631,428 1,993,056 1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817)	(659,334) (299,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 2 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890)	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,995) (534,866)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (394,918) (546,943) (599,124)
Balance (RLV - TLV)	90% 95% 100% 105% 115% 120% 125% (391,783) 0 20 40 60 80 100	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956)	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056 1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926)	(659,334) (299,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 9 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788)	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,557) (431,183) (482,895) (534,866) (586,974)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918) (594,914) (651,464)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 143	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (269,956) (328,453)	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056 1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783)	(659,334) (299,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 9 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433)	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918) (546,943) (599,124) (651,464) (712,763)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 143 160	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 	(588,245) (207,547) 166,841 536,889 903,890 1,288,450 1,631,428 1,993,056 1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875)	(659,334) (299,982) (299,982) (405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (498,633)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 2 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163)	(1,223,424) (872,864) (573,967) (279,963) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (594,918) (599,124) (651,464) (712,763) (756,757)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 40 60 110 120 80 110 120 80 110 120 80 110 80 110 80 110 80 110 80 110 80 80 80 80 80 80 80 80 80 80 80 80 80	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (328,453) (371,395) (422,870)	(588,245) (207,547) (166,841) (536,889) (903,890) (1,268,450) (1,631,428) (1,993,056) (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588)	(659,334) (299,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (496,633) (550,658)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 2 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (679,653)	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918) (546,943) (599,124) (651,464) (712,763) (756,757) (809,413)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 115% 110% 115% 120% 125% 20 40 60 80 100 120 143 160 180 200	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (328,453) (371,395) (422,870) (474,583)	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056 1,500 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (538,581)	(659,334) (299,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,907) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (498,633) (550,658) (602,861)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 9 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (679,653) (732,309)	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,995) (534,866) (586,974) (647,923) (691,877) (744,533) (797,189)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918) (546,943) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 115% 120% 125% 20 40 60 80 100 120 143 160 180 200 220	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (328,453) (371,395) (422,870) (474,883) (526,503)	(588,245) (207,547) (166,841) (536,889) (903,890) (1,631,428) (1,631,428) (1,631,428) (1,631,428) (1,631,428) (1,79,065) (128,544) (179,065) (129,851) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (536,581) (590,711)	(659,334) (299,982) (299,982) (55,380) 405,453 752,447 1,097,228 1,440,274 1,782,043 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (343,859) (343,859) (455,387) (498,633) (550,658) (602,861) (655,205)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 9 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (627,163) (732,309) (784,965)	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533) (797,189) (849,933)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918) (546,943) (595,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 40 60 80 100 120 40 20 40 20 40 20 40 20 40 20 40 20 40 20 40 40 40 40 40 40 40 40 40 4	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (328,453) (371,395) (422,870) (474,583) (526,503) (578,560)	(588,245) (207,547) (166,841) (536,889) (1,268,450) (1,268,450) (1,268,450) (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (538,581) (590,711) (643,050)	(659,334) (299,982) (299,982) (55,360) 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (498,633) (550,658) (602,861) (655,205) (707,861)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 2 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (679,653) (732,309) (784,965) (837,635)	(1,223,424) (872,864) (573,967) (279,963) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (566,974) (647,923) (691,877) (744,533) (797,189) (849,933) (907,314)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614) (983,212)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 143 160 180 200 220 240 260	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (328,453) (371,395) (422,870) (474,583) (526,503) (578,560) (630,900)	(588,245) (207,547) (166,841) (536,889) (903,890) (1,268,450) (1,631,428) (1,993,056) (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (536,581) (536,581) (643,050) (695,637)	(659,334) (299,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (496,633) (50,658) (602,861) (605,205) (707,861) (760,517)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 2 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741) (825,397)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (627,163) (627,163) (627,63) (732,309) (784,965) (837,635) (839,014)	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533) (797,189) (849,933) (907,314) (968,912)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (91,614) (983,212) (1,044,847)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (391,783) 0 0 40 60 80 100 120 143 160 180 200 220 240 260 280	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (328,453) (371,395) (422,870) (474,583) (526,503) (578,560) (630,900) (683,413)	(588,245) (207,547) (166,841) (536,889) (1,268,450) (1,268,450) (1,268,450) (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (538,581) (590,711) (643,050)	(659,334) (299,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,907) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (496,633) (550,658) (602,861) (655,205) (707,861) (760,517) (813,173)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 9 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741) (825,397) (878,715)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (679,653) (732,309) (784,965) (837,635) (893,0114) (954,612)	(1,223,424) (872,864) (573,967) (279,963) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (566,974) (647,923) (691,877) (744,533) (797,189) (849,933) (907,314)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918) (546,943) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614) (983,212) (1,044,847) (1,106,817)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300	(446,245) (25,169) 389,397 7799,483 1,206,300 1,610,886 2,013,469 2,414,728 	(588,245) (207,547) (166,841) (536,889) (903,890) (1,268,450) (1,631,428) (1,993,056) (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (536,581) (536,581) (643,050) (695,637)	(659,334) (299,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (496,633) (50,658) (602,861) (605,205) (707,861) (760,517)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 2 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741) (825,397)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (627,163) (627,163) (627,63) (732,309) (784,965) (837,635) (839,014)	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533) (797,189) (849,933) (907,314) (968,912)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614) (983,212) (1,044,847)
Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125% (391,783) 0 0 40 60 80 100 120 143 160 180 200 220 240 260 280	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (328,453) (371,395) (422,870) (474,583) (526,503) (578,560) (630,900) (683,413)	(588,245) (207,547) 166,841 536,889 903,890 1,268,450 1,631,428 1,993,056 (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (538,581) (690,711) (643,050) (695,637) (748,293)	(659,334) (299,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,907) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (496,633) (550,658) (602,861) (655,205) (707,861) (760,517) (813,173)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 9 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741) (825,397) (878,715)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (679,653) (732,309) (784,965) (837,635) (893,0114) (954,612)	(1,223,424) (872,864) (573,967) (279,963) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,995) (534,866) (534,866) (586,974) (647,923) (691,877) (744,553) (797,189) (849,933) (907,314) (968,912) (1,030,510)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918) (546,943) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614) (983,212) (1,044,847) (1,106,817)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300	(446,245) (25,169) 389,397 7799,483 1,206,300 1,610,886 2,013,469 2,414,728 	(588,245) (207,547) (166,841) (536,889) (93,890) (1,268,450) (1,631,428) (1,993,056) (1,99	(659,334) (299,982) (299,982) 55,380 405,453 752,447 1,097,228 1,440,274 1,782,043 Silte 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (498,633) (550,658) (602,961) (655,205) (707,861) (707,861) (705,517) (813,173) (866,014)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 2 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (772,741) (825,397) (378,715) (940,312)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (522,788) (627,163) (679,653) (677,653) (637,635) (837,635) (837,635) (839,014) (954,612) (1,016,210)	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,557) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533) (907,314) (908,912) (10,300,510) (10,092,431)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (494,918) (546,943) (599,124) (712,763) (756,757) (809,413) (862,231) (921,614) (983,212) (1,104,847) (1,106,817) (1,168,787)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 40 60 80 100 220 240 260 280 300 320	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (328,453) (371,395) (422,870) (474,583) (526,503) (578,560) (630,900) (683,413) (736,069) (788,725)	(588,245) (207,547) (166,841) (536,889) (1,268,450) (1,268,450) (1,268,450) (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (538,581) (590,711) (643,050) (695,637) (748,293) (800,949) (853,716)	(659,334) (296,982) (296,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (498,633) (550,658) (602,861) (655,205) (707,861) (760,517) (813,173) (866,014) (926,012)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 2 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741) (825,397) (878,715) (940,312) (1,001,910)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (679,653) (732,309) (784,965) (837,635) (837,635) (839,014) (954,612) (1,016,210) (1,078,044)	(1,223,424) (872,864) (573,967) (279,963) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533) (797,189) (849,933) (907,314) (966,912) (1,030,510) (1,092,431) (1,154,401)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614) (983,212) (1,044,847) (1,106,817) (1,168,787) (1,230,757)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 120% 125% (391,783) 0 20 40 60 80 100 120 143 160 180 200 220 240 260 280 300 300 320 340	(446,245) (25,169) 389,397 799,483 1,206,300 1,610,886 2,013,469 2,414,728 33,548 (16,333) (66,510) (116,825) (167,306) (218,061) (268,956) (328,453) (371,395) (422,870) (474,583) (576,560) (630,900) (683,413) (736,069) (788,725) (841,418)	(588,245) (207,547) (166,841) (536,889) (903,890) (1,268,450) (1,631,428) (1,933,056) (27,981) (78,159) (128,544) (179,065) (229,851) (280,817) (331,926) (391,783) (434,875) (486,588) (538,581) (538,581) (643,050) (695,637) (748,293) (800,949) (853,716) (911,713)	(659,334) (299,982) 55,360 405,453 752,447 1,097,228 1,440,274 1,782,043 Site 3,000 (89,807) (140,263) (190,855) (241,641) (292,678) (343,859) (395,260) (455,387) (496,633) (550,658) (602,861) (760,517) (813,173) (866,014) (926,012) (987,610)	(730,422) (390,430) (56,121) 273,905 601,002 925,949 1,249,121 1,571,030 2 Specific S106 4,500 (151,982) (202,645) (253,446) (304,539) (355,791) (407,193) (458,885) (519,269) (562,736) (615,012) (667,429) (720,085) (772,741) (825,397) (878,715) (940,312) (1,001,910) (1,063,658)	(801,511) (482,138) (167,876) 142,325 449,509 754,464 1,057,914 1,360,017 £1,500 6,000 (214,435) (265,307) (316,400) (367,724) (419,178) (470,890) (522,788) (583,433) (627,163) (627,163) (627,163) (627,63) (732,309) (784,965) (837,635) (837,635) (830,014) (954,612) (1,016,210) (1,076,044) (1,140,015)	(1,223,424) (872,864) (573,967) (279,693) 10,483 297,777 582,979 866,483 1,148,807 7,500 (277,169) (328,261) (379,657) (431,183) (482,895) (534,866) (586,974) (647,923) (691,877) (744,533) (797,189) (849,933) (907,314) (968,912) (1,030,510) (1,092,431) (1,154,401) (1,1216,371)	(1,282,198) (955,420) (666,043) (391,783) (121,458) 145,999 411,277 675,052 937,511 9,000 (340,188) (391,590) (443,188) (599,124) (651,464) (712,763) (756,757) (809,413) (862,231) (921,614) (983,212) (1,044,847) (1,106,817) (1,168,787) (1,292,993)



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Notes:	Brownfield alloc	ation									
ASSUMPTIONS - RESIDENTIAL US	In scheme If (% Target) Affordsble Rent: Shared coverethly Intermediale Affordsble Rent: Shared coverethly Intermediale 65% 100% MS) housing MK Units mirk My # units 0.05% 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.										
Total number of units in scheme				nits							
AH Policy requirement (% Target)			35%								
AH tenure split %	Af	fordable Rent:									
	Sh	ared ownership		25.0%							
	In	ermediate		21.6%							
Open Market Sale (OMS) housing			65%								
			100%								
CIL Rate (£ psm)			143.29 £	psm							
Jnit mix -											
I bed House											
2 bed House	0.0%	0.0	0.0%	0.0		0%	0.0				
3 bed House	0.0%	0.0	23.5%	3.3		8%	3.3				
4 bed House	0.0%	0.0	2.8%	0.4		1%	0.4				
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0				
1 bed Flat	25.0%	6.5	16.4%	2.3		22%	8.8				
2 bed Flat	75.0%	19.5	57.4%	8.0		69%	27.5				
Total number of units	100.0%	26.0	100.0%	14.0		100%	40.0				
	Net area per unit		Net to Gross %		Gr	oss (GIA) per uni	t				
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)				
1 bed House											
2 bed House											
3 bed House											
4 bed House											
5 bed House											
1 bed Flat			85.0%								
2 bed Flat											
z bed Flat	61.0	657	03.076			71.0	112				
	Net area ner unit		Net to Gross %		Gr	oss (GIA) ner uni	t				
AH Unit Floor areas -		(eaft)			O.						
1 bed House			70								
2 bed House											
3 bed House											
4 bed House											
5 bed House											
1 bed Flat											
2 bed Flat	61.0	657	85.0%			71.8	772				
	Mid Unite CIA		ALL units CIA		Total	I CIA (all unita)					
Total Gross Floor areas -		(caft)		(caft)	TOTAL		(caft)				
1 bed House											
2 bed House											
3 bed House											
4 bed House											
5 bed House											
1 bed Flat											
2 bed Flat											
		19,179				2,807	30,216				
AH % by floor are	a:		36.53% A	H % by floor area du	ie to mix						
O M O ' '0'	C OME (C	Coof				al MO/C (v - ALD				
Open Market Sales values (£) -						tota					
1 bed House											
2 bed House											
3 bed House											
4 bed House											
5 bed House	-										
1 bed Flat		3,200	297								
	190,000	3,115	289			_	5,231,840				
2 bed Flat							7,728,008				
2 bed Flat								0/ . •			
			0/ /**//					% of			
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm				
Affordable Housing values (£) -	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880				
Affordable Housing values (£) - 1 bed House 2 bed House	90,000 125,000	1,800 1,786	50% 126,000 50% 175,000	2,520 2,500	70% 70%	144,000 200,000	2,880 2,857	8			
Affordable Housing values (£) - 1 bed House 2 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	8			
Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House	90,000 125,000	1,800 1,786	50% 126,000 50% 175,000	2,520 2,500	70% 70%	144,000 200,000	2,880 2,857	8			
Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House 4 bed House	90,000 125,000 145,000	1,800 1,786 1,726	50% 126,000 50% 175,000 50% 203,000	2,520 2,500 2,417	70% 70% 70%	144,000 200,000 232,000	2,880 2,857 2,762	8 8 7			
Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat	90,000 125,000 145,000 175,000	1,800 1,786 1,726 1,804	50% 126,000 50% 175,000 50% 203,000 50% 245,000	2,520 2,500 2,417 2,526	70% 70% 70% 70%	144,000 200,000 232,000 250,000	2,880 2,857 2,762 2,577	8 8 7 7 8			





GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	290,000	
4 bed House	0.0	@	350,000	
5 bed House	0.0	@	0	
1 bed Flat	6.5	@	160,000	1,040,000
2 bed Flat	19.5	@	190,000	3,705,000
	26.0		-	4,745,000
Affordable Rent GDV -				
I bed House	0.0	@	90,000	
2 bed House	0.0	@	125,000	-
B bed House	1.7	@	145,000	252,944
1 bed House	0.2	@	175,000	35,709
5 bed House	0.0	@	0	-
l bed Flat	1.2	@	80,000	97,232
2 bed Flat	4.3	@	95,000	404,613
	7.4			790,497
Shared ownership				
I bed House	0.0	@	126,000	
2 bed House	0.0	@	175,000	
B bed House	0.8	@	203,000	167,306
bed House	0.1	@	245,000	23,619
5 bed House	0.0	@	0	-
bed Flat	0.6	@	112,000	64,312
2 bed Flat	2.0	@	133,000	267,625
	3.5			522,862
Intermediate	0.0		444.000	
2 bed House	0.0	@	144,000	•
3 bed House	0.0	@	200,000	-
bed House	0.7	@	232,000	164,939
5 bed House	0.1	@	250,000	20,790
1 bed Flat	0.0	@	0	-
2 bed Flat	0.5	@	128,000	63,402
0.00%	1.7	@	152,000	263,838
	3.0			512,969
Sub-total GDV Residential	40.0			6,571,328
AH on-site cost analysis:				£MV less £GDV 1,156,680
	412 £ psm	(total GIA sqm)		28,917 £ per unit (total units)
Grant	40	@	0	-
Total GDV				6,571,328

Scheme Ref:

Title: 40 No. Units (flats)
Notes: Brownfield allocation





RESIDUAL LAND VALUE			
Residual Land Value (gross)			(757,372)
SDLT	- @	5.0% (slabbed)	10,500
Acquisition Agent fees	- @	1.0%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	7.5%	-
Residual Land Value			(746,872)
RLV analysis: (18,672) £ per p	ot (1,549,759) £ per ha	(627,179) £ per acre	

THRESHOLD LAND VALUE						
Residential Density		83	.0 dp net ha			
Site Area (Resi)		0.4	18 net ha	1.19	net acres	
Density analysis:		5,8	25 sqm/ha	25,374	sqft/ac	
Threshold Land Value	6,140 £ per plot	509,6	14 £ per net ha	206,250	£ per net acre	245,611
		80%	Gross to net	0.60	Gross hectares	

BALANCE			
Surplus/(Deficit)	(2,059,403) £ per ha	(833,429) £ per acre	(992,483)

ANALYSIS								
					AH - % on site 35	%		
Balance (RLV - TLV)	(992,483)	0%	10%	15%	20%	25%	30%	35%
	0	(609,494)	(629,483)	(639,477)	(649,471)	(659,465)	(669,460)	(679,454
	20	(676,381)	(689,681)	(696,331)	(702,981)	(709,630)	(716,280)	(722,930
	40	(743,268)	(749,879)	(753, 184)	(756,490)	(759,795)	(763,139)	(766,592
	60	(810,155)	(810,077)	(810,038)	(810,064)	(810,153)	(810,242)	(810,331
	80	(877,041)	(870,448)	(867,173)	(863,897)	(860,622)	(857,346)	(854,071
CIL £psm	100	(944,290)	(931,010)	(924,370)	(917,730)	(911,090)	(904,450)	(897,810
143.29	120	(1,011,582)	(991,572)	(981,568)	(971,563)	(961,558)	(951,554)	(941,549
	140	(1,078,873)	(1,052,134)	(1,038,765)	(1,025,396)	(1,012,027)	(998,657)	(985,288
	160	(1,146,164)	(1,112,696)	(1,095,963)	(1,079,229)	(1,062,495)	(1,045,791)	(1,029,207
	180	(1,213,455)	(1,173,258)	(1,153,160)	(1,133,118)	(1,113,149)	(1,093,180)	(1,073,211
	200	(1,280,746)	(1,233,985)	(1,210,631)	(1,187,277)	(1,163,923)	(1,140,568)	(1,117,214
	220	(1,348,391)	(1,294,913)	(1,268,174)	(1,241,435)	(1,214,696)	(1,187,957)	(1,161,218
	240	(1,416,088)	(1,355,841)	(1,325,717)	(1,295,593)	(1,265,469)	(1,235,345)	(1,205,222
	260	(1,483,786)	(1,416,769)	(1,383,260)	(1,349,751)	(1,316,243)	(1,282,734)	(1,249,225
	280	(1,551,484)	(1,477,697)	(1,440,803)	(1,403,910)	(1,367,016)	(1,362,039)	(1,470,219
	300	(1,619,182)	(1,538,625)	(1,498,347)	(1,516,025)	(1,601,058)	(1,686,091)	(1,771,125
	320	(1,686,880)	(1,762,596)	(1,824,483)	(1,886,370)	(1,948,257)	(2,010,143)	(2,072,030
	340	(2,101,754)	(2,179,235)	(2,217,975)	(2,256,715)	(2,295,455)	(2,334,195)	(2,372,936
	360	(2,564,686)	(2,595,873)	(2,611,466)	(2,627,060)	(2,642,654)	(2,658,247)	(2,673,841
	380	(3,027,617)	(3,012,511)	(3,004,958)	(2,997,405)	(2,989,852)	(2,982,299)	(2,974,746
	400	(3,490,548)	(3,429,149)	(3,398,450)	(3,367,750)	(3,337,051)	(3,306,351)	(3,275,652
	420	(3,953,480)	(3,845,788)	(3,791,942)	(3,738,096)	(3,684,250)	(3,630,403)	(3,576,557
	440	(4,416,411)	(4,262,426)	(4,185,433)	(4,108,441)	(4,031,448)	(3,954,455)	(3,877,463
	460	(4,879,343)	(4,679,064)	(4,163,433)	(4,478,786)	(4,378,647)	(4,278,507)	(4,178,368
	480	(5,342,274)	(5,095,703)	(4,972,417)	(4,849,131)	(4,725,845)	(4,602,559)	(4,479,274
	400	(3,342,214)	(3,093,703)	(4,512,411)	(4,049,131)	(4,723,043)	(4,002,339)	(4,475,274
					AH - % on site 35	%		
Balance (RLV - TLV)	(992,483)	0%	10%	15%	20%	25%	30%	35%
	-	(1,016,297)	(988,452)	(974,529)	(960,607)	(946,684)	(932,761)	(918,839
	1,500	(1,089,942)	(1,062,097)	(1,048,174)	(1,034,251)	(1,020,329)	(1,006,406)	(992,483
	3,000	(1,163,587)	(1,135,741)	(1,121,819)	(1,107,896)	(1,094,044)	(1,080,288)	(1,066,532
	4,500	(1,237,232)	(1,209,403)	(1,195,647)	(1,181,891)	(1,168,134)	(1,154,378)	(1,140,622
	6,000	(1,311,005)	(1,283,493)	(1,269,737)	(1,255,981)	(1,242,224)	(1,228,468)	(1,214,712
Site Specific S106	7,500	(1,385,095)	(1,357,583)	(1,343,827)	(1,330,070)	(1,316,314)	(1,302,558)	(1,439,947
1,500	9,000	(1,459,185)	(1,431,673)	(1,417,917)	(1,404,160)	(1,413,792)	(1,680,190)	(1,946,589
	10,500	(1,533,275)	(1,505,763)	(1,492,007)	(1,654,035)	(1,920,434)	(2,186,832)	(2,453,230
	12,000	(1,607,365)	(1,627,880)	(1,894,279)	(2,160,677)	(2,427,075)	(2,693,474)	(2,959,872
	13,500	(1,681,455)	(2,134,522)	(2,400,921)	(2,667,319)	(2,933,717)	(3,200,115)	(3,466,514
	15,000	(2,108,367)	(2,641,164)	(2,907,562)	(3,173,961)	(3,440,359)	(3,706,757)	(3,973,156
			(3,147,806)	(3,414,204)	(3,680,602)	(3,947,001)	(4,213,399)	(4,479,797
	16,500	(2,615,009)		1	(4,187,244)	(4,453,642)	(4,720,041)	(4,986,439
	16,500 18,000	(2,615,009)		(3,920,846)				
		(3,121,651)	(3,654,447)	(3,920,846) (4,427,487)			(5,226,682)	(5,493,081
	18,000 19,500	(3,121,651) (3,628,292)	(3,654,447) (4,161,089)	(4,427,487)	(4,693,886)	(4,960,284)	(5,226,682) (5,733,324)	(5,493,081
	18,000 19,500 21,000	(3,121,651) (3,628,292) (4,134,934)	(3,654,447) (4,161,089) (4,667,731)	(4,427,487) (4,934,129)	(4,693,886) (5,200,527)	(4,960,284) (5,466,926)	(5,733,324)	(5,999,722
	18,000 19,500 21,000 22,500	(3,121,651) (3,628,292) (4,134,934) (4,641,576)	(3,654,447) (4,161,089) (4,667,731) (5,174,372)	(4,427,487) (4,934,129) (5,440,771)	(4,693,886) (5,200,527) (5,707,169)	(4,960,284) (5,466,926) (5,973,567)	(5,733,324) (6,239,966)	(5,999,722 (6,506,364
	18,000 19,500 21,000 22,500 24,000	(3,121,651) (3,628,292) (4,134,934) (4,641,576) (5,148,218)	(3,654,447) (4,161,089) (4,667,731) (5,174,372) (5,681,014)	(4,427,487) (4,934,129) (5,440,771) (5,947,413)	(4,693,886) (5,200,527) (5,707,169) (6,213,811)	(4,960,284) (5,466,926) (5,973,567) (6,480,209)	(5,733,324) (6,239,966) (6,746,608)	(5,999,722 (6,506,364 (7,013,006
	18,000 19,500 21,000 22,500 24,000 25,500	(3,121,651) (3,628,292) (4,134,934) (4,641,576) (5,148,218) (5,654,859)	(3,654,447) (4,161,089) (4,667,731) (5,174,372) (5,681,014) (6,187,656)	(4,427,487) (4,934,129) (5,440,771) (5,947,413) (6,454,054)	(4,693,886) (5,200,527) (5,707,169) (6,213,811) (6,720,453)	(4,960,284) (5,466,926) (5,973,567) (6,480,209) (6,986,851)	(5,733,324) (6,239,966) (6,746,608) (7,253,249)	(5,999,722 (6,506,364 (7,013,006 (7,519,648
	18,000 19,500 21,000 22,500 24,000	(3,121,651) (3,628,292) (4,134,934) (4,641,576) (5,148,218)	(3,654,447) (4,161,089) (4,667,731) (5,174,372) (5,681,014)	(4,427,487) (4,934,129) (5,440,771) (5,947,413)	(4,693,886) (5,200,527) (5,707,169) (6,213,811)	(4,960,284) (5,466,926) (5,973,567) (6,480,209)	(5,733,324) (6,239,966) (6,746,608)	(5,999,722 (6,506,364 (7,013,006

					AH - % on site 3	5%		
Balance (RLV - TLV)	(992,483)	0%	10%	15%	20%	25%	30%	35%
` ′	50,000	(903,873)	(876,027)	(862,105)	(848,182)	(834,259)	(820,337)	(806,414
	75,000	(933,644)	(905,799)	(891,876)	(877,953)	(864,031)	(850,108)	(836,185
TLV (per net acre)	100,000	(963,415)	(935,570)	(921,647)	(907,724)	(893,802)	(879,879)	(865,956
206.250	125,000	(993,186)	(965,341)	(951,418)	(937,495)	(923,573)	(909,650)	(895,727
200,200	150,000	(1,022,957)	(995,112)	(981,189)	(967,266)	(953,344)	(939,421)	(925,498
	175,000	(1,052,728)	(1,024,883)	(1,010,960)	(997,038)	(983,115)	(969,192)	(955,270
	200,000	(1,032,728)	(1,054,654)	(1,040,731)	(1,026,809)	(1,012,886)	(998,963)	(985,041
	225,000	(1,112,270)	(1,084,425)	(1,070,502)	(1,056,580)	(1,042,657)	(1,028,734)	(1,014,812
	250,000	(1,142,041)	(1,114,196)	(1,100,273)	(1,086,351)	(1,072,428)	(1,058,505)	(1,044,583
	275,000	(1,171,813)	(1,143,967)	(1,130,045)	(1,116,122)	(1,102,199)	(1,088,277)	(1,074,354
	273,000	(1,171,013)	(1,145,507)	(1,130,043)	(1,110,122)	(1,102,199)	(1,000,277)	(1,074,554
					AH - % on site 3	5%		
Balance (RLV - TLV)	(992,483)	0%	10%	15%	20%	25%	30%	35%
	50	(1,395,351)	(1,367,506)	(1,353,742)	(1,339,986)	(1,326,230)	(1,312,473)	(1,298,717
	55	(1,325,519)	(1,297,674)	(1,283,751)	(1,269,956)	(1,256,200)	(1,242,444)	(1,228,687
Density (dph)	60	(1,267,326)	(1,239,481)	(1,225,558)	(1,211,635)	(1,197,842)	(1,184,085)	(1,170,329
83	65	(1,218,086)	(1,190,240)	(1,176,318)	(1,162,395)	(1,148,472)	(1,134,705)	(1,120,949
	70	(1,175,880)	(1,148,034)	(1,134,112)	(1,120,189)	(1,106,266)	(1,092,380)	(1,078,623
	75	(1,139,301)	(1,111,456)	(1,097,533)	(1,083,610)	(1,069,688)	(1,055,765)	(1,041,941
	80	(1,107,295)	(1,079,449)	(1,065,527)	(1,051,604)	(1,037,681)	(1,023,759)	(1,009,844
	85	(1,079,054)	(1,051,209)	(1,037,286)	(1,023,363)	(1,009,441)	(995,518)	(981,595
	90	(1,053,951)	(1,026,106)	(1,012,183)	(998,260)	(984,338)	(970,415)	(956,492
	95	(1,031,491)	(1,003,645)	(989,723)	(975,800)	(961,877)	(947,955)	(934,032
	100	(1,011,276)	(983,431)	(969,508)	(955,585)	(941,663)	(927,740)	(913,817
		(1,011,210)	(****, ****)	(200,000)	(220,220)	(= : :,===)	(==:,:::=)	(0.0,0
					AH - % on site 3			
Balance (RLV - TLV)	(992,483)	0%	10%	15%	20%	25%	30%	35%
	95%	(816,280)	(787,443)	(773,024)	(758,606)	(744,187)	(729,768)	(715,350
	100%	(1,089,942)	(1,062,097)	(1,048,174)	(1,034,251)	(1,020,329)	(1,006,406)	(992,483
Build rate (£psm)	105%	(1,364,463)	(1,337,866)	(1,324,568)	(1,311,270)	(1,297,971)	(1,284,673)	(1,320,777
	110%	(1,640,191)	(1,864,873)	(2,137,533)	(2,410,193)	(2,682,854)	(2,955,514)	(3,228,174
	115%	(3,205,033)	(3,756,615)	(4,032,406)	(4,308,198)	(4,583,989)	(4,859,780)	(5,135,571
	120%	(5,090,513)	(5,648,357)	(5,927,279)	(6,206,202)	(6,485,124)	(6,764,046)	(7,042,968
	125%	(6,975,993)	(7,540,099)	(7,822,153)	(8,104,206)	(8,386,259)	(8,668,312)	(8,950,365
	130%	(8,861,473)	(9,431,842)	(9,717,026)	(10,002,210)	(10,287,394)	(10,572,578)	(10,857,762
Balance (RLV - TLV)	(992,483)	0%	10%	15%	AH - % on site 0° 20%	% 25%	30%	35%
Dalanoc (INEV 3 TEV)	75%	(9.810,809)	(9,117,384)	(8,770,671)	(8,423,959)	(8,077,246)	(7,730,534)	(7,383,821
	80%	(7,358,366)	(6,910,185)	(6,686,094)	(6,462,004)	(6,237,914)	(6,013,823)	(5,789,733
Cahnges in sales values (£)	85%							
Carriges in sales values (£)		(4,905,922)	(4,702,986)	(4,601,518)	(4,500,049)	(4,398,581)	(4,297,113)	(4,195,645
	90%	(2,453,479)	(2,495,787)	(2,516,941)	(2,538,095)	(2,559,249)	(2,580,403)	(2,601,557
	95%	(1,385,050)	(1,327,906)	(1,299,334)	(1,270,762)	(1,242,190)	(1,213,618)	(1,185,046
	100%	(1,089,942)	(1,062,097)	(1,048,174)	(1,034,251)	(1,020,329)	(1,006,406)	(992,483
	105%	(796,450)	(797,743)	(798,390)	(799,036)	(799,682)	(800,454)	(801,242
	110%	(504,196)	(534,714)	(549,974)	(565,233)	(580,492)	(595,751)	(611,010
	115%	(216,752)	(273,115)	(302,790)	(332,466)	(362,142)	(391,818)	(421,494
	4000/	32,409	(43,370)	(81,260)	(119,150)	(157,039)	(195,043)	(233,053
	120% 125%	280,716	180,106	129,801	79,496	29,191	((71,419

				Site	Specific S106	£1,500		
Balance (RLV - TLV)	(992,483)	-	1,500	3,000	4,500	6,000	7,500	9,000
ì	0	(606,251)	(679,454)	(752,759)	(826,403)	(900,048)	(973,693)	(1,047,628)
	20	(649,728)	(722,930)	(796,498)	(870,143)	(943,787)	(1,017,542)	(1,091,632)
	40	(693,204)	(766,592)	(840,237)	(913,882)	(987,527)	(1,061,545)	(1,135,635)
	60	(736,687)	(810,331)	(883,976)	(957,621)	(1,031,459)	(1,105,549)	(1,179,639)
	80	(780,426)	(854,071)	(927,715)	(1,001,373)	(1,075,463)	(1,149,553)	(1,223,642)
CIL £psm	100	(824, 165)	(897,810)	(971,455)	(1,045,376)	(1,119,466)	(1,193,556)	(1,295,279)
143.29	120	(867,904)	(941,549)	(1,015,290)	(1,089,380)	(1,163,470)	(1,237,560)	(1,596,184)
	140	(911,644)	(985,288)	(1,059,294)	(1,133,383)	(1,207,473)	(1,390,448)	(1,897,090)
	160	(955,383)	(1,029,207)	(1,103,297)	(1,177,387)	(1,251,477)	(1,691,353)	(2,197,995)
	180	(999, 122)	(1,073,211)	(1,147,301)	(1,221,391)	(1,485,617)	(1,992,259)	(2,498,901)
	200	(1,043,124)	(1,117,214)	(1,191,304)	(1,279,881)	(1,786,523)	(2,293,164)	(2,799,806)
	220	(1,087,128)	(1,161,218)	(1,235,308)	(1,580,786)	(2,087,428)	(2,594,070)	(3,100,711)
	240	(1,131,132)	(1,205,222)	(1,375,050)	(1,881,692)	(2,388,334)	(2,894,975)	(3,401,617)
	260	(1,175,135)	(1,249,225)	(1,675,956)	(2,182,597)	(2,689,239)	(3,195,881)	(3,702,522)
	280	(1,219,139)	(1,470,219)	(1,976,861)	(2,483,503)	(2,990,144)	(3,496,786)	(4,003,428)
	300	(1,264,483)	(1,771,125)	(2,277,766)	(2,784,408)	(3,291,050)	(3,797,692)	(4,304,333)
	320	(1,565,388)	(2,072,030)	(2,578,672)	(3,085,314)	(3,591,955)	(4,098,597)	(4,605,239)
	340	(1,866,294)	(2,372,936)	(2,879,577)	(3,386,219)	(3,892,861)	(4,399,502)	(4,906,144)
	360	(2,167,199)	(2,673,841)	(3,180,483)	(3,687,124)	(4,193,766)	(4,700,408)	(5,207,050)
	380	(2,468,105)	(2,974,746)	(3,481,388)	(3,988,030)	(4,494,672)	(5,001,313)	(5,507,955)
	400	(2,769,010)	(3,275,652)	(3,782,294)	(4,288,935)	(4,795,577)	(5,302,219)	(5,808,860)



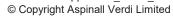


Scheme Ref: Title: Notes:

J 50 No. Units

Brownfield allocation

otal number of units in scheme				50 Unit	ts				
AH Policy requirement (% Target)				35%					
AH tenure split %	Af	fordable Rent:			53.0%				
		ared ownership			25.0%				
	Int	ermediate			21.6%				
Open Market Sale (OMS) housing				65%					
				100%					
CIL Rate (£ psm)				143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	1.1		0.0%	0.0		2%	1.1	
2 bed House	20.9%	6.8		0.0%	0.0		14%	6.8	
3 bed House	40.8%	13.3		23.5%	4.1		35%	17.4	
4 bed House	35.0%	11.4		2.8%	0.5		24%	11.9	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	2.9		6%	2.9	
2 bed Flat	0.0%	0.0		57.4%	10.0		20%	10.0	
Total number of units	100.0%	32.5		100.0%	17.5		100%	50.0	
***					****				
	Net area per unit		Ne	et to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	140	%		Ü	(sqm)	(sqft)	
1 bed House	58.0	624		70			58.0	(sqit) 624	
2 bed House	79.0	850					79.0	850	
2 bed House 3 bed House		969							
3 bed House 4 bed House	90.0						90.0	969	
	110.0	1,184					110.0	1,184	
5 bed House	0.0	0		05.00			0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Ne	t to Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA			AH units GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	62	670		0	0		62	670	
2 bed House	537	5,776		0	0		537	5,776	
3 bed House	1,193	12,846		346	3,720		1,539	16,566	
4 bed House	1,251			47	502		1,298	13,971	
5 bed House	1,251	13,468 0		0	0		1,298	13,971	
bed House 1 bed Flat	0	0		169	1,815		169		
1 bed Flat 2 bed Flat								1,815	
z peu Flät	0	0		721	7,759		721	7,759	
*****	3,043	32,760		1,282	13,797	- 4	4,325	46,556	
AH % by floor are	a:			29.63% AH	% by floor area du	e to mix			
		_							
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	I MV £ (no AH)	
1 bed House	180,000	3,103	288					193,050	
2 bed House	250,000	3,165	294					1,698,125	
3 bed House	290,000	3,222	299					5,038,533	
4 bed House	350,000	3,182	296					4,149,688	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					458,640	
2 bed Flat	190,000	3,115	289					1,908,550	
							_	13,446,585	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Share	ed ownership	£psm	% of MV	Intermediate	£psm	% of
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	8
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	8
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	8
4 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,577	7
5 bed House	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	7
1 bed Flat	80,000	1,600	50%	112,000	2,240	70%	128,000	2,560	8
2 bed Flat	95,000	1,557	50%	133,000	2,180	70%	152,000	2,492	8





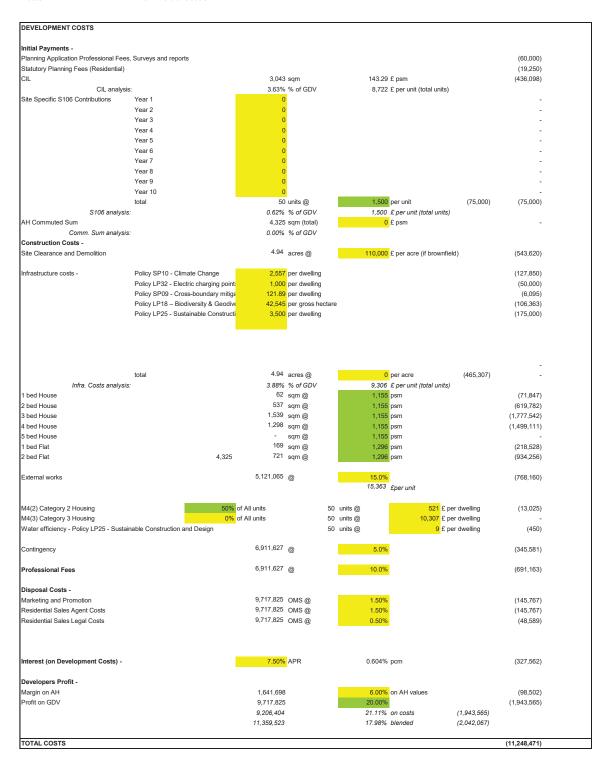
GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	1.1	@	180,000		193,050
2 bed House	6.8	@	250,000		1,698,125
bed House	13.3	@	290,000		3,845,400
1 bed House	11.4	@	350,000		3,981,250
5 bed House	0.0	@	0		
l bed Flat	0.0	@	160,000		
2 bed Flat	0.0	@	190,000		
	32.5				9,717,825
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		
2 bed House	0.0	@	125,000		
3 bed House	2.2	@	145,000		316,180
4 bed House	0.3	@	175,000		44,636
5 bed House	0.0	@	0		
1 bed Flat	1.5	@	80,000		121,540
2 bed Flat	5.3	@	95,000		505,766
	9.3				988,121
Shared ownership					
bed House	0.0	@	126,000		
2 bed House	0.0	@	175,000		
B bed House	1.0	@	203,000		209,132
bed House	0.1	@	245,000		29,524
5 bed House	0.0	@	0		
1 bed Flat	0.7	@	112,000		80,390
bed Flat	2.5	@	133,000		334,53
	4.4				653,577
ntermediate					
bed House	0.0	@	144,000		
bed House	0.0	@	200,000		
bed House	0.9	@	232,000		206,173
bed House	0.1	@	250,000		25,988
bed Flat	0.0	@	0		
2 bed Flat	0.6	@	128,000		79,253
0.00%	2.2	@	152,000		329,797
	3.8				641,211
Sub-total GDV Residential	49.9				12,000,735
AH on-site cost analysis:				£MV less £GDV	1,445,850
	334 £ p	sm (total GIA sqm)		28,917 £ per unit (total units)	
Grant	50	@	0		
Total CDV					42 000 72
Total GDV					12,000,73



Scheme Ref:

J

Title: 50 No. Units
Notes: Brownfield allocation





RESIDUAL LAND VALUE				
Residual Land Value (gross)				752,263
SDLT		752,263 @	5.0% (slabbed)	(27,113)
Acquisition Agent fees		752,263 @	1.0%	(7,523)
Acquisition Legal fees		752,263 @	0.5%	(3,761)
Interest on Land		752,263 @	7.5%	(56,420)
Residual Land Value				657,447
RLV analysis:	13,149 £ per plot	328,723 £ per ha	133,032 £ per acre	

THRESHOLD LAND VALUE						
Residential Density			25.0 dp net ha			
Site Area (Resi)			2.00 net ha	4.94	net acres	
Density analysis:			2,163 sqm/ha	9,421	sqft/ac	
Threshold Land Value	20,386 £ per plot	5	09,644 £ per net ha	206,250	£ per net acre	1,019,288
		80%	Gross to net	2.50	Gross hectares	

BALANCE			
Surplus/(Deficit)	(180,920) £ per ha	(73,218) £ per acre	(361,841)

NALYSIS								
					AH - % on site 35	i%		
Balance (RLV - TLV)	(361,841)	0%	10%	15%	20%	25%	30%	35%
	0	1,230,908	898,176	731,585	564,994	398,403	231,813	65,222
	20	1,139,957	815,915	653,895	491,874	329,853	167,832	5,812
	40	1,048,557	733,655	576,204	418,754	261,303	103,852	(53,599
	60	957,156	651,395	498,514	345,633	192,753	39,872	(113,009
	80	865,756	569,134	420,824	272,513	124,202	(24,108)	(172,701
CIL £psm	100	774,355	486,874	343,133	199,393	55,652	(88,384)	(232,470
143.29	120	682,955	404,614	265,443	126,227	(13,262)	(152,751)	(292,240
	140	591,555	322,353	187,556	52,665	(82,227)	(217,118)	(352,009
	160	500,154	239,689	109,396	(20,898)	(151,191)	(281,485)	(411,778
	180	408,324	156,932	31,236	(94,460)	(220,156)	(345,852)	(471,548
	200	316,371	74,174	(46,924)	(168,022)	(289,120)	(410,219)	(531,317
	220	224,418	(8,583)	(125,084)	(241,585)	(358,085)	(474,586)	(591,240
	240	132,465	(91,341)	(203,244)	(315,147)	(427,050)	(539,110)	(651,371
	260	40,512	(174,098)	(281,404)	(388,709)	(496,231)	(603,866)	(711,501
	280	(51,441)	(256,856)	(359,592)	(462,602)	(565,612)	(668,622)	(771,632
	300	(143,394)	(339,840)	(438,225)	(536,609)	(634,994)	(733,378)	(831,763
	320	(235,580)	(423,098)	(516,857)	(610,616)	(704,375)	(798,134)	(891,893
	340	(328,089)	(506,356)	(595,489)	(684,623)	(773,757)	(862,890)	(952,024
	360	(420,597)	(589,614)	(674,122)	(758,630)	(843,138)	(927,646)	(1,012,749
	380	(513,106)	(672,871)	(752,754)	(832,637)	(912,520)	(992,437)	(1,083,091
	400	(605,615)	(756,129)	(831,387)	(906,644)	(981,987)	(1,065,528)	(1,153,433
	420	(698,123)	(839,387)	(910,019)	(980,843)	(1,058,787)	(1,141,281)	(1,223,775
	440	(790,632)	(922,714)	(989,006)	(1,062,868)	(1,139,951)	(1,217,034)	(1,294,117
	460	(883,199)	(1,006,475)	(1,077,771)	(1,149,443)	(1,221,115)	(1,292,787)	(1,364,459
	480	(976,267)	(1,103,496)	(1,169,757)	(1,236,018)	(1,302,279)	(1,368,540)	(1,434,801
Balance (RLV - TLV)	(361,841)	0%	10%	15%	AH - % on site 35 20%	25%	30%	35%
balance (RLV - TLV)	(361,641)	649,722	382,024	248,175	114,208	(19,926)	(154,061)	(288,196
	1,500	576,519	308,822	174,698	40,564	(93,571)	(227,706)	(361,841
	3,000	503,317	235,189	101,054				(435,486
					(33,081)	(167,216)	(301,351)	
	4,500 6,000	429,814 356,169	161,544	27,409	(106,726)	(240,861)	(374,996)	(509,130
Cit- Cifi- C400			87,899	(46,236)	(180,371)	(314,506)	(448,640)	(582,879
Site Specific S106 1,500	7,500 9,000	282,524	14,254	(119,881)	(254,015)	(388,150)	(522,341)	(656,969
1,500	-	208,879	(59,390)	(193,525)	(327,660)	(461,804)	(596,431)	(731,059
	10,500	135,234	(133,035)	(267,170)	(401,305)	(535,894)	(670,521)	(805,148
	12,000	61,590	(206,680)	(340,815)	(475,357)	(609,984)	(744,611)	(879,238
	13,500	(12,055)	(280,325)	(414,820)	(549,447)	(684,074)	(818,701)	(953,328
	15,000	(85,700)	(354,283)	(488,910)	(623,537)	(758,164)	(892,791)	(1,030,605
	16,500	(159,345)	(428,373)	(563,000)	(697,627)	(832,254)	(966,881)	(1,117,277
	18,000	(233,209)	(502,463)	(637,090)	(771,717)	(906,344)	(1,046,592)	(1,203,949
	19,500	(307,298)	(576,553)	(711,180)	(845,807)	(980,510)	(1,133,264)	(1,290,621
	21,000	(381,388)	(650,643)	(785,270)	(919,897)	(1,062,579)	(1,219,936)	(1,377,293
	22,500	(455,478)	(724,733)	(859,360)	(994,259)	(1,149,251)	(1,306,608)	(1,463,964
	24,000	(529,568)	(798,822)	(933,470)	(1,078,566)	(1,235,923)	(1,393,280)	(1,550,843
	25,500	(603,658)	(872,912)	(1,008,008)	(1,165,238)	(1,322,595)	(1,479,951)	(1,638,039
l I	27,000	(677,748)	(947,219)	(1,094,553)	(1,251,910)	(1,409,267)	(1,566,821)	(1,725,235
	28,500 30,000	(751,838) (825,928)	(1,023,868)	(1,181,225)	(1,338,582) (1,425,253)	(1,495,938) (1,582,800)	(1,654,017)	(1,812,430

Scheme Ref: J
Title: 50 No. Units
Notes: Brownfield allocation

					AH - % on site 35	%		
Balance (RLV - TLV)	(361,841)	0%	10%	15%	20%	25%	30%	35%
` 1	50,000	1,348,707	1,081,009	946,886	812,751	678,616	544,481	410,347
	75,000	1,225,157	957,459	823,336	689,201	555,066	420,931	286,797
TLV (per net acre)	100,000	1,101,607	833,909	699,786	565,651	431,516	297,381	163,247
206,250	125,000	978,057	710,359	576,236	442,101	307,966	173,831	39,697
200,200	150,000		586,809	452,686	318,551	184,416	50,281	
		854,507						(83,853)
	175,000	730,957	463,259	329,136	195,001	60,866	(73,269)	(207,403)
	200,000	607,407	339,709	205,586	71,451	(62,684)	(196,819)	(330,953)
	225,000	483,857	216,159	82,036	(52,099)	(186,234)	(320,369)	(454,503)
	250,000	360,307	92,609	(41,514)	(175,649)	(309,784)	(443,919)	(578,053)
	275,000	236,757	(30,941)	(165,064)	(299,199)	(433,334)	(567,469)	(701,603)
Polones (PLV TIV)	(264 944)	0%	10%	150/	AH - % on site 35 20%	% 25%	30%	35%
Balance (RLV - TLV)	(361,841)			15%				
	5	(6,623,280)	(6,942,708)	(7,103,035)	(7,264,295)	(7,590,357)	(9,583,987)	(11,577,617)
5 7 (11)	10	(2,034,142)	(2,303,396)	(2,438,023)	(2,579,004)	(2,736,360)	(2,893,717)	(3,051,108)
Density (dph)	15	(582,627)	(850,896)	(985,031)	(1,119,360)	(1,253,987)	(1,388,614)	(1,523,241)
25	20	142,204	(126,065)	(260,200)	(394,335)	(528,470)	(662,605)	(796,740)
	25	576,519	308,822	174,698	40,564	(93,571)	(227,706)	(361,841)
	30	865,730	598,033	464,184	330,335	196,361	62,226	(71,909)
	35	1,072,310	804,612	670,763	536,914	403,065	269,217	135,186
	40	1,227,244	959,547	825,698	691,849	558,000	424,151	290,302
	45	1,347,749	1,080,051	946,202	812,353	678,505	544,656	410,807
	50	1,444,153	1,176,455	1,042,606	908,757	774,908	641,059	507,211
	55	1,523,028	1,255,331	1,121,482	987,633	853,784	719,935	586,086
	33	1,020,020	1,200,001	1,121,402	301,000	000,704	110,000	- 300,000
					AH - % on site 35	%		
Balance (RLV - TLV)	(361,841)	0%	10%	15%	20%	25%	30%	35%
· ·	95%	907,304	634,592	498,236	361,880	225,524	89,168	(47,188)
	100%	576,519	308,822	174,698	40,564	(93,571)	(227,706)	(361,841)
Build rate (£psm)	105%	244,319	(18,906)	(150,519)	(282,131)	(413,744)	(545,552)	(677,642)
Bullu rate (Epsiti)								
	110%	(88,466)	(346,915)	(476,467)	(606,019)	(735,571)	(865,123)	(994,674)
	115%	(422,608)	(676,636)	(803,650)	(930,665)	(1,066,270)	(1,214,721)	(1,363,172)
	120%	(757,404)	(1,006,932)	(1,152,113)	(1,297,595)	(1,443,078)	(1,588,891)	(1,735,358)
	125%	(1,107,317)	(1,392,344)	(1,534,858)	(1,678,030)	(1,821,510)	(1,964,991)	(2,108,958)
	130%	(1,498,968)	(1,779,114)	(1,919,608)	(2,060,102)	(2,200,954)	(2,342,640)	(2,484,327)
	130%	(1,498,968)	(1,779,114)	(1,919,608)	(2,060,102)	(2,200,954)	(2,342,640)	(2,484,327)
					AH - % on site 0%	6		
Balance (RLV - TLV)	(361,841)	0%	10%	15%	AH - % on site 0% 20%	6 25%	30%	35%
Balance (RLV - TLV)	(361,841) 75%	0% (2,146,529)	10% (2,162,715)	15% (2,170,809)	AH - % on site 0% 20% (2,178,902)	6 25% (2,186,995)	30% (2,195,089)	35% (2,203,314)
	(361,841) 75% 80%	0% (2,146,529) (1,543,663)	10% (2,162,715) (1,619,524)	15% (2,170,809) (1,657,455)	AH - % on site 0% 20% (2,178,902) (1,695,386)	25% (2,186,995) (1,733,317)	30% (2,195,089) (1,771,247)	35% (2,203,314) (1,809,178)
Balance (RLV - TLV) Cahnges in sales values (£)	(361,841) 75%	0% (2,146,529)	10% (2,162,715)	15% (2,170,809)	AH - % on site 0% 20% (2,178,902)	6 25% (2,186,995)	30% (2,195,089)	35% (2,203,314)
	(361,841) 75% 80%	0% (2,146,529) (1,543,663)	10% (2,162,715) (1,619,524)	15% (2,170,809) (1,657,455)	AH - % on site 0% 20% (2,178,902) (1,695,386)	25% (2,186,995) (1,733,317)	30% (2,195,089) (1,771,247)	35% (2,203,314) (1,809,178)
	(361,841) 75% 80% 85%	0% (2,146,529) (1,543,663) (953,820)	10% (2,162,715) (1,619,524) (1,080,004)	15% (2,170,809) (1,657,455) (1,147,570)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136)	25% (2,186,995) (1,733,317) (1,282,703)	30% (2,195,089) (1,771,247) (1,350,269)	35% (2,203,314) (1,809,178) (1,417,835)
	(361,841) 75% 80% 85% 90% 95%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187	10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191)	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569)	25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244)
	(361,841) 75% 80% 85% 90% 95% 100%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519	10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564	25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841)
	(361,841) 75% 80% 85% 90% 95% 100%	0% (2.146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824	10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168	25% (2,186,995) (1,733,317) (1,282,703) (856,974) (475,258) (93,571) 287,004	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324)
	(361,841) 75% 80% 85% 90% 95% 100% 105% 110%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832	10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195	25% (2,186,995) (1,733,317) (1,282,703) (856,974) (475,258) (93,571) 287,004 666,733	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774
	(361,841) 75% 80% 85% 90% 95% 100% 105% 110% 115%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326	6 25% (2,186,995) (1,733,317) (1,282,703) (859,974) (475,258) (93,571) 287,004 666,733 1,044,971	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261
	(361,841) 75% 80% 85% 90% 95% 100% 115% 110% 120%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494	10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 451,195 1,254,326 1,657,456	25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 335,616 1,188,355	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805
	(361,841) 75% 80% 85% 90% 95% 100% 105% 110% 115%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326	6 25% (2,186,995) (1,733,317) (1,282,703) (859,974) (475,258) (93,571) 287,004 666,733 1,044,971	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261
	(361,841) 75% 80% 85% 90% 95% 100% 115% 110% 120%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494	10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 451,195 1,254,326 1,657,456	25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 335,616 1,188,355	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805
	(361,841) 75% 80% 85% 90% 95% 100% 115% 110% 120%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494	10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257	AH - % on site 09 20% (2.178.902) (1.695.386) (1.215.136) (775.522) (366.569) 40,564 446,188 851,195 1,254,326 1,657,456 2,058,931	6 25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 335,616 1,188,355	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805
Cahnges in sales values (£)	(361,841) 75% 80% 85% 90% 95% 100% 105% 110% 115% 120%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	10% (2.162,715) (1,619,524) (1,080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582	15% (2.170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931	6 25% (2.186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954
Cahnges in sales values (£)	(361,841) 75% 80% 85% 90% 105% 110% 115% 120% 125%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	10% (2,162,715) (1,619,524) (1,080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Sitt 3,000 (7,980)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 © Specific S106 4,500 (81,183)	6 25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954
Cahnges in sales values (£)	(361,841) 75% 80% 85% 90% 95% 100% 110% 115% 120% 125%	0% (2.146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	10% (2.162,715) (1.619,524) (1.080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,483,681 1,891,778 2,318,257 Sitt 3,000 (7,980) (67,391)	AH - % on site 09 20% (2.178.902) (1.695.386) (1.215.136) (775.522) (366.569) 40.564 446,188 851,195 1,254,326 1,657.456 2,058,931 2 Specific S106 4,500 (81,183) (140,682)	6 25% (2.186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558) (214,327)	30% (2.195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954
Cahnges in sales values (£)	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582	15% (2.170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Site 3,000 (7,980) (67,391) (126,807)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 9 Specific S106 4,500 (81,183) (140,682) (200,452)	6 25% (2.186,995) (1,733,317) (1,282,703) (859,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558) (214,327) (274,096)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954
Cahnges in sales values (£)	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	10% (2,162,715) (1,619,524) (1,080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009)	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Sitt 3,000 (7,980) (7,980) (67,391) (126,807) (186,576)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 2 Specific S106 4,500 (81,183) (140,682) (200,452) (200,452)	6 25% (2,186,995) (1,733,317) (1,282,703) (856,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558) (214,327) (274,096) (333,866)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155)
Cahnges in sales values (£) Balance (RLV - TLV)	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	10% (2,162,715) (1,19,524) (1,1819,524) (1,180,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701)	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) (74,698) (605,332) (1,035,354) (1,463,681) (1,891,778) (7,980) (67,391) (126,807) (186,576) (246,346)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 2 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990)	6 25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 (6,000 (154,558) (214,327) (274,096) (333,866) (393,635)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155) (540,925)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80	0% (2.146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 138,424 79,014 19,604 (39,807) (99,217) (158,825)	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470)	15% (2.170.809) (1.657.455) (1.147.570) (692.069) (257.880) 174.698 605.332 1,035.354 1,483.681 1,891,778 2,318,257 Sitt 3,000 (7.980) (67.391) (126.807) (186.576) (246,346) (306,115)	AH - % on site 09 20% (2.178,902) (1.695,386) (1.215,136) (775,522) (366,569) 40,564 446,188 851,195 1,254,326 1,657,456 2,058,931 9 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760)	6 25% (2.186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558) (214,327) (274,096) (333,866) (393,335) (453,404)	30% (2.195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906)
Cahnges in sales values (£) Balance (RLV - TLV)	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	10% (2.162,715) (1,619,524) (1,080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240)	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) (74,698) (605,332) (1,035,354) (1,463,681) (1,891,778) (7,980) (67,391) (126,807) (186,576) (246,346)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 2 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990)	6 25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 (6,000 (154,558) (214,327) (274,096) (333,866) (393,635)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80	0% (2.146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 138,424 79,014 19,604 (39,807) (99,217) (158,825)	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470)	15% (2.170.809) (1.657.455) (1.147.570) (692.069) (257.880) 174.698 605.332 1,035.354 1,483.681 1,891,778 2,318,257 Sitt 3,000 (7.980) (67.391) (126.807) (186.576) (246,346) (306,115)	AH - % on site 09 20% (2.178,902) (1.695,386) (1.215,136) (775,522) (366,569) 40,564 446,188 851,195 1,254,326 1,657,456 2,058,931 9 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760)	6 25% (2.186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558) (214,327) (274,096) (333,866) (393,335) (453,404)	30% (2.195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 138,424 79,014 19,604 (39,907) (99,217) (158,825) (218,595)	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240)	15% (2.170,809) (1.657,455) (1.147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 9 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529)	6 25% (2.186,995) (1,733,317) (1,282,703) (859,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	10% (2,162,715) (1,619,524) (1,080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009)	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Sitt 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884) (425,654)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 2 Specific S106 4,500 (81,183) (140,682) (200,452) (200,452) (260,221) (319,990) (379,760) (439,529)	6 (25% (2,186,995) (1,733,317) (1,282,703) (856,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (586,946) (647,077)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 0 0 0 80 100 120 40 60 140 140	0% (2.146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 138,424 79,014 19,604 (39,807) (99,217) (158,825) (218,595) (278,364) (338,133) (397,903)	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548)	15% (2.170.809) (1.657.455) (11.47.570) (692.069) (257.880) 174.698 605.332 1,035.354 1,463.681 1,891,778 2,318,257 Site 3,000 (7.980) (67.391) (126.807) (186.576) (246.346) (306,115) (365.884) (425.654) (485.423) (545.192)	AH - % on site 09 20% (2.178,902) (1.995,386) (1.215,136) (775,522) (366,569) 40,564 446,188 851,195 1,254,326 1,657,456 2,058,931 9 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159)	6 25% (2.186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 6,000 (154,558) (214,327) (274,096) (333,866) (214,327) (274,096) (333,865) (453,404) (513,174) (572,987) (633,118) (693,248)	30% (2.195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338)	35% (2,203,314) (1,809,178) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167) (781,298) (841,428)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 0 40 60 80 100 120 140 160 180 200	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 138,424 79,014 19,604 (39,807) (99,217) (158,825) (278,364) (38,133) (397,903) (457,672)	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317)	15% (2.170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884) (425,654) (485,423) (545,192) (605,199)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 9 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (679,289)	6 25% (2.186,995) (1,733,317) (1,282,703) (859,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167) (781,298) (841,428)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140 160 180 200 220	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	10% (2,162,715) (1,619,524) (1,080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240)	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884) (425,654) (485,423) (545,192) (605,330)	AH - % on site 0% 20% (2,178,902) (1,595,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 2 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (679,289) (739,420)	6 (25% (2,186,995) (1,733,317) (1,282,703) (856,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 (303,865) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (827,469) (827,469)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906) (721,167) (781,298) (841,428) (901,559)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140 160 180 200 220 240	0% (2.146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 19,604 (39,807) (99,217) (158,825) (218,595) (218,595) (218,595) (278,364) (338,133) (397,903) (457,672) (517,442) (577,281)	10% (2.162,715) (1.619,524) (1.080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371)	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Situ 3,000 (67,391) (126,807) (186,576) (246,346) (306,115) (365,884) (425,654) (485,423) (545,192) (605,199) (665,330) (725,461)	AH - % on site 0% 20% (2.178,902) (1.695,386) (1.215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 2 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (739,420) (799,550)	6 25% (2,186,995) (1,733,317) (1,282,703) (856,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 21,333,866) (333,866) (333,866) (333,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640)	30% (2.195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (887,600) (947,730)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (600,906) (661,036) (721,167) (781,298) (841,428) (901,559) (961,690) (1,024,056)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140 160 180 200 220 240 260	0% (2.146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 188,424 79,014 19,604 (39,807) (99,217) (158,825) (218,595) (278,364) (338,133) (397,903) (457,672) (577,281) (637,411)	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371) (711,501)	15% (2.170,809) (1.657,455) (1.147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Site 3,000 (7,980) (67,391) (126,807) (126,807) (126,807) (246,346) (306,115) (365,884) (425,654) (425,654) (425,654) (655,330) (725,461) (785,591)	AH - % on site 0% 20% (2.178,902) (1,595,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 9 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (679,289) (739,420) (799,550) (859,681)	6 (25% (2.186,995) (1,733,317) (1,282,703) (859,974) (475,258) (93,571) (274,996) (1,799,606) (1,799,799) (1,799,7	30% (2.195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (887,600) (947,730) (1,007,875)	35% (2,203,314) (1,809,178) (1,147,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167) (781,298) (841,428) (901,559) (901,559) (901,024,056) (1,094,398)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 138,424 79,014 19,604 (39,807) (99,217) (158,825) (278,364) (38,133) (397,903) (457,672) (517,442) (577,281) (637,411) (697,542)	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371) (771,632)	15% (2.170,809) (1,657,455) (11,47,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (300,115) (365,884) (425,654) (485,423) (545,192) (605,199) (665,330) (725,461) (785,591) (845,722)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 9 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (679,289) (739,420) (799,550) (859,681) (919,812)	6 25% (2.186,995) (1,733,317) (1,282,703) (859,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640) (933,771) (993,902)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (87,609) (887,600) (947,730) (1,007,875) (1,078,069)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167) (781,298) (841,428) (901,559) (961,690) (1,024,056) (1,024,056) (1,04,3388) (1,164,741)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140 160 180 200 220 240 260	0% (2.146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 188,424 79,014 19,604 (39,807) (99,217) (158,825) (218,595) (278,364) (338,133) (397,903) (457,672) (577,281) (637,411)	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371) (711,501)	15% (2.170,809) (1.657,455) (1.147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Site 3,000 (7,980) (67,391) (126,807) (126,807) (126,807) (246,346) (306,115) (365,884) (425,654) (425,654) (425,654) (655,330) (725,461) (785,591)	AH - % on site 0% 20% (2.178,902) (1,595,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 9 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (679,289) (739,420) (799,550) (859,681)	6 (25% (2.186,995) (1,733,317) (1,282,703) (859,974) (475,258) (93,571) (274,996) (1,799,606) (1,799,799) (1,799,7	30% (2.195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (887,600) (947,730) (1,007,875)	35% (2,203,314) (1,809,178) (1,147,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167) (781,298) (841,428) (901,559) (901,559) (901,024,056) (1,094,398)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 138,424 79,014 19,604 (39,807) (99,217) (158,825) (278,364) (38,133) (397,903) (457,672) (517,442) (577,281) (637,411) (697,542)	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371) (771,632)	15% (2.170,809) (1,657,455) (11,47,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (300,115) (365,884) (425,654) (485,423) (545,192) (605,199) (665,330) (725,461) (785,591) (845,722)	AH - % on site 0% 20% (2,178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 9 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (679,289) (739,420) (799,550) (859,681) (919,812)	6 25% (2.186,995) (1,733,317) (1,282,703) (859,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 £1,500 6,000 (154,558) (214,327) (274,096) (333,866) (393,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640) (933,771) (993,902)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (87,609) (887,600) (947,730) (1,007,875) (1,078,069)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167) (781,298) (841,428) (901,559) (961,690) (1,024,056) (1,024,056) (1,04,3388) (1,164,741)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300	0% (2,146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234	10% (2.162.715) (1.619.524) (1.080.004) (800.617) (149.191) 308.822 764.496 1.219.514 1.673.036 2.126.017 2.577.582 1.500 65.222 5.812 (53.599) (113.009) (172.701) (232.470) (292.240) (352.009) (411.778) (471.548) (531.317) (591.240) (651.371) (711.501) (771.632) (831.763)	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Site 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (365,884) (425,654) (485,423) (545,192) (605,199) (665,330) (725,461) (785,591) (845,722) (905,853)	AH - % on site 0% 20% (2,178,902) (1,595,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 2 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,668) (619,159) (679,289) (739,420) (799,550) (859,681) (919,912)	6 (25% (2,186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) 287,004 666,733 1,044,971 1,422,906 1,799,606 (214,327) (274,096) (333,866) (293,635) (453,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640) (933,771) (993,902) (1,061,739)	30% (2,195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (876,338) (827,469) (887,600) (947,730) (1,007,875) (1,078,069) (1,148,411)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155) (540,925) (600,906) (721,167) (781,298) (841,428) (901,559) (961,690) (1,024,056) (1,094,398) (1,164,741) (1,235,083)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% (361,841) 0 20 40 60 80 100 120 140 160 180 200 240 260 280 300 320	0% (2.146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 19,604 (39,807) (99,217) (158,825) (278,364) (338,133) (397,903) (457,672) (517,442) (577,281) (637,411) (697,542) (757,673) (817,803)	10% (2.162,715) (1.619,524) (1.080,004) (608,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (172,701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371) (711,501) (771,632) (831,763) (891,893)	15% (2,170,809) (1,657,455) (1,147,570) (692,069) (257,880) 174,698 605,332 1,035,354 1,463,681 1,891,778 2,318,257 Situ 3,000 (7,980) (67,391) (126,807) (186,576) (246,346) (306,115) (366,8844) (425,654) (425,654) (485,423) (545,192) (605,199) (665,330) (725,461) (785,591) (845,722) (905,883)	AH - % on site 0% 20% (2.178,902) (1.695,386) (1.215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 2 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (499,298) (559,068) (619,159) (779,289) (779,289) (799,550) (859,681) (919,812) (979,942) (1,045,409)	6 (25% (2,186,995) (1,733,317) (1,282,703) (855,974) (475,258) (93,571) (287,004 666,733 1,044,971 1,422,906 1,799,606 (214,327) (274,096) (333,866) (333,866) (353,404) (513,174) (572,987) (633,118) (693,248) (753,379) (813,510) (873,640) (933,771) (993,902) (1,061,739) (1,132,081)	30% (2.195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (887,600) (947,730) (1,007,875) (1,078,069) (1,148,411) (1,218,753)	35% (2,203,314) (1,809,178) (1,417,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (361,617) (421,386) (481,155) (600,906) (661,036) (721,167) (781,298) (841,428) (901,559) (961,690) (1,024,056) (1,094,398) (1,164,741) (1,235,083) (1,305,425)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	(361,841) 75% 80% 85% 90% 95% 100% 115% 120% 125% 125% 1200 40 60 80 100 120 140 160 180 220 240 260 280 300 320 340	0% (2.146,529) (1,543,663) (953,820) (441,712) 68,187 576,519 1,082,824 1,587,832 2,091,745 2,594,494 3,096,234 188,424 79,014 19,604 (39,807) (99,217) (158,825) (218,595) (278,364) (338,133) (397,903) (457,672) (517,442) (577,281) (637,411) (697,542) (757,673) (817,803) (877,934)	10% (2.162,715) (1.619,524) (1.080,004) (600,617) (149,191) 308,822 764,496 1,219,514 1,673,036 2,126,017 2,577,582 1,500 65,222 5,812 (53,599) (113,009) (117,2701) (232,470) (292,240) (352,009) (411,778) (471,548) (531,317) (591,240) (651,371) (771,632) (831,763) (891,893) (952,024)	15% (2.170.809) (1.657.455) (11.47.570) (692.069) (257.880) 174.698 605.332 1,035.354 1,463.681 1,891,778 2,318,257 Site 3,000 (7.980) (67.391) (126.807) (186.576) (246.346) (306,115) (365.884) (425.654) (425.654) (425.654) (425.654) (425.654) (425.654) (425.654) (425.654) (425.654) (425.654) (425.654) (425.654) (485.423) (545.192) (605.199) (665.330) (725.461) (785.591) (845,722) (905.853) (965.983) (1,029,079)	AH - % on site 0% 20% (2.178,902) (1,695,386) (1,215,136) (775,522) (366,569) 40,564 446,168 851,195 1,254,326 1,657,456 2,058,931 2 Specific S106 4,500 (81,183) (140,682) (200,452) (260,221) (319,990) (379,760) (439,529) (439,529) (799,50) (659,681) (919,812) (979,942) (1,045,409) (1,115,751)	6 (25% (2.186,995) (1,733,317) (1,282,703) (858,974) (475,258) (93,571) (274,096) (154,558) (214,327) (274,096) (333,866) (214,327) (274,096) (333,865) (453,404) (513,174) (572,987) (833,118) (693,248) (753,379) (813,510) (873,640) (933,771) (993,902) (1,061,739) (1,132,081) (1,202,423)	30% (2.195,089) (1,771,247) (1,350,269) (942,427) (584,204) (227,706) 127,840 482,253 835,616 1,188,355 1,540,280 7,500 (228,202) (287,972) (347,741) (407,511) (467,280) (527,049) (586,946) (647,077) (707,208) (767,338) (827,469) (887,600) (947,730) (1,007,875) (1,078,069) (1,148,411) (1,218,753) (1,289,095)	35% (2,203,314) (1,809,178) (1,147,835) (1,028,743) (693,244) (361,841) (31,324) 297,774 626,261 953,805 1,280,954 9,000 (301,847) (421,386) (481,155) (540,925) (600,906) (661,036) (721,167) (781,298) (841,428) (901,559) (961,690) (1,024,056) (1,094,398) (1,164,741) (1,235,083) (1,3105,425) (1,375,767)

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L:_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2_B&MS District Councils_Appraisals\20102 Residential Appraisals_BETA_2.7\BF 50 Units





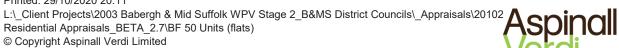
Scheme Ref: Title: Notes: K 50 No. Units (flats) Brownfield allocation

Notes:	Brownfield alloc	ation						
ASSUMPTIONS - RESIDENTIAL US	ES							
Total number of units in scheme			50 U	nits				
AH Policy requirement (% Target)			35%					
AH tenure split %	Af	fordable Rent:		53.0%				
	Sh	ared ownership		25.0%				
	Int	ermediate		21.6%				
Open Market Sale (OMS) housing			65%					
			100%					
CIL Rate (£ psm)			143.29 £	nem				
OIL Nate (E psiii)			143.25 £	psiii				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
I bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
2 bed House	0.0%		0.0%	0.0		0%	0.0	
		0.0						
B bed House	0.0%	0.0	23.5%	4.1		8%	4.1	
1 bed House	0.0%	0.0	2.8%	0.5		1%	0.5	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
I bed Flat	25.0%	8.1	16.4%	2.9		22%	11.0	
2 bed Flat	75.0%	24.4	57.4%	10.0		69%	34.4	
Total number of units	100.0%	32.5	100.0%	17.5		100%	50.0	

	Net area per unit		Net to Gross %		Gro	oss (GIA) per uni	t	
OMS Unit Floor areas -	(sqm)	(sqft)	Wet to Gross %		510	(sqm)	(sqft)	
bed House	58.0	(sqit) 624	76			58.0	(sqrt) 624	
2 bed House	79.0	850				79.0	850	
B bed House	90.0	969				90.0	969	
1 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
l bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		Gro	ss (GIA) per uni	t	
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
B bed House		904				84.0	904	
	84.0							
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total	GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	0	0	0	0		0	0	
2 bed House	0	0	0	0		0	0	
B bed House	0	0	346	3,720		346	3,720	
bed House	0	0	47	502		47	502	
bed House	0	0	0	0		0	0	
bed Flat	478	5,145	169	1,815		647	6,960	
2 bed Flat	1,749	18,829	721	7,759		2,470	26,588	
******	2,227	23,973	1,282	13,797		3,509	37,770	
AH % by floor area	a:		36.53% A	H % by floor area du	ie to mix			
One of Manufact Calls (C)	C OMC ('t'	C	Coof				al MO/ C (n - ALD	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			tota	al MV £ (no AH)	
I bed House	180,000	3,103	288				0	
2 bed House	250,000	3,165	294				0	
B bed House	290,000	3,222	299				1,193,133	
1 bed House	350,000	3,182	296				168,438	
5 bed House	0	#DIV/0!	#DIV/0!				0	
l bed Flat	160,000	3,200	297				1,758,640	
2 bed Flat	190,000	3,115	289				6,539,800	
		=,=	•			_	9,660,010	
							•	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	1
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	
	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	
	140,000	1,726	50% 203,000 50% 245,000					
3 bed House	175.000			2,526	70%	250,000	2,577	
3 bed House 4 bed House	175,000				7001			
3 bed House 4 bed House 5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70%	0	#DIV/0!	
3 bed House 4 bed House					70% 70% 70%			1

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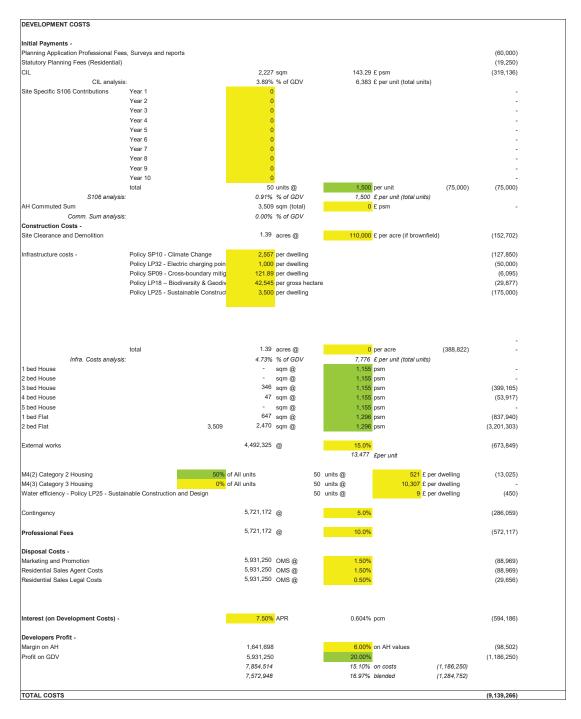


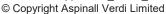


GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	290,000	-
4 bed House	0.0	@	350,000	
5 bed House	0.0	@	0	-
1 bed Flat	8.1	@	160,000	1,300,000
2 bed Flat	24.4	@	190,000	4,631,250
	32.5		-	5,931,250
Affordable Rent GDV -				
I bed House	0.0	@	90,000	-
2 bed House	0.0	@	125,000	-
B bed House	2.2	@	145,000	316,180
4 bed House	0.3	@	175,000	44,636
5 bed House	0.0	@	0	-
bed Flat	1.5	@	80,000	121,540
2 bed Flat	5.3	@	95,000	505,766
	9.3		·	988,121
Shared ownership				
bed House	0.0	@	126,000	
bed House	0.0	@	175,000	-
B bed House	1.0	@	203,000	209,132
bed House	0.1	@	245,000	29,524
bed House	0.0	@	0	· •
bed Flat	0.7	@	112,000	80,390
2 bed Flat	2.5	@	133,000	334,531
	4.4			653,577
ntermediate	-			
2 bed House	0.0	@	144,000	
B bed House	0.0	@	200,000	-
4 bed House	0.9	@	232,000	206,173
5 bed House	0.1	@	250,000	25,988
bed Flat	0.0	@	0	-
2 bed Flat	0.6	@	128,000	79,253
0.00%	2.2	@	152,000	329,797
	3.8		·	641,211
Sub-total GDV Residential	49.9			8,214,160
AH on-site cost analysis:				£MV less £GDV 1,445,850
•	412 £ psm	(total GIA sqm)		28,917 £ per unit (total units)
Grant	50	@	0	-
Total GDV				8,214,160

Scheme Ref:

K 50 No. Units (flats) Title: Notes: Brownfield allocation







RESIDUAL LAND VALUE			
Residual Land Value (gross)			(925,106)
SDLT	- @	5.0% (slabbed)	10,500
Acquisition Agent fees	- @	1.0%	-
Acquisition Legal fees	- @	0.5%	-
nterest on Land	- @	7.5%	-
Residual Land Value			(914,606)
RLV analysis: (18,292) £ per plot	(1,627,999) £ per ha	(658,842) £ per acre	

THRESHOLD LAND VALUE					
Residential Density			89.0 dp net ha		
Site Area (Resi)			0.56 net ha	1.39 net acres	
Density analysis:			6,246 sqm/ha	27,208 sqft/ac	
Threshold Land Value	5,726 £ per plot		509,644 £ per net ha	206,250 £ per net acre	286,317
		80%	Gross to net	0.70 Gross hectares	

BALANCE			
Surplus/(Deficit)	(2,137,642) £ per ha	(865,092) £ per acre	(1,200,923)

					AH - % on site 35	i%		
Balance (RLV - TLV)	(1,200,923)	0%	10%	15%	20%	25%	30%	35%
	0	(722,316)	(747,302)	(759,794)	(772,287)	(784,780)	(797,273)	(809,765)
	20	(805,925)	(822,549)	(830,862)	(839,174)	(847,486)	(855,799)	(864,111)
	40	(889,533)	(897,797)	(901,929)	(906,061)	(910,193)	(914,325)	(918,559)
	60	(973,142)	(973,045)	(972,996)	(972,948)	(973,010)	(973,121)	(973,233)
	80	(1,056,750)	(1,048,379)	(1,044,284)	(1,040,190)	(1,036,096)	(1,032,001)	(1,027,907)
CIL £psm	100	(1,140,682)	(1,124,081)	(1,115,781)	(1,107,481)	(1,099,181)	(1,090,881)	(1,082,581)
143.29	120	(1,224,795)	(1,199,784)	(1,187,278)	(1,174,772)	(1,162,266)	(1,149,761)	(1,137,255)
	140	(1,308,909)	(1,275,486)	(1,258,775)	(1,242,063)	(1,225,352)	(1,208,640)	(1,191,929)
	160	(1,393,023)	(1,351,189)	(1,330,272)	(1,309,354)	(1,288,437)	(1,267,520)	(1,246,697)
	180	(1,477,137)	(1,426,891)	(1,401,768)	(1,376,646)	(1,351,624)	(1,326,663)	(1,301,701)
	200	(1,561,251)	(1,502,669)	(1,473,476)	(1,444,284)	(1,415,091)	(1,385,898)	(1,356,706)
	220	(1,645,676)	(1,578,829)	(1,545,405)	(1,511,981)	(1,478,558)	(1,445,134)	(1,411,710)
	240	(1,730,298)	(1,654,989)	(1,617,334)	(1,579,679)	(1,542,025)	(1,504,370)	(1,466,715)
	260	(1,814,921)	(1,731,149)	(1,689,263)	(1,647,377)	(1,605,491)	(1,563,605)	(1,521,719)
	280	(1,899,543)	(1,807,309)	(1,761,192)	(1,715,075)	(1,668,958)	(1,622,841)	(1,671,042)
	300	(1,984,165)	(1,883,469)	(1,833,121)	(1,782,773)	(1,834,591)	(1,940,882)	(2,047,174)
	320	(2,068,788)	(2,036,513)	(2,113,872)	(2,191,230)	(2,268,589)	(2,345,947)	(2,423,306)
	340	(2,460,461)	(2,557,311)	(2,605,737)	(2,654,162)	(2,702,587)	(2,751,012)	(2,799,438)
	360	(3,039,125)	(3,078,109)	(3,097,601)	(3,117,093)	(3,136,585)	(3,156,077)	(3,175,569)
	380	(3,617,789)	(3,598,907)	(3,589,466)	(3,580,025)	(3,570,584)	(3,561,142)	(3,551,701)
	400	(4,196,454)	(4,119,705)	(4,081,331)	(4,042,956)	(4,004,582)	(3,966,207)	(3,927,833)
	420	(4,775,118)	(4,640,503)	(4,573,195)	(4,505,888)	(4,438,580)	(4,371,272)	(4,303,965)
	440	(5,353,782)	(5,161,301)	(5,065,060)	(4,968,819)	(4,872,578)	(4,776,337)	(4,680,097)
	460	(5,932,447)	(5,682,099)	(5,556,925)	(5,431,751)	(5,306,577)	(5,181,402)	(5,056,228)
	480	(6,511,111)	(6,202,896)	(6,048,789)	(5,894,682)	(5,740,575)	(5,586,468)	(5,432,360)
	100	(0,011,111)	(0,202,000)	(0,010,100)	(0,001,002)	(0,1 10,010)	(0,000,100)	(0, 102,000)
D. I. (DIV. TIVE	(4.000.000)				AH - % on site 35			0.50
Balance (RLV - TLV)								
` ′	(1,200,923)	0%	10%	15%	20%	25%	30%	35%
(- 1	(1,230,690)	(1,195,883)	(1,178,480)	(1,161,077)	(1,143,673)	(1,126,270)	(1,108,867)
	1,500	(1,230,690) (1,322,746)	(1,195,883) (1,287,939)	(1,178,480) (1,270,536)	(1,161,077) (1,253,133)	(1,143,673) (1,235,729)	(1,126,270) (1,218,326)	(1,108,867) (1,200,923)
	1,500 3,000	(1,230,690) (1,322,746) (1,414,802)	(1,195,883) (1,287,939) (1,379,995)	(1,178,480) (1,270,536) (1,362,592)	(1,161,077) (1,253,133) (1,345,189)	(1,143,673) (1,235,729) (1,327,785)	(1,126,270) (1,218,326) (1,310,548)	(1,108,867) (1,200,923) (1,293,353)
,	1,500 3,000 4,500	(1,230,690) (1,322,746) (1,414,802) (1,506,858)	(1,195,883) (1,287,939) (1,379,995) (1,472,051)	(1,178,480) (1,270,536) (1,362,592) (1,454,746)	(1,161,077) (1,253,133) (1,345,189) (1,437,551)	(1,143,673) (1,235,729) (1,327,785) (1,420,356)	(1,126,270) (1,218,326) (1,310,548) (1,403,161)	(1,108,867) (1,200,923) (1,293,353) (1,385,965)
	1,500 3,000 4,500 6,000	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578)
Site Specific S106	1,500 3,000 4,500 6,000 7,500	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202)
	1,500 3,000 4,500 6,000 7,500 9,000	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,784,169)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166) (1,749,779)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (1,698,193)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (1,933,506)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202) (2,266,504)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,784,169) (1,876,782)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166) (1,749,779) (1,842,391)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (1,698,193) (2,233,810)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202) (2,266,504) (2,899,806)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,784,169)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166) (1,749,779)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (1,698,193)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (1,933,506)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202) (2,266,504)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,784,169) (1,876,782)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166) (1,749,779) (1,842,391)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584) (1,825,196)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388) (1,900,812)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (1,698,193) (2,233,810)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (1,933,506) (2,566,808)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202) (2,266,504) (2,899,806)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,784,169) (1,876,782) (1,969,394)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166) (1,749,779) (1,842,391) (1,935,004)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584) (1,825,196) (2,201,117)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388) (1,900,812) (2,534,115)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (1,698,193) (2,233,810) (2,867,112)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (1,933,506) (2,566,808) (3,200,110)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202) (2,266,504) (2,899,806) (3,533,108)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,784,169) (1,876,782) (1,969,394) (2,062,007)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166) (1,749,779) (1,842,391) (1,935,004) (2,501,421)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584) (1,825,196) (2,201,117) (2,834,419)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388) (1,900,812) (2,534,115) (3,167,417)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (1,6098,193) (2,233,810) (2,867,112) (3,500,415)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (1,933,506) (2,566,808) (3,200,110) (3,833,413)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202) (2,266,504) (2,899,806) (3,533,108) (4,166,410)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,784,169) (1,876,782) (1,969,394) (2,062,007) (2,468,727)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166) (1,749,779) (1,842,391) (1,935,004) (2,501,421) (3,134,723)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584) (1,825,196) (2,201,117) (2,834,419) (3,467,721)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388) (1,900,812) (2,534,115) (3,167,417) (3,800,719)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (1,698,193) (2,233,810) (2,867,112) (3,500,415) (4,133,717)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (1,933,506) (2,566,808) (3,200,110) (3,833,413) (4,466,715)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202) (2,266,504) (2,899,806) (3,533,108) (4,166,410) (4,799,713)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,784,169) (1,876,782) (1,969,394) (2,062,007) (2,468,727) (3,102,029)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166) (1,749,779) (1,842,391) (1,935,004) (2,501,421) (3,134,723) (3,768,025)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584) (1,825,196) (2,201,117) (2,834,419) (3,467,721) (4,101,023)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388) (1,900,812) (2,534,115) (3,167,417) (3,800,719) (4,434,021)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (1,698,193) (2,233,810) (2,867,112) (3,500,415) (4,133,717) (4,767,019)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (1,933,506) (2,566,808) (3,200,110) (3,833,413) (4,466,715) (5,100,017)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202) (2,266,504) (2,899,806) (3,533,108) (4,166,410) (4,799,713) (5,433,015)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,784,169) (1,876,782) (1,969,394) (2,062,007) (2,468,727) (3,102,029) (3,735,332)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,667,166) (1,749,779) (1,842,391) (1,935,004) (2,501,421) (3,134,723) (3,768,025) (4,401,327)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584) (1,825,196) (2,201,117) (2,834,419) (3,467,721) (4,101,023) (4,734,325)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388) (1,900,812) (2,534,115) (3,167,417) (3,800,719) (4,434,021) (5,067,323)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (1,698,193) (2,233,810) (2,867,112) (3,500,415) (4,133,717) (4,767,019) (5,400,321)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (1,933,506) (2,566,808) (3,200,110) (3,833,413) (4,466,715) (5,100,017) (5,733,319)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202) (2,266,504) (2,899,806) (3,533,108) (4,166,410) (4,799,713) (5,433,015) (6,066,317)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,784,169) (1,876,782) (1,969,394) (2,062,007) (2,468,727) (3,102,029) (3,735,332) (4,368,634)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166) (1,749,779) (1,842,391) (1,935,004) (2,501,421) (3,134,723) (3,134,723) (4,401,327) (5,034,629)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584) (1,825,196) (2,201,117) (2,834,419) (3,467,721) (4,101,023) (4,734,325) (5,367,627)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388) (1,900,812) (2,534,115) (3,167,417) (3,800,719) (4,434,021) (5,067,323) (5,700,625)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (1,605,581) (2,233,810) (2,867,112) (3,500,415) (4,133,717) (4,767,019) (5,400,321) (6,033,623)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (1,933,506) (2,566,808) (3,200,110) (3,833,413) (4,466,715) (5,100,017) (5,733,319) (6,366,621)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202) (2,266,504) (2,899,806) (3,533,108) (4,166,410) (4,799,713) (5,433,015) (6,066,317) (6,699,619)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 19,500 21,000	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,784,169) (1,876,782) (1,969,394) (2,662,007) (2,468,727) (3,102,029) (3,735,332) (4,368,634) (5,001,936)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166) (1,749,779) (1,842,391) (1,935,004) (2,501,421) (3,134,723) (3,768,025) (4,401,327) (5,034,629) (5,667,932)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584) (1,825,196) (2,201,117) (2,834,419) (3,467,721) (4,101,023) (4,734,325) (5,367,627) (6,000,930)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388) (1,900,812) (2,534,115) (3,167,417) (3,800,719) (4,434,021) (5,067,323) (5,700,625) (6,333,927)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (1,698,193) (2,233,810) (2,867,112) (3,500,415) (4,133,717) (4,767,019) (5,400,321) (6,033,623) (6,666,925)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (2,566,808) (3,200,110) (3,833,413) (4,466,715) (5,100,017) (5,733,319) (6,366,621) (6,999,923)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202) (2,266,504) (2,899,806) (3,533,108) (4,166,410) (4,799,713) (5,433,015) (6,666,317) (6,699,619) (7,332,921)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,764,169) (1,876,782) (1,962,007) (2,468,727) (3,102,029) (3,735,332) (4,368,634) (5,001,936) (5,635,238)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166) (1,749,779) (1,842,391) (1,935,004) (2,501,421) (3,134,723) (3,768,025) (4,401,327) (5,034,629) (5,667,932) (6,301,234)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584) (1,825,196) (2,201,117) (2,334,419) (3,467,721) (4,101,023) (4,734,325) (5,667,627) (6,000,930) (6,634,332)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388) (1,900,812) (2,534,115) (3,167,417) (3,800,719) (4,434,021) (5,067,323) (5,700,625) (6,333,927) (6,967,230)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (1,698,193) (2,233,810) (2,867,112) (3,500,415) (4,133,717) (4,767,019) (5,400,321) (6,036,925) (7,300,227)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (2,566,808) (3,200,110) (3,833,413) (4,466,715) (5,100,017) (5,733,319) (6,366,621) (6,999,923) (7,633,225)	(1,108,867) (1,200,923) (1,293,353) (1,388,965) (1,478,578) (1,633,202) (2,266,504) (2,899,806) (3,533,108) (4,166,410) (4,799,713) (6,066,317) (6,066,317) (6,069,619) (7,332,921) (7,966,223)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 16,500 18,000 19,500 21,000 22,500 24,000	(1,230,690) (1,322,746) (1,414,802) (1,506,858) (1,598,944) (1,691,557) (1,784,169) (1,876,782) (1,969,394) (2,062,007) (2,468,727) (3,102,029) (3,735,332) (4,368,634) (5,001,936) (5,655,238) (6,268,540)	(1,195.883) (1,287,939) (1,379,995) (1,472.051) (1,564.554) (1,657,166) (1,749,779) (1,842.391) (1,935.004) (2,501.421) (3,134.723) (3,768.025) (4,401.327) (5,667.932) (6,667.932) (6,607.934,636)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584) (1,825,196) (2,201,117) (2,834,419) (3,467,721) (4,101,023) (4,734,325) (5,367,627) (6,000,930) (6,634,232) (7,267,534)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388) (1,900,812) (2,534,115) (3,167,417) (3,800,719) (4,434,021) (5,067,323) (5,700,625) (6,333,927) (6,967,230) (7,600,532)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (2,233,810) (2,867,112) (3,500,415) (4,133,717) (4,767,019) (5,400,321) (6,033,623) (6,666,925) (7,300,227) (7,933,530)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (2,566,808) (3,200,110) (3,833,413) (4,466,715) (5,703,319) (6,366,621) (6,999,923) (7,633,225) (8,266,528)	(1,108,867) (1,200,923) (1,293,363) (1,293,363) (1,478,578) (1,633,202) (2,266,504) (2,899,869) (3,533,108) (4,166,410) (4,799,713) (6,696,619) (7,332,921) (7,362,233) (8,599,525)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(1,230,690) (1,322,746) (1,414,802) (1,506,658) (1,598,944) (1,691,557) (1,784,169) (1,876,782) (1,969,934) (2,062,007) (2,468,727) (3,102,029) (3,735,332) (4,368,634) (5,001,936) (5,635,238) (6,268,540) (6,901,842)	(1,195,883) (1,287,939) (1,379,995) (1,472,051) (1,564,554) (1,657,166) (1,749,779) (1,842,391) (1,935,004) (2,501,421) (3,134,723) (3,768,025) (4,401,327) (5,034,629) (5,667,932) (6,301,234) (6,934,536) (7,567,838)	(1,178,480) (1,270,536) (1,362,592) (1,454,746) (1,547,359) (1,639,971) (1,732,584) (1,825,196) (2,201,117) (3,467,721) (4,101,023) (4,734,325) (5,367,627) (6,000,930) (6,634,232) (7,267,534) (7,900,836)	(1,161,077) (1,253,133) (1,345,189) (1,437,551) (1,530,164) (1,622,776) (1,715,388) (1,900,812) (2,534,115) (3,167,417) (3,800,719) (4,434,021) (5,067,323) (5,700,625) (6,333,927) (6,967,230) (7,600,532) (7,600,532) (8,233,834)	(1,143,673) (1,235,729) (1,327,785) (1,420,356) (1,512,968) (1,605,581) (2,867,112) (2,867,112) (4,133,717) (4,767,019) (5,400,321) (6,033,623) (6,666,925) (7,300,227) (7,933,530) (8,566,832)	(1,126,270) (1,218,326) (1,310,548) (1,403,161) (1,495,773) (1,588,386) (2,566,808) (3,200,110) (3,833,3413) (4,466,715) (5,100,017) (6,366,621) (6,399,923) (7,633,225) (8,266,528) (8,899,830)	(1,108,867) (1,200,923) (1,293,353) (1,385,965) (1,478,578) (1,633,202) (2,266,544) (2,269,806) (3,533,108) (4,799,713) (5,433,015) (6,699,619) (7,332,921) (7,966,223) (8,599,525) (9,232,828)

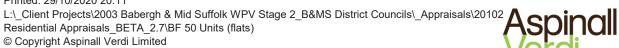
Scheme Ref: Title: Notes: K 50 No. Units (flats) Brownfield allocation

					AH - % on site 3	5%		
Balance (RLV - TLV)	(1,200,923)	0%	10%	15%	20%	25%	30%	35%
	50,000	(1,105,839)	(1,071,033)	(1,053,629)	(1,036,226)	(1,018,823)	(1,001,419)	(984,016)
	75,000	(1,140,544)	(1,105,738)	(1,088,335)	(1,070,931)	(1,053,528)	(1,036,125)	(1,018,721)
TLV (per net acre)	100,000	(1,175,250)	(1,140,443)	(1,123,040)	(1,105,636)	(1,088,233)	(1,070,830)	(1,053,426)
206.250	125,000	(1,209,955)	(1,175,148)	(1,157,745)	(1,140,341)	(1,122,938)	(1,105,535)	(1,088,131)
200,200	150,000	(1,244,660)	(1,209,853)	(1,192,450)	(1,175,046)	(1,157,643)	(1,140,240)	(1,122,836)
	175,000	(1,279,365)	(1,244,558)	(1,227,155)	(1,209,751)	(1,192,348)	(1,174,945)	(1,157,541)
	200,000	(1,279,303)	(1,244,338)	(1,261,860)	(1,244,456)	(1,192,348)	(1,209,650)	(1,192,246)
	225,000	(1,314,070)	(1,279,203)	(1,296,565)	(1,279,162)	(1,261,758)	(1,244,355)	(1,226,952)
	250,000	(1,343,773)	(1,348,673)	(1,331,270)	(1,313,867)	(1,296,463)	(1,279,060)	(1,261,657)
	275,000	(1,418,185)	(1,343,378)	(1,365,975)	(1,348,572)	(1,331,168)	(1,313,765)	(1,296,362)
	275,000	(1,410,103)	(1,303,376)	(1,303,973)	(1,546,572)	(1,331,100)	(1,313,703)	(1,290,302,
					AH - % on site 3	5%		
Balance (RLV - TLV)	(1,200,923)	0%	10%	15%	20%	25%	30%	35%
	50	(1,743,502)	(1,708,695)	(1,691,471)	(1,674,276)	(1,657,080)	(1,639,885)	(1,622,690)
	55	(1,656,212)	(1,621,406)	(1,604,002)	(1,586,738)	(1,569,543)	(1,552,348)	(1,535,153)
Density (dph)	60	(1,583,471)	(1,548,664)	(1,531,261)	(1,513,858)	(1,496,595)	(1,479,400)	(1,462,205
89	65	(1,521,920)	(1,487,114)	(1,469,710)	(1,452,307)	(1,434,904)	(1,417,675)	(1,400,480
	70	(1,469,163)	(1,434,356)	(1,416,953)	(1,399,550)	(1,382,146)	(1,364,768)	(1,347,573)
	75	(1,423,440)	(1,388,633)	(1,371,230)	(1,353,826)	(1,336,423)	(1,319,020)	(1,301,720)
	80	(1,383,432)	(1,348,625)	(1,331,222)	(1,313,819)	(1,296,415)	(1,279,012)	(1,261,609)
	85	(1,348,131)	(1,313,324)	(1,295,921)	(1,278,518)	(1,261,114)	(1,243,711)	(1,226,308)
	90	(1,316,752)	(1,281,946)	(1,264,542)	(1,247,139)	(1,229,736)	(1,212,332)	(1,194,929
	95	(1,288,677)	(1,253,870)	(1,236,467)	(1,219,063)	(1,201,660)	(1,184,257)	(1,166,853
	100	(1,263,409)	(1,228,602)	(1,211,199)	(1,193,795)	(1,176,392)	(1,158,989)	(1,141,585)
	100	(1,200,100)	(1,220,002)	(1,211,100)	(1,100,100)	(1,170,002)	(1,100,000)	(1,111,000
					AH - % on site 3			
Balance (RLV - TLV)	(1,200,923)	0%	10%	15%	20%	25%	30%	35%
	95%	(980,799)	(944,752)	(926,729)	(908,705)	(890,682)	(872,659)	(854,635)
	100%	(1,322,746)	(1,287,939)	(1,270,536)	(1,253,133)	(1,235,729)	(1,218,326)	(1,200,923)
Build rate (£psm)	105%	(1,665,767)	(1,632,521)	(1,615,898)	(1,599,275)	(1,582,652)	(1,566,029)	(1,549,406)
	110%	(2,010,426)	(2,164,359)	(2,505,185)	(2,846,010)	(3,186,835)	(3,527,661)	(3,868,486)
	115%	(3,839,559)	(4,529,037)	(4,873,776)	(5,218,515)	(5,563,254)	(5,907,993)	(6,252,732)
	120%	(6,196,409)	(6,893,715)	(7,242,367)	(7,591,020)	(7,939,673)	(8,288,326)	(8,636,979)
	125%	(8,553,260)	(9,258,392)	(9,610,959)	(9,963,525)	(10,316,092)	(10,668,658)	(11,021,225)
	130%	(10,910,110)	(11,623,070)	(11,979,550)	(12,336,031)	(12,692,511)	(13,048,991)	(13,405,471
Balance (RLV - TLV)	(1,200,923)	0%	10%	15%	AH - % on site 0 20%	% 25%	30%	35%
balance (RLV - TLV)	(1,200,923)							(9,063,045)
		(12,096,779)	(11,229,998)	(10,796,607)	(10,363,217)	(9,929,826)	(9,496,435)	
	80%	(9,031,225)	(8,470,999)	(8,190,886)	(7,910,773)	(7,630,660)	(7,350,547)	(7,070,434)
ahnges in sales values (£)	85%	(5,965,671)	(5,712,000)	(5,585,165)	(5,458,330)	(5,331,495)	(5,204,659)	(5,077,824)
	90%	(2,900,117)	(2,953,001)	(2,979,444)	(3,005,886)	(3,032,329)	(3,058,771)	(3,085,214)
	95%	(1,691,500)	(1,620,070)	(1,584,355)	(1,548,640)	(1,512,926)	(1,477,211)	(1,441,496
	100%	(1,322,746)	(1,287,939)	(1,270,536)	(1,253,133)	(1,235,729)	(1,218,326)	(1,200,923)
	105%	(956,011)	(957,627)	(958,435)	(959,243)	(960,051)	(960,886)	(961,871)
	110%	(590,812)	(628,841)	(647,915)	(666,989)	(686,063)	(705,137)	(724,211)
		(234,506)	(301,971)	(339,065)	(376,160)	(413,255)	(450,350)	(487,445)
	115%	(234,500)	(301,371)	(000,000)				
	115% 120%	76,834	(17,890)	(65,252)	(112,614)	(159,976)	(207,371)	(254,882)

				Site	e Specific S106	£1,500		
Balance (RLV - TLV)	(1,200,923)	-	1,500	3,000	4,500	6,000	7,500	9,000
	0	(718,263)	(809,765)	(901,268)	(993,323)	(1,085,379)	(1,177,435)	(1,269,723)
	20	(772,608)	(864,111)	(955,941)	(1,047,997)	(1,140,053)	(1,232,115)	(1,324,727)
	40	(826,954)	(918,559)	(1,010,615)	(1,102,671)	(1,194,727)	(1,287,119)	(1,379,732)
	60	(881,299)	(973,233)	(1,065,289)	(1,157,345)	(1,249,512)	(1,342,124)	(1,434,736)
	80	(935,851)	(1,027,907)	(1,119,963)	(1,212,019)	(1,304,516)	(1,397,129)	(1,489,741)
CIL £psm	100	(990,525)	(1,082,581)	(1,174,637)	(1,266,908)	(1,359,521)	(1,452,133)	(1,544,745)
143.29	120	(1,045,199)	(1,137,255)	(1,229,311)	(1,321,913)	(1,414,525)	(1,507,138)	(1,828,499)
	140	(1,099,873)	(1,191,929)	(1,284,305)	(1,376,917)	(1,469,530)	(1,571,328)	(2,204,630)
	160	(1,154,547)	(1,246,697)	(1,339,309)	(1,431,922)	(1,524,534)	(1,947,460)	(2,580,762)
	180	(1,209,221)	(1,301,701)	(1,394,314)	(1,486,926)	(1,690,290)	(2,323,592)	(2,956,894)
	200	(1,264,093)	(1,356,706)	(1,449,318)	(1,541,931)	(2,066,421)	(2,699,724)	(3,333,026)
	220	(1,319,098)	(1,411,710)	(1,504,323)	(1,809,251)	(2,442,553)	(3,075,855)	(3,709,158)
	240	(1,374,103)	(1,466,715)	(1,559,327)	(2,185,383)	(2,818,685)	(3,451,987)	(4,085,289)
	260	(1,429,107)	(1,521,719)	(1,928,213)	(2,561,515)	(3,194,817)	(3,828,119)	(4,461,421)
	280	(1,484,112)	(1,671,042)	(2,304,344)	(2,937,647)	(3,570,949)	(4,204,251)	(4,837,553)
	300	(1,539,116)	(2,047,174)	(2,680,476)	(3,313,778)	(3,947,080)	(4,580,383)	(5,213,685)
	320	(1,790,004)	(2,423,306)	(3,056,608)	(3,689,910)	(4,323,212)	(4,956,514)	(5,589,817)
	340	(2,166,135)	(2,799,438)	(3,432,740)	(4,066,042)	(4,699,344)	(5,332,646)	(5,965,948)
	360	(2,542,267)	(3,175,569)	(3,808,872)	(4,442,174)	(5,075,476)	(5,708,778)	(6,342,080)
	380	(2,918,399)	(3,551,701)	(4,185,003)	(4,818,306)	(5,451,608)	(6,084,910)	(6,718,212)
	400	(3,294,531)	(3,927,833)	(4,561,135)	(5,194,437)	(5,827,739)	(6,461,042)	(7,094,344)

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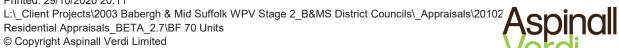


Scheme Ref: Title: Notes: L 70 No. Units Brownfield allocation

ASSUMPTIONS - RESIDENTIAL USES	3								
	-								
Total number of units in scheme				70 Unit	ts				
AH Policy requirement (% Target)				35%					
AH tenure split %		fordable Rent:			53.0%				
		nared ownership			25.0%				
	Int	termediate			21.6%				
Open Market Sale (OMS) housing				65%					
				100%					
CIL Rate (£ psm)				143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	1.5		0.0%	0.0		2%	1.5	
2 bed House	20.9%	9.5		0.0%	0.0		14%	9.5	
3 bed House	40.8%	18.6		23.5%	5.8		35%	24.3	
4 bed House	35.0%	15.9		2.8%	0.7		24%	16.6	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	4.0		6%	4.0	
2 bed Flat	0.0%	0.0		57.4%	14.1		20%	14.1	
Total number of units	100.0%	45.5		100.0%	24.5		100%	70.0	
	Net area per unit		Ne	et to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	58.0	624					58.0	624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Ne	et to Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
2 bed Flat	01.0	657		65.076			71.0	112	
	Mkt Units GIA			AH units GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)	100	(sqm)	(sqft)	
1 bed House	(8411)	937		(34111)	(sqit) 0		(sqiii) 87	937	
2 bed House	751	8,086		0	0		751	8,086	
3 bed House	1,671	17,984		484	5,208		2,155	23,192	
4 bed House					703				
5 bed House	1,752	18,856		65			1,817	19,559	
	0	0		0	0		0	0	
1 bed Flat 2 bed Flat	0	0		236	2,541		236	2,541	
z peu Flat	0	0 45.963		1,009	10,863		1,009	10,863	
AH % by floor area:	4,261	45,863		1,794	19,316 % by floor area due	to miv	6,055	65,179	
Arti % by illoor area:				29.03% AFI	/o by 11001 area due	LO IIIIX			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				toto	I MV £ (no AH)	
1 bed House	180,000	3,103	£psi 288				iola	270,270	
2 bed House			294					2,377,375	
3 bed House	250,000 290,000	3,165 3,222	294					7,053,946	
								5 000 500	
4 bed House	350,000	3,182	296					5,809,563	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					642,096	
2 bed Flat	190,000	3,115	289				_	2,671,970	
								18,825,219	
Afficial blanching in (2)	A#		0/ -410/01	- d 1 :	0-	0/ -5107	Internal Co.	^	0/ /***
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Share		£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,577	71%
5 bed House	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50%	112,000	2,240	70%	128,000	2,560	80%
						700/	450.000	0.400	000/
2 bed Flat	95,000	1,557	50%	133,000	2,180	70%	152,000	2,492	80%

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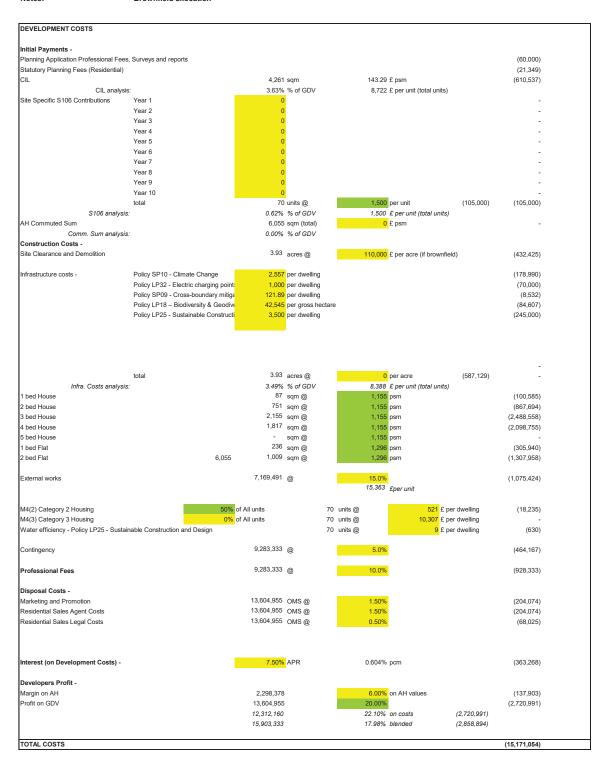


OMS GDV - 1 bed House	(part houses due to % mix)				
1 bed House	(part nouses due to % mix)				
	1.5	@	180,000		270,270
2 bed House	9.5	@	250,000		2,377,375
B bed House	18.6	@	290,000		5,383,560
bed House	15.9	@	350,000		5,573,750
bed House	0.0	@	0		-
1 bed Flat	0.0	@	160,000		
2 bed Flat	0.0	@	190,000		
	45.5				13,604,955
Affordable Rent GDV -					
I bed House	0.0	@	90,000		
2 bed House	0.0	@	125,000		
3 bed House	3.1	@	145,000		442,652
4 bed House	0.4	@	175,000		62,490
5 bed House	0.0	@	0		-
1 bed Flat	2.1	@	80,000		170,155
2 bed Flat	7.5	@	95,000		708,072
	13.0	-			1,383,370
hared ownership					
bed House	0.0	@	126,000		
bed House	0.0	@	175,000		
bed House	1.4	@	203,000		292,785
bed House	0.2	@	245,000		41,333
bed House	0.0	@	0		
1 bed Flat	1.0	@	112,000		112,547
2 bed Flat	3.5	@	133,000		468,343
	6.1				915,008
ntermediate					
2 bed House	0.0	@	144,000		
B bed House	0.0	@	200,000		
bed House	1.2	@	232,000		288,643
5 bed House	0.1	@	250,000		36,383
l bed Flat	0.0	@	0		
2 bed Flat	0.9	@	128,000		110,954
0.00%	3.0	@	152,000		461,716
	5.3				897,696
Sub-total GDV Residential	69.9				16,801,029
AH on-site cost analysis:				£MV less £GDV	2,024,190
	334 £ psm	(total GIA sqm)		28,917 £ per unit (total units)	
Grant	70	@	0		
Total GDV					16,801,029

Scheme Ref:

. .

Title: 70 No. Units
Notes: Brownfield allocation





L 70 No. Units

Scheme Ref: Title: Notes: Brownfield allocation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				1,629,974
SDLT		1,629,974 @	5.0% (slabbed)	(70,999)
Acquisition Agent fees		1,629,974 @	1.0%	(16,300)
Acquisition Legal fees		1,629,974 @	0.5%	(8,150)
Interest on Land		1,629,974 @	7.5%	(122,248)
Residual Land Value				1,412,278
RLV analysis:	20,175 £ per plot	887,718 £ per ha	359,254 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			44.0 dp net ha		
Site Area (Resi)			1.59 net ha	3.93 net acres	
Density analysis:			3,806 sqm/ha	16,580 sqft/ac	
Threshold Land Value	11,583 £ per plot		509,644 £ per net ha	206,250 £ per net acre	810,797
		80%	Gross to net	1.99 Gross hectares	

BALANCE			
Surplus/(Deficit)	378,074 £ per ha	153,004 £ per acre	601,481

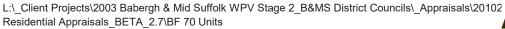
NALYSIS								
					AH - % on site 35	%		
Balance (RLV - TLV)	601,481	0%	10%	15%	20%	25%	30%	35%
	0	2,871,023	2,397,276	2,160,168	1,923,059	1,685,951	1,448,843	1,211,735
	20	2,741,980	2,280,715	2,050,082	1,819,450	1,588,817	1,358,014	1,127,08
	40	2,612,468	2,164,154	1,939,997	1,715,643	1,491,225	1,266,807	1,042,389
	60	2,482,956	2,047,213	1,829,310	1,611,407	1,393,504	1,175,600	957,452
	80	2,352,725	1,929,948	1,718,559	1,507,171	1,295,589	1,083,918	872,248
CIL £psm	100	2,222,430	1,812,626	1,607,510	1,402,393	1,197,277	992,161	787,019
143.29	120	2,091,776	1,694,651	1,496,089	1,297,527	1,098,965	900,166	701,30
	140	1,960,693	1,576,677	1,384,666	1,192,395	1,000,124	807,853	615,582
	160	1,829,605	1,458,250	1,272,573	1,086,895	901,218	715,540	529,863
	180	1,697,730	1,339,562	1,160,479	981,395	802,312	623,228	444,144
	200	1,565,855	1,220,875	1,048,385	875,895	703,405	530,915	358,425
	220	1,433,980	1,102,187	936,291	770,395	604,499	438,504	272,293
	240	1,302,105	983,500	824,197	664,787	505,210	345,633	186,056
	260	1,170,229	864,536	711,593	558,649	405,706	252,762	99,819
	280	1,037,751	745,131	598,821	452,512	306,202	159,892	13,582
	300	905,078	625,726	486,050	346,374	206,698	67,021	(72,655
	320	772,406	506,321	373,278	240,236	107,193	(25,849)	(159,194
	340	639,734	386,916	260,507	134,098	7,436	(119,258)	(245,952
	360	507,062	267,391	147,371	27,350	(92,670)	(212,690)	(332,711
	380	373,957	147,264	33,917	(79,429)	(192,776)	(306,122)	(419,469
	400	240,483	27,137	(79,536)	(186,209)	(292,881)	(399,554)	(506,227
	420	107,009	(92,990)	(192,989)	(292,988)	(392,987)	(492,986)	(593,192
	440	(26,465)	(213,116)	(306,442)	(399,767)	(493,235)	(586,855)	(680,474
	460	(159,940)	(333,243)	(420,134)	(507,040)	(593,946)	(680,851)	(767,757
	480	(293,698)	(454,081)	(534,273)	(614,465)	(694,656)	(774,848)	(863,951
	100	(200,000)	(101,001)	(001,270)	(011,100)	(001,000)	(77.1,010)	(000,001
					AH - % on site 35	%		
Balance (RLV - TLV)	601,481	0%	10%	15%	20%	25%	30%	35%
	-	2,044,114	1,662,254	1,471,324	1,280,394	1,089,464	898,286	707,099
	1,500	1,939,130	1,557,270	1,366,227	1,175,041	983,854	792,668	601,48
	3,000	1,834,146	1,451,795	1,260,609	1,069,422	878,236	687,049	495,860
	4,500	1,728,550	1,346,177	1,154,990	963,804	772,617	581,431	390,244
	6,000	1,622,931	1,240,558	1,049,372	858,185	666,999	475,813	284,284
Site Specific S106	7,500	1,517,313	1,134,940	943,754	752,567	561,335	369,681	178,028
1,500	9,000	1,411,695	1,029,322	838,135	646,732	455,079	263,425	71,77
•	10,500	1,306,076	923,703	732,129	540,476	348,822	157,168	(34,486
	12,000	1,200,458	817,527	625,873	434,219	242,565	50,911	(140,935
		4 004 577	711,270	519,616	327,962	136,308	(55,501)	(247,835
	13,500	1,094,577			221,705	29,933	(162,400)	(354,734
	13,500 15,000	988,321	605,013	413,359	,		((461,633
				413,359 307,102	115,367	(76,966)	(269,300)	
	15,000	988,321	605,013			(76,966) (183,865)	(269,300)	(568,590
	15,000 16,500	988,321 882,064	605,013 498,756	307,102	115,367			(568,590 (676,136
	15,000 16,500 18,000	988,321 882,064 775,807	605,013 498,756 392,499	307,102 200,801	115,367 8,468	(183,865)	(376,199)	
	15,000 16,500 18,000 19,500	988,321 882,064 775,807 669,550	605,013 498,756 392,499 286,236	307,102 200,801 93,902	115,367 8,468 (98,431)	(183,865) (290,764)	(376,199) (483,098)	(676,136
	15,000 16,500 18,000 19,500 21,000	988,321 882,064 775,807 669,550 563,293	605,013 498,756 392,499 286,236 179,336	307,102 200,801 93,902 (12,997)	115,367 8,468 (98,431) (205,330)	(183,865) (290,764) (397,664)	(376,199) (483,098) (590,455)	(676,136 (783,681
	15,000 16,500 18,000 19,500 21,000 22,500	988,321 882,064 775,807 669,550 563,293 457,037	605,013 498,756 392,499 286,236 179,336 72,437	307,102 200,801 93,902 (12,997) (119,896)	115,367 8,468 (98,431) (205,330) (312,229)	(183,865) (290,764) (397,664) (504,774)	(376,199) (483,098) (590,455) (698,000)	(676,136 (783,681 (906,029
	15,000 16,500 18,000 19,500 21,000 22,500 24,000	988,321 882,064 775,807 669,550 563,293 457,037 350,205	605,013 498,756 392,499 286,236 179,336 72,437 (34,462)	307,102 200,801 93,902 (12,997) (119,896) (226,795)	115,367 8,468 (98,431) (205,330) (312,229) (419,128)	(183,865) (290,764) (397,664) (504,774) (612,319)	(376,199) (483,098) (590,455) (698,000) (806,400)	(676,136 (783,681 (906,029 (1,031,081
	15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	988,321 882,064 775,807 669,550 563,293 457,037 350,205 243,306	605,013 498,756 392,499 286,236 179,336 72,437 (34,462) (141,361)	307,102 200,801 93,902 (12,997) (119,896) (226,795) (333,694)	115,367 8,468 (98,431) (205,330) (312,229) (419,128) (526,638)	(183,865) (290,764) (397,664) (504,774) (612,319) (719,865)	(376,199) (483,098) (590,455) (698,000) (806,400) (931,453)	(676,136 (783,681 (906,029 (1,031,081 (1,156,819



Scheme Ref: L
Title: 70 No. Units
Notes: Brownfield allocation

					AH - % on site 35	5%		
Balance (RLV - TLV)	601,481	0%	10%	15%	20%	25%	30%	35%
	50,000	2,553,370	2,171,510	1,980,467	1,789,281	1,598,094	1,406,908	1,215,721
	75,000	2,455,092	2,073,232	1,882,189	1,691,002	1,499,816	1,308,629	1,117,443
TLV (per net acre)	100,000	2,356,813	1,974,953	1,783,910	1,592,724	1,401,537	1,210,351	1,019,164
						1,303,259		
206,250	125,000	2,258,535	1,876,675	1,685,632	1,494,445		1,112,072	920,886
	150,000	2,160,256	1,778,397	1,587,353	1,396,167	1,204,980	1,013,794	822,608
	175,000	2,061,978	1,680,118	1,489,075	1,297,889	1,106,702	915,516	724,329
	200,000	1,963,700	1,581,840	1,390,797	1,199,610	1,008,424	817,237	626,051
	225,000	1,865,421	1,483,561	1,292,518	1,101,332	910,145	718,959	527,772
	250,000	1,767,143	1,385,283	1,194,240	1,003,053	811,867	620,680	429,494
	275,000	1,668,864	1,287,005	1,095,961	904,775	713,588	522,402	331,215
					AH - % on site 35	i%		
Balance (RLV - TLV)	601,481	0%	10%	15%	20%	25%	30%	35%
	5	(9,320,338)	(9,780,730)	(10,012,076)	(10,245,447)	(11,163,909)	(13,886,088)	(16,608,266)
	10	(2,811,998)	(3,197,295)	(3,390,521)	(3,588,101)	(3,813,003)	(4,038,973)	(4,264,942)
Density (dph)	15	(758,406)	(1,141,714)	(1,333,368)	(1,525,544)	(1,717,877)	(1,910,211)	(2,102,544)
44	20	266,273	(116,424)	(308,078)	(499,731)	(691,385)	(883,039)	(1,074,693)
	25	879,895	497,522	306,335	115,149	(76,211)	(267,865)	(459,519)
	30	1,288,976	906,603	715,416	524,230	333,043	141,857	(49,403)
	35	1,581,177	1,198,804	1,007,617	816,431	625,244	434,058	242,871
	40							
		1,800,021	1,417,954	1,226,768	1,035,581	844,395	653,208	462,022
	45	1,970,043	1,588,183	1,397,218	1,206,032	1,014,845	823,659	632,472
	50	2,106,060	1,724,201	1,533,271	1,342,341	1,151,205	960,019	768,832
	55	2,217,347	1,835,488	1,644,558	1,453,628	1,262,698	1,071,586	880,400
					All 0/it- 25	-0/		
Balance (RLV - TLV)	601 491	0%	109/	150/	AH - % on site 35 20%		200/	250/
Balarice (RLV - TLV)	601,481		10%	15%		25%	30%	35%
	95%	2,402,431	2,013,882	1,819,608	1,625,333	1,431,059	1,236,784	1,042,510
	100%	1,939,130	1,557,270	1,366,227	1,175,041	983,854	792,668	601,481
Build rate (£psm)	105%	1,472,259	1,096,974	909,331	721,688	533,835	345,746	157,657
	110%	1,003,925	634,878	450,354	265,831	81,307	(103,662)	(288,822)
	115%	533,572	170,955	(10,618)	(192,191)	(373,765)	(555,587)	(737,988)
	120%	60,906	(295,068)	(473,615)	(652,408)	(836,232)	(1,044,208)	(1,253,293)
	125%	(413,294)	(763,663)	(961,402)	(1,166,055)	(1,370,919)	(1,575,783)	(1,781,943)
	130%	(903,848)	(1,304,786)	(1,505,429)	(1,706,399)	(1,908,427)	(2,110,456)	(2,313,833)
Ralance (RLV - TLV)	601 481	0%	10%	15%	AH - % on site 0%		30%	35%
Balance (RLV - TLV)	601,481	0%	10%	15%	20%	25%	30%	35%
Balance (RLV - TLV)	75%	(1,838,221)	(1,863,084)	(1,875,515)	20% (1,887,946)	25% (1,900,410)	(1,913,198)	(1,925,987)
	75% 80%	(1,838,221) (981,490)	(1,863,084) (1,091,489)	(1,875,515) (1,146,488)	20% (1,887,946) (1,201,488)	25% (1,900,410) (1,256,488)	(1,913,198) (1,311,487)	(1,925,987) (1,366,487)
Balance (RLV - TLV) Cahnges in sales values (£)	75% 80% 85%	(1,838,221) (981,490) (225,768)	(1,863,084) (1,091,489) (392,489)	(1,875,515) (1,146,488) (476,000)	20% (1,887,946) (1,201,488) (559,619)	25% (1,900,410) (1,256,488) (643,239)	(1,913,198) (1,311,487) (726,858)	(1,925,987) (1,366,487) (812,135)
	75% 80% 85% 90%	(1,838,221) (981,490) (225,768) 499,640	(1,863,084) (1,091,489) (392,489) 260,832	(1,875,515) (1,146,488) (476,000) 141,427	20% (1,887,946) (1,201,488) (559,619) 21,980	25% (1,900,410) (1,256,488) (643,239) (97,705)	(1,913,198) (1,311,487) (726,858) (217,390)	(1,925,987) (1,366,487) (812,135) (337,074)
	75% 80% 85% 90% 95%	(1,838,221) (981,490) (225,768) 499,640 1,221,049	(1,863,084) (1,091,489) (392,489)	(1,875,515) (1,146,488) (476,000) 141,427 755,301	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020	25% (1,900,410) (1,256,488) (643,239)	(1,913,198) (1,311,487) (726,858)	(1,925,987) (1,366,487) (812,135) (337,074) 133,433
	75% 80% 85% 90%	(1,838,221) (981,490) (225,768) 499,640	(1,863,084) (1,091,489) (392,489) 260,832	(1,875,515) (1,146,488) (476,000) 141,427	20% (1,887,946) (1,201,488) (559,619) 21,980	25% (1,900,410) (1,256,488) (643,239) (97,705)	(1,913,198) (1,311,487) (726,858) (217,390)	(1,925,987) (1,366,487) (812,135) (337,074)
	75% 80% 85% 90% 95%	(1,838,221) (981,490) (225,768) 499,640 1,221,049	(1,863,084) (1,091,489) (392,489) 260,832 910,550	(1,875,515) (1,146,488) (476,000) 141,427 755,301	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491	(1,913,198) (1,311,487) (726,858) (217,390) 288,962	(1,925,987) (1,366,487) (812,135) (337,074) 133,433
	75% 80% 85% 90% 95% 100%	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481
	75% 80% 85% 90% 95% 100%	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208	20% (1.887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506
	75% 80% 85% 90% 95% 100% 105%	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073
	75% 80% 85% 90% 95% 100% 105% 110%	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079
	75% 80% 85% 90% 95% 100% 1105% 110% 115%	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562	(1.875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140
Cahnges in sales values (£)	75% 80% 85% 90% 100% 105% 110% 115% 120%	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,688 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645
	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 7,791,675 2,266,721 2,779,696 3,270,992	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,402,805 e Specific S106 4,500 1,003,067	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,688 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 7,791,675 2,266,721 2,779,696 3,270,992	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,669 4,768,164 5,468,667	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,402,805 e Specific S106 4,500 1,003,067	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,484 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 888,112 812,908	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	(1,863,084) (1,091,489) (392,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 1,107,420 1,022,728 937,672 852,468	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,266,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 601,481 0 20 40 60 80	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,803 516,803 544,646
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 0 0 40 60 80 100	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667	(1,863,084) (1,091,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 888,112 812,908 727,321 641,602 555,883 470,164	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,339,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 	(1,863,084) (1,091,489) (392,489) (290,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,688 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120 140	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 	(1,863,084) (1,091,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 480,064 404,345	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 1,315,461 1,231,278 1,146,742 1,062,050 977,232 892,028 806,824 721,200 635,481	(1,863,084) (1,091,489) (392,489) (290,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,488 767,120 681,401 595,682 509,963 424,245	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,688 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120 140	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 	(1,863,084) (1,091,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 480,064 404,345	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 601,481 0 20 40 60 80 100 120 140 160	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 1,315,461 1,231,278 1,146,742 1,062,050 977,232 892,028 806,824 721,200 635,481	(1,863,084) (1,091,489) (392,489) 260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,562 529,863	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,488 767,120 681,401 595,682 509,963 424,245	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 288,470 212,233	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957 (280)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 80 100 120 140 160 180 200	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,339,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 	(1,863,084) (1,091,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 es Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,084 404,345 318,490 232,253 146,016	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,688 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497)	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957 (280) (86,517) (173,140)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 115% 120% 125% 601,481 0 20 40 60 80 100 120 140 160 180 200 220	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 	(1,863,084) (1,091,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760 (46,477)	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,266,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999)	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957 (280) (86,517) (173,140) (259,899)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 601,481 0 20 40 60 80 100 120 140 160 180 200 220 240	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 1,315,461 1,231,278 1,146,742 1,062,050 997,232 892,028 806,824 721,200 635,481 549,763 464,044 378,325 292,313	(1,863,084) (1,091,489) (392,489) (200,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293 186,056	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,484 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036 79,799	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458)	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760 (46,477) (132,859)	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,266,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758)	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957 (280) (86,517) (173,140) (259,899) (346,657)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 100 120 140 160 180 200 220 240 260	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 1,315,461 1,231,278 1,146,742 1,062,050 977,232 892,028 806,824 721,200 635,481 549,763 464,044 378,325 292,313 206,076	(1,863,084) (1,091,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293 186,056 99,819	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 599,963 424,245 338,510 252,273 166,036 79,799 (6,438)	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458) (112,718)	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760 (46,477) (132,859) (219,617)	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (52,999) (239,758) (326,516)	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957 (280) (86,517) (173,140) (259,899) (346,657) (433,415)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 20 40 60 80 80 100 120 140 160 180 200 220 240 260 280	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,339,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 	(1,863,084) (1,091,489) (392,489) (290,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293 186,056 99,819 13,582	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036 79,799 (6,438) (92,675)	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 es Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458) (112,718) (199,476)	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760 (46,477) (132,859) (219,617) (306,375)	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,688 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758) (326,516) (413,274)	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957 (280) (86,517) (173,140) (259,899) (346,657) (433,415) (520,173)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 115% 1220% 125% 601,481 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 	(1,863,084) (1,091,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293 186,056 99,819 13,562 (72,655)	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036 79,799 (6,438) (92,675) (179,335)	20% (1,887,946) (1,201,488) (1529,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 318,490 232,253 146,016 59,779 (26,458) (112,718) (112,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (26,62,34)	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 288,470 212,233 125,996 (46,477) (132,859) (219,617) (306,375) (393,133)	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,266,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758) (326,516) (413,274) (500,032)	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957 (280) (86,517) (173,140) (259,899) (346,657) (433,415) (520,173) (607,222)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 125% 601,481 0 20 40 60 80 100 120 140 160 180 200 2240 260 280 300 320	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,339,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 	(1,863,084) (1,091,489) (392,489) (290,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293 186,056 99,819 13,582	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036 79,799 (6,438) (92,675)	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 es Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458) (112,718) (199,476)	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760 (46,477) (132,859) (219,617) (306,375)	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,688 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758) (326,516) (413,274)	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957 (280) (86,517) (173,140) (259,899) (346,657) (433,415) (520,173) (607,222) (694,505)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 125% 120 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 	(1,863,084) (1,091,489) (392,489) (260,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,500 1,211,735 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293 186,056 99,819 13,562 (72,655)	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036 79,799 (6,438) (92,675) (179,335)	20% (1,887,946) (1,201,488) (1529,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 e Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 318,490 232,253 146,016 59,779 (26,458) (112,718) (112,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (12,718) (26,62,34)	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 288,470 212,233 125,996 (46,477) (132,859) (219,617) (306,375) (393,133)	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,266,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758) (326,516) (413,274) (500,032)	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957 (280) (86,517) (173,140) (259,899) (346,657) (433,415) (520,173) (607,222) (694,505) (781,787)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 125% 601,481 0 20 40 60 80 100 120 140 160 180 200 2240 260 280 300 320	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 1,315,461 1,231,278 1,146,742 1,062,050 977,232 892,028 806,824 721,200 635,481 549,763 464,044 378,325 292,313 206,076 119,839 33,602 (52,635)	(1,863,084) (1,091,489) (392,489) (200,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293 186,056 99,819 13,582 (72,655) (159,194)	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 937,672 852,468 767,120 681,401 595,682 509,963 424,245 338,510 252,273 166,036 79,799 (6,438) (92,675) (179,335) (266,093)	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 es Specific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458) (112,718) (199,476) (286,234) (372,992)	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760 (46,477) (132,859) (219,617) (306,375) (393,133) (479,892)	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758) (326,516) (413,274) (500,032) (586,959)	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957 (280) (86,517) (173,140) (259,899) (346,657) (433,415) (520,173) (607,222) (694,505)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 125% 120 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340	(1,838,221) (981,490) (225,768) 499,640 1,221,049 1,939,130 2,652,311 3,360,642 4,065,699 4,768,164 5,468,667 1,315,461 1,231,278 1,146,742 1,062,050 977,232 892,028 806,824 721,200 635,481 549,763 464,044 378,325 292,313 206,076 119,839 33,602 (52,635) (139,053)	(1,863,084) (1,091,489) (392,489) (290,832 910,550 1,557,270 2,199,576 2,837,942 3,472,921 4,105,562 4,736,379 1,127,081 1,042,389 957,452 872,248 787,019 701,301 615,582 529,863 444,144 358,425 272,293 186,056 99,819 13,582 (72,655) (159,194) (245,952)	(1,875,515) (1,146,488) (476,000) 141,427 755,301 1,366,227 1,973,208 2,576,464 3,176,532 3,774,260 4,370,032 Sit 3,000 1,107,420 1,022,728 937,672 852,468 767,120 681,401 595,682 599,963 424,245 338,510 252,273 166,036 79,799 (6,438) (92,675) (179,335) (266,093) (352,852)	20% (1,887,946) (1,201,488) (559,619) 21,980 600,020 1,175,041 1,746,840 2,314,868 2,880,017 3,442,807 4,003,685 especific S106 4,500 1,003,067 917,892 832,688 747,220 661,502 575,783 490,064 404,345 318,490 232,253 146,016 59,779 (26,458) (112,718) (199,476) (286,234) (372,992) (459,751)	25% (1,900,410) (1,256,488) (643,239) (97,705) 444,491 983,854 1,520,472 2,053,271 2,583,369 3,111,251 3,637,339 £1,500 6,000 898,112 812,908 727,321 641,602 555,883 470,164 384,446 298,470 212,233 125,996 39,760 (46,477) (132,859) (219,617) (306,375) (393,133) (479,892) (566,697)	(1,913,198) (1,311,487) (726,858) (217,390) 288,962 792,668 1,294,104 1,791,675 2,286,721 2,779,696 3,270,992 7,500 793,128 707,421 621,702 535,984 450,265 364,546 278,451 192,214 105,977 19,740 (66,497) (152,999) (239,758) (326,516) (413,274) (500,032) (586,959) (674,242)	(1,925,987) (1,366,487) (812,135) (337,074) 133,433 601,481 1,067,506 1,530,079 1,990,073 2,448,140 2,904,645 9,000 687,522 601,803 516,084 430,365 344,646 258,431 172,194 85,957 (280) (86,517) (173,140) (259,899) (346,657) (433,415) (520,173) (607,222) (694,505) (781,787)









Appendix 5 – Residential Appraisals for S106 @ £10,100 per dwelling



Scheme Ref: Title: Notes: A 8 No. Units Greeenfield allocation

Notes.	Enhanced S106								
ASSUMPTIONS - RESIDENTIAL US									
Total number of units in scheme				8 Unit	9				
AH Policy requirement (% Target)				0%	3				
AH tenure split %	Δf	fordable Rent:		370	53.0%				
·		ared ownership			25.0%				
		ermediate			21.6%				
Open Market Sale (OMS) housing				100%					
CIL Rate (£ psm)				100% 143.29 £ ps	m				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.3		0.0%	0.0		3%	0.3	
2 bed House	20.9%	1.7		57.4%	0.0		21%	1.7	
3 bed House	40.8%	3.3		23.5%	0.0		41%	3.3	
4 bed House	35.0%	2.8		2.8%	0.0		35%	2.8	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	0.0		0%	0.0	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units	100.0%	8.0		100.0%	0.0		100%	8.0	
	Net area per unit		Net to	Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House 2 bed House	50.0	538					50.0	538	
2 bed House 3 bed House	79.0 90.0	850 969					79.0 90.0	850 969	
3 bed House 4 bed House	110.0	1,184					90.0 110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Net to	Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
B bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0		05.00/			0.0	0	
1 bed Flat 2 bed Flat	50.0 61.0	538 657		85.0% 85.0%			58.8 71.8	633 772	
_ 500 . RH		031						112	
Total Gross Floor areas -	Mkt Units GIA	(eaft)	AH	units GIA	(caft)	Tota	al GIA (all units)	(eaft)	
lotal Gross Floor areas - 1 bed House	(sqm) 13	(sqft) 142		(sqm) 0	(sqft) 0		(sqm) 13	(sqft) 142	
2 bed House	132	1,422		0	0		132	1,422	
3 bed House	294	3,162		0	0		294	3,162	
4 bed House	308	3,315		0	0		308	3,315	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		0	0		0	0	
2 bed Flat	0	0		0	0		0	0	
AH % by floor are	747 a:	8,041		0 0.00% AH	0 % by floor area due	e to mix	747	8,041	
		C	Cr-4				4.4	IM)/C/p- AII)	
Open Market Sales values (£) - 1 bed House	£ OMS (per unit) 180,000	£psm 3,600	£psf 334				tota	I MV £ (no AH) 47,520	
2 bed House	250,000	3,165	294					418,000	
3 bed House	290,000	3,222	299					946,560	
4 bed House	350,000	3,182	296					980,000	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					0	
2 bed Flat	190,000	3,115	289				_	2,392,080	
								2,392,080	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared		£psm	% of MV	Intermediate	£psm	% of N
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	80
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80
4 bed House 5 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,577	71
5 bed House 1 bed Flat	0 80,000	#DIV/0! 1,600	50% 50%	0 112,000	#DIV/0! 2,240	70% 70%	0 128,000	#DIV/0! 2,560	719 809
2 bed Flat	95,000	1,557	50%	133,000	2,240	70%	152,000	2,492	809
					-,100	1070	.52,000	2,702	507





Scheme Ref: Title: Notes:

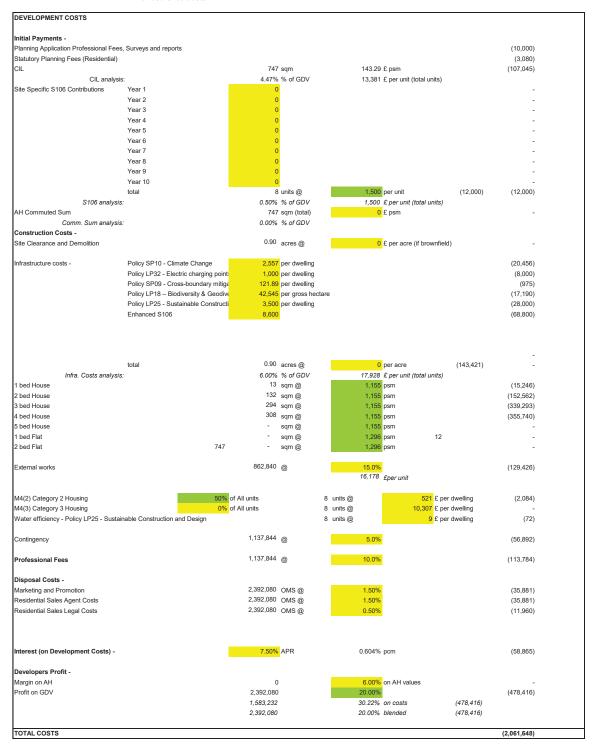
A 8 No. Units Greeenfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)				
I bed House	0.3	@	180,000		47,520
2 bed House	1.7	@	250,000		418,000
B bed House	3.3	@	290,000		946,560
bed House	2.8	@	350,000		980,000
5 bed House	0.0	@	0		-
l bed Flat	0.0	@	160,000		
2 bed Flat	0.0	@	190,000		-
	8.0				2,392,080
Affordable Rent GDV -					
I bed House	0.0	@	90,000		-
2 bed House	0.0	@	125,000		-
B bed House	0.0	@	145,000		
bed House	0.0	@	175,000		
5 bed House	0.0	@	0		
l bed Flat	0.0	@	80,000		
bed Flat	0.0	@	95,000		
	0.0				
hared ownership					
bed House	0.0	@	126,000		
bed House	0.0	@	175,000		
bed House	0.0	@	203,000		
bed House	0.0	@	245,000		
bed House	0.0	@	0		
l bed Flat	0.0	@	112,000		
2 bed Flat	0.0	@	133,000		
	0.0		,		-
ntermediate					
P bed House	0.0		144 000		
B bed House	0.0	@	144,000 200,000		
bed House	0.0		232,000		
bed House bed House	0.0	@	250,000		
bed Flat	0.0	@	250,000		
i bed Flat 2 bed Flat	0.0	@			
		@	128,000		
.00%	0.0	@	152,000		
Sub-total GDV Residential	8.0				2,392,080
AH on-site cost analysis:				£MV less £GDV	0
	0 £ psm	(total GIA sqm)		0 £ per unit (total units)	
Grant	8	@	0		-

8 No. Units

Title: Notes:

Greeenfield allocation Enhanced S106 costs



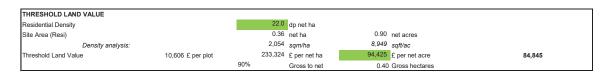




Scheme Ref: A
Title: 8 No. Units
Notes: Greenfield alloc

Notes: Greenfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				330,432
SDLT		330,432 @	5.0% (slabbed)	(6,022)
Acquisition Agent fees		330,432 @	1.0%	(3,304)
Acquisition Legal fees		330,432 @	0.5%	(1,652)
Interest on Land		330,432 @	7.5%	(24,782)
Residual Land Value				294,671
RLV analysis:	36,834 £ per plot	810,346 £ per ha	327,942 £ per acre	



BALANCE			
Surplus/(Deficit)	577,021 £ per ha	233,517 £ per acre	209,826

Scheme Ref: A
Title: 8 No. Units
Notes: Greenfield allocation
Enhanced S106 costs

NALYSIS								
					AH - % on site 0%			
Balance (RLV - TLV)	209,826	0%	10%	15%	20%	25%	30%	35%
	0	309,843	277,195	260,871	244,547	228,223	211,899	195,575
	80	254,067	227,059	213,555	200,051	186,534	172,989	159,445
	100	240,087	214,477	201,671	188,866	176,061	163,256	150,412
	120	226,106	201,894	189,788	177,682	165,576	153,470	141,364
	140	212,126	189,312	177,905	166,498	155,091	143,684	132,277
CIL £psm	160	198,145	176,729	166,021	155,313	144,605	133,897	123,189
143.29	180	184,165	164,147	154,138	144,129	134,120	124,111	114,102
	200	170,185	151,565	142,255	132,945	123,635	114,325	105,015
	220	156,204	138,982	130,371	121,760	113,149	104,539	95,928
	240	142,224	126,400	118,488	110,576	102,664	94,752	86,840
	260	128,243	113,817	106,605	99,392	92,179	84,966	77,753
	280	114,263	101,235	94,721	88,207	81,694	75,180	68,666
	300	100,282	88,653	82,838	77,023	71,208	65,393	59,579
	320	86,302	76,070	70,955	65,839	60,723	55,607	50,491
	340	72,322	63,488	59,071	54,654	50,238	45,821	41,404
	360	58,341	50,906	47,188	43,470	39,752	36,035	32,317
	380	44,361	38,323	35,304	32,286	29,267	26,248	23,229
	400	30,380	25,741	23,421	21,101	18,782	16,462	14,142
	420	16,327	13,155	11,538	9,917	8,296	6,676	5,055
	440	2,262	497	(386)	(1,269)	(2,189)	(3,111)	(4,032
	460	(11,803)	(12,162)	(12,341)	(12,521)	(12,700)	(12,897)	(13,120
	480	(25,868)	(24,820)	(24,296)	(23,772)	(23,249)	(22,725)	(22,207)
	500	(39,933)	(37,479)	(36,252)	(35,024)	(33,797)	(32,570)	(31,343)
	520	(53,998)	(50,137)	(48,207)	(46,276)	(44,346)	(42,416)	(40,485)
	540	(68,063)	(62,796)	(60,162)	(57,528)	(54,895)	(52,261)	(49,627)
	340	(00,000)	(02,730)	(00,102)	(07,020)	(04,033)	(02,201)	(40,021
					AH - % on site 0%			
Balance (RLV - TLV)	209,826	0%	25%	30%	35%	40%	45%	50%
	-	221,055	164,594	153,302	142,010	130,676	119,330	107,984
	1,500	209,826	153,366	142,074	130,782	119,490	108,169	96,823
	3,000	198,597	142,137	130,845	119,553	108,261	96,969	85,662
	4,500	187,369	130,909	119,617	108,325	97,033	85,741	74,449
	6,000	176,140	119,680	108,388	97,096	85,804	74,512	63,220
Site Specific S106	7,500	164,912	108,452	97,160	85,868	74,576	63,284	51,992
1,500	9,000	153,683	97,223	85,931	74,639	63,347	52,055	40,763
	10,500	142,455	85,995	74,703	63,411	52,119	40,827	29,535
	12,000	131,226	74,766	63,474	52,182	40,890	29,598	18,306
	13,500	119,998	63,538	52,246	40,954	29,662	18,370	7,078
	15,000	108,769	52,309	41,017	29,725	18,433	7,141	(4,151
	16,500	97,541	41,081	29,789	18,497	7,205	(4,087)	(15,379
		86,312	29,852	18,560	7,268	(4,024)	(15,316)	(26,608
	18,000		18,624	7,332	(3,960)	(15,253)	(26,545)	(37,837
	18,000	75,084			(15,189)	(26,481)	(37,773)	(49,087
		75,084 63,855	7,395	(3,897)				
	19,500 21,000	63,855	7,395	(3,897)		(37,752)	(49,068)	(60,384
	19,500 21,000 22,500	63,855 52,627	7,395 (3,834)	(15,126)	(26,437)	(37,752) (49,049)	(49,068) (60,364)	(60,384 (71,680
	19,500 21,000 22,500 24,000	63,855 52,627 41,398	7,395 (3,834) (15,102)	(15,126) (26,418)	(26,437) (37,733)	(49,049)	(60,364)	(71,680
	19,500 21,000 22,500 24,000 25,500	63,855 52,627 41,398 30,169	7,395 (3,834) (15,102) (26,398)	(15,126) (26,418) (37,714)	(26,437) (37,733) (49,030)	(49,049) (60,345)	(60,364) (71,661)	(71,680 (84,382
	19,500 21,000 22,500 24,000	63,855 52,627 41,398	7,395 (3,834) (15,102)	(15,126) (26,418)	(26,437) (37,733)	(49,049)	(60,364)	(71,680

 Scheme Ref:
 A

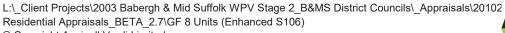
 Title:
 8 No. Units

 Notes:
 Greeenfield allocation

 Enhanced \$106 costs

					AH - % on site 0%			
Balance (RLV - TLV)	209,826	0%	25%	30%	35%	40%	45%	50%
	50,000	249,744	193,284	181,992	170,700	159,408	148,087	136,741
	75,000	227,280	170,820	159,528	148,236	136,944	125,623	114,278
TLV (per net acre)	100,000	204,817	148,357	137,064	125,772	114,480	103,160	91,814
94,425	125,000	182,353	125,893	114,601	103,309	92,017	80,696	69,350
	150,000	159,889	103,429	92,137	80,845	69,553	58,232	46,887
	175,000	137,426	80,966	69,674	58,382	47,090	35,769	24,423
	200,000	114,962	58,502	47,210	35,918	24,626	13,305	1,959
	225,000	92,498	36,038	24,746	13,454	2,162	(9,158)	(20,504)
	250,000	70,035	13,575	2,283	(9,009)	(20,301)	(31,622)	(42,968)
	275,000	47,571	(8,889)	(20,181)	(31,473)	(42,765)	(54,086)	(65,432)
Balance (RLV - TLV)	209,826	0%	25%	30%	AH - % on site 0% 35%	40%	45%	50%
Balance (NEV - TEV)	5	(139,502)	(195,962)	(207,254)	(218,546)	(229,838)	(241,130)	(252,422)
	10	86,534	30,074	18,782	7,490	(3,802)	(15,094)	(26,386)
Density (dph)	15	161,879	105,419	94,127	82,835	71,543	60,251	48,927
22	20	199,552	143,092	131,800	120,508	109,216	97,906	86,560
22								
	22	209,826	153,366	142,074	130,782	119,490	108,169	96,823
	25	222,155	165,695	154,403	143,111	131,819	120,485	109,140
	30	237,224	180,764	169,472	158,180	146,885	135,539	124,193
	35	247,988	191,528	180,236	168,944	157,637	146,291	134,945
	40	256,061	199,600	188,308	177,016	165,701	154,355	143,009
	45	262,339	205,879	194,587	183,295	171,973	160,627	149,282
	50	267,362	210,902	199,610	188,318	176,991	165,645	154,299
					AH - % on site 0%			
Balance (RLV - TLV)	209,826	0%	25%	30%	35%	40%	45%	50%
` 1	90%	312,977	250,749	238,303	225,858	213,412	200,967	188,521
	100%	209,826	153,366	142,074	130,782	119,490	108,169	96,823
Changes in build costs (£psm)	110%	106,510	55,582	45,396	35,210	25,025	14,839	4,653
manges in balla costs (zpsin)	120%	3,042	(42,406)	(51,496)	(60,585)	(69,675)	(79,484)	(90,053)
	130%				(170,147)			
		(105,221)	(151,597)	(160,872)		(179,422)	(188,697)	(198,019)
	140%	(226,082)	(266,252)	(274,320)	(282,388)	(290,455)	(298,523)	(306,590)
	150% 160%	(347,506) (469,097)	(381,334) (859,904)	(388,099) (1,059,258)	(394,865)	(541,562)	(751,650) (1,657,323)	(961,737) (1,856,678)
				() ,	(1,258,613)	(1,457,968)	(1,001,000)	(1,000,010)
							(1,551,525)	(1,000,010)
Rajance (RLV - TLV)	209.826				AH - % on site 0%			
Balance (RLV - TLV)	209,826 75%	0%	25%	30%	AH - % on site 0% 35%	40%	45%	50%
Balance (RLV - TLV)	75%	0% (208,376)	25% (157,730)	30% (147,601)	AH - % on site 0% 35% (137,472)	40% (127,343)	45% (117,213)	50% (107,084)
	75% 80%	0% (208,376) (115,229)	25% (157,730) (87,870)	30% (147,601) (82,398)	AH - % on site 0% 35% (137,472) (76,926)	40% (127,343) (71,859)	45% (117,213) (67,153)	50% (107,084) (62,447)
Balance (RLV - TLV) Cahnges in sales values (£)	75% 80% 85%	0% (208,376) (115,229) (29,398)	25% (157,730) (87,870) (25,896)	30% (147,601) (82,398) (25,204)	AH - % on site 0% 35% (137,472) (76,926) (24,548)	40% (127,343) (71,859) (23,892)	45% (117,213) (67,153) (23,235)	50% (107,084) (62,447) (22,579)
	75% 80% 85% 90%	0% (208,376) (115,229) (29,398) 50,513	25% (157,730) (87,870) (25,896) 33,881	30% (147,601) (82,398) (25,204) 30,555	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229	40% (127,343) (71,859) (23,892) 23,902	45% (117,213) (67,153) (23,235) 20,576	50% (107,084) (62,447) (22,579) 17,249
	75% 80% 85% 90% 95%	0% (208,376) (115,229) (29,398) 50,513 130,170	25% (157,730) (87,870) (25,896) 33,881 93,624	30% (147,601) (82,398) (25,204) 30,555 86,314	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005	40% (127,343) (71,859) (23,892) 23,902 71,696	45% (117,213) (67,153) (23,235) 20,576 64,387	50% (107,084) (62,447) (22,579) 17,249 57,078
	75% 80% 85% 90% 95%	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823
	75% 80% 85% 90% 95% 100%	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466
	75% 80% 85% 90% 95% 100% 105%	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109
	75% 80% 85% 90% 95% 100% 105% 110%	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752
	75% 80% 85% 90% 100% 105% 110% 115%	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395
	75% 80% 85% 90% 95% 100% 105% 110%	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752
	75% 80% 85% 90% 100% 105% 110% 115%	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410	30% (147,801) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395
	75% 80% 85% 90% 100% 105% 110% 115%	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410	30% (147,801) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 115% 120% 125%	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 1120% 125% 209,826 0	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125% 209,826 0 40	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610	40% (127,343) (71,859) (23,892) (23,892) 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125% 209,826 0 40 80 143	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,803 248,342 220,381 176,343	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 105% 110% 120% 125% 209,826 0 40 80 143 160	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 4,500 45,500 287,520 259,571 231,610 187,572 175,688	40% (127,343) (71,859) (23,892) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 209,826 0 40 80 143 160 200	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 321,004 293,211 265,296 221,257 209,374 181,413	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185	30% (147,801) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727	40% (127,343) (71,859) (23,892) 23,902 71,896 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 115% 120% 125% 209,826 0 40 80 143 160 200 240	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 321,004 293,211 265,296 221,257 209,374 181,413 153,452	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767	40% (127,343) (71,859) (23,892) (23,892) 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538	45% (117,213) (67,153) (23,235) (20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 209,826 0 40 80 143 160 200 240 280	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,881 270,799 242,838 198,800 186,917 158,956 130,995 103,034	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577	45% (117,213) (67,153) (23,235) (20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 58,120
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 209,826 0 40 80 143 160 200 240 280 320	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845	40% (127,343) (71,859) (23,892) 23,902 71,896 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 163,231 125,270 97,310 69,349 41,388	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 58,120 30,159
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 209,826 0 40 80 143 160 200 240 280 320 360	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 321,004 293,211 265,296 221,257 209,374 181,413 153,452 125,491 97,531 69,570	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341	30% (147,801) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 385,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884	40% (127,343) (71,859) (23,892) 23,902 71,896 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616 24,632	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388 13,336	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 58,120 30,159 2,039
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 209,826 0 40 80 143 160 200 240 280 320 360 400	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341 30,380	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845	40% (127,343) (71,859) (23,892) 23,902 71,896 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 163,231 125,270 97,310 69,349 41,388	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 58,120 30,159 2,039 (26,090)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 209,826 0 40 80 143 160 200 240 280 320 360	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 321,004 293,211 265,296 221,257 209,374 181,413 153,452 125,491 97,531 69,570	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341	30% (147,801) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 385,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884	40% (127,343) (71,859) (23,892) 23,902 71,896 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616 24,632	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388 13,336	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 58,120 30,159 2,039
Cahnges in sales values (£) Balance (RLV - TLV) ClL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 209,826 0 40 80 143 160 200 240 280 320 360 400	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 321,004 293,211 265,296 221,267 209,374 181,413 153,452 125,491 97,531 69,570 41,609	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341 30,380	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113 19,095	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616 24,632 (3,498)	45% (117,213) (67,153) (23,235) (20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388 13,336 (14,794)	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 58,120 30,159 2,039 (26,090)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 115% 120% 125% 209,826 0 40 80 143 160 200 240 280 320 360 400 440	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341 30,380 2,262	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113 19,095 (9,035)	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799 (20,331)	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 109,538 80,577 52,616 24,632 (3,498) (31,627)	45% (117,213) (67,153) (23,235) (20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388 13,336 (14,794) (42,924)	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 58,120 30,159 2,039 (26,090) (54,220)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 209,826 0 40 80 143 160 200 240 240 280 320 360 400 440 480	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341 30,380 2,262 (25,868)	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 270,799 242,838 198,800 186,917 158,956 130,995 103,034 47,113 19,095 (9,035) (37,165)	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799 (20,331) (48,461)	40% (127,343) (71,859) (23,892) 23,902 71,896 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616 24,632 (3,498) (31,627) (59,757)	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 165,3231 125,270 97,310 69,349 41,388 13,336 (14,794) (42,924) (71,054)	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 58,120 30,159 2,039 (26,090) (54,220) (83,653)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 209,826 0 40 80 143 160 200 240 280 320 360 400 440 480 480 520 560	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 321,004 293,211 265,296 221,267 209,374 181,413 153,452 125,491 97,531 69,570 41,609 13,558 (14,572) (42,702) (70,831)	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 2,662 (25,868) (33,998) (83,395)	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113 19,095 (9,035) (37,165) (65,294) (96,530)	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799 (20,331) (48,461) (76,956) (109,665)	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616 24,632 (3,498) (31,627) (59,757) (90,092) (122,801)	45% (117,213) (67,153) (23,235) (20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388 13,336 (14,794) (42,924) (71,054) (103,227) (135,936)	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 58,120 30,159 2,039 (26,090) (54,220) (83,653) (116,362) (149,072)
Cahnges in sales values (£) Balance (RLV - TLV) ClL £psm	75% 80% 85% 90% 95% 100% 115% 115% 120% 125% 209,826 0 40 80 143 160 200 240 280 320 360 400 440 480 520 600 600	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 321,004 293,211 265,296 221,257 209,374 181,413 153,452 125,491 97,531 69,570 41,609 13,558 (14,572) (42,702) (70,831) (102,969)	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341 30,380 2,262 (25,868) (53,998) (83,395) (116,104)	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113 19,095 (9,035) (37,165) (65,294) (96,530) (129,239)	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799 (20,331) (48,461) (19,665) (190,665) (112,375)	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 109,538 80,577 52,616 24,632 (3,498) (31,627) (59,757) (90,092) (122,801) (155,510)	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388 13,336 (14,794) (42,924) (71,054) (103,227) (135,936) (168,645)	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 58,120 30,159 2,039 (26,090) (54,220) (83,653) (116,362) (149,072) (181,781)
Cahnges in sales values (£) Balance (RLV - TLV) ClL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 209.826 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 321,004 293,211 265,296 221,257 209,374 181,413 153,452 125,491 97,531 69,570 41,609 13,558 (14,572) (42,702) (70,831) (102,969) (135,678)	25% (157.730) (87.870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341 30,380 2,262 (25,868) (63,998) (83,395) (116,104) (148,813)	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113 19,095 (9,035) (37,165) (65,294) (96,530) (129,239) (161,948)	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799 (20,331) (48,461) (76,956) (109,665) (112,375) (175,084)	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 109,538 80,577 52,616 24,632 (3,498) (31,627) (59,757) (90,092) (122,801) (188,219)	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388 13,336 (14,794) (42,924) (71,054) (103,227) (135,936) (186,845) (201,354)	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 2,039 (26,090) (54,220) (83,653) (116,362) (149,072) (181,781) (214,490)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 209,826 0 40 80 143 160 200 240 280 320 360 400 440 440 480 520 560 600 640 680	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 321,004 293,211 265,296 221,257 209,374 181,413 153,452 125,491 97,531 69,570 41,609 13,558 (14,572) (42,702) (70,831) (102,969) (135,678) (168,387)	25% (157,730) (87,870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341 30,380 2,262 (25,868) (63,998) (63,395) (116,104) (148,813) (181,522)	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 3,000 298,681 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113 19,095 (9,035) (37,165) (65,294) (96,530) (129,239) (161,948) (194,658)	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 386,540 Specific S106 4,500 287,520 255,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799 (20,331) (48,461) (76,956) (109,665) (142,375) (175,084) (207,793)	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 108,538 80,577 52,616 24,632 (3,498) (31,627) (59,757) (90,092) (122,801) (155,510) (188,219) (220,928)	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388 13,336 (14,794) (42,924) (42,924) (103,227) (135,936) (168,645) (201,354) (234,064)	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 58,120 2,039 (26,090) (54,220) (83,653) (116,362) (149,072) (81,781) (214,490) (247,199)
Cahnges in sales values (£) Balance (RLV - TLV) ClL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 209.826 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	0% (208,376) (115,229) (29,398) 50,513 130,170 209,826 289,482 368,853 448,139 527,425 606,711 321,004 293,211 265,296 221,257 209,374 181,413 153,452 125,491 97,531 69,570 41,609 13,558 (14,572) (42,702) (70,831) (102,969) (135,678)	25% (157.730) (87.870) (25,896) 33,881 93,624 153,366 213,017 272,481 331,946 391,410 450,874 1,500 309,843 282,028 254,067 210,029 198,145 170,185 142,224 114,263 86,302 58,341 30,380 2,262 (25,868) (63,998) (83,395) (116,104) (148,813)	30% (147,601) (82,398) (25,204) 30,555 86,314 142,074 197,707 253,207 308,707 364,207 419,707 Site 270,799 242,838 198,800 186,917 158,956 130,995 103,034 75,073 47,113 19,095 (9,035) (37,165) (65,294) (96,530) (129,239) (161,948)	AH - % on site 0% 35% (137,472) (76,926) (24,548) 27,229 79,005 130,782 182,397 233,932 285,468 337,004 388,540 Specific S106 4,500 287,520 259,571 231,610 187,572 175,688 147,727 119,767 91,806 63,845 35,884 7,799 (20,331) (48,461) (76,956) (109,665) (112,375) (175,084)	40% (127,343) (71,859) (23,892) 23,902 71,696 119,490 167,087 214,658 262,230 309,801 357,373 £1,500 6,000 276,303 248,342 220,381 176,343 164,460 136,499 109,538 80,577 52,616 24,632 (3,498) (31,627) (59,757) (90,092) (122,801) (188,219)	45% (117,213) (67,153) (23,235) 20,576 64,387 108,169 151,776 195,384 238,991 282,598 326,205 7,500 265,075 237,114 209,153 165,115 153,231 125,270 97,310 69,349 41,388 13,336 (14,794) (42,924) (71,054) (103,227) (135,936) (186,845) (201,354)	50% (107,084) (62,447) (22,579) 17,249 57,078 96,823 136,466 176,109 215,752 255,395 295,001 9,000 253,846 225,885 197,924 153,886 142,003 114,042 86,081 2,039 (26,090) (54,220) (83,653) (116,362) (149,072) (181,781) (214,490)

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Scheme Ref: Title: Notes:

A 8 No. Units (with AFH) Greeenfield allocation Enhanced S106 costs

	Enhanced S106	costs							
ASSUMPTIONS - RESIDENTIAL USE	S								
Total number of units in scheme			_	8 Uni	to				
					IS				
AH Policy requirement (% Target)				35%	50.00/				
AH tenure split %		fordable Rent:			53.0%				
		nared ownership			25.0%				
	in	termediate			21.6%				
Open Market Sale (OMS) housing				65%					
				100%					
CIL Rate (£ psm)				143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.2		0.0%	0.0		2%	0.2	
2 bed House	20.9%	1.1		57.4%	1.6		34%	2.7	
3 bed House	40.8%	2.1		23.5%	0.7		35%	2.8	
4 bed House	35.0%	1.8		2.8%	0.1		24%	1.9	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	0.5		6%	0.5	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units		5.2			2.8		100%	8.0	
Total number of units	100.0%	5.2		100.0%	2.0		10076	0.0	
	Net area per unit		NI-	et to Gross %		_	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	INE	% % %		G	ross (GIA) per unit (sqm)	(sqft)	
1 bed House	(sqm) 50.0	(sqrt) 538		70			(sqm) 50.0	(sqit) 538	
2 bed House	79.0	538 850					50.0 79.0	538 850	
3 bed House									
3 bed House 4 bed House	90.0	969					90.0	969	
	110.0	1,184					110.0	1,184	
5 bed House 1 bed Flat	0.0	0	<u></u>	05.00/			0.0	0	
	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
				0 %			(014)		
 .	Net area per unit	(6)	Ne	et to Gross %		G	ross (GIA) per unit	/ 60	
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
L	Mkt Units GIA			AH units GIA		lot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	9	92		0	0		9	92	
2 bed House	86	924		112	1,210		198	2,134	
3 bed House	191	2,055		55	595		246	2,651	
4 bed House	200	2,155		7	81		208	2,236	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		27	290		27	290	
2 bed Flat	0	0		0	0		0	0	
	486	5,227		202	2,176	4	688	7,403	
AH % by floor area:				29.40% AH	% by floor area due	to mix			
Open Market Sales (C)	C OME (C	04					IAM/C (n = AII)	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	MV £ (no AH)	
1 bed House 2 bed House	180,000	3,600	334					30,888	
	250,000	3,165	294					673,150	
3 bed House	290,000	3,222	299					806,165	
4 bed House	350,000	3,182	296					664,048	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	160,000	3,200	297					73,382	
2 bed Flat	190,000	3,115	289				_	0 047 004	
								2,247,634	
Afficial Line in the Co.	A#		0/ -53.0.0		C	0/ - 5 - 5 - 5	Internal C. C.	^	0/ ***
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Share		£psm	% of MV	Intermediate	£psm	% of MV
1 bed House 2 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	80%
	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80%
	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80%
3 bed House			50%	245,000	2,526	70%	250,000	2,577	71%
3 bed House 4 bed House	175,000	1,804							
3 bed House 4 bed House 5 bed House	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	71%
3 bed House 4 bed House						70% 70% 70%	0 128,000 152,000	#DIV/0! 2,560 2,492	71% 80% 80%

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Scheme Ref: Title: Notes: A 8 No. Units (with AFH) Greeenfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.2	@	180,000		30,888
2 bed House	1.1	@	250,000		271,700
B bed House	2.1	@	290,000		615,264
bed House	1.8	@	350,000		637,000
5 bed House	0.0	@	0		-
l bed Flat	0.0	@	160,000		-
2 bed Flat	0.0	@	190,000		-
	5.2				1,554,852
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		-
2 bed House	0.9	@	125,000		106,384
3 bed House	0.3	@	145,000		50,589
4 bed House	0.0	@	175,000		7,168
5 bed House	0.0	@	0		-
1 bed Flat	0.2	@	80,000		19,446
2 bed Flat	0.0	@	95,000		
	1.5				183,587
Shared ownership					
l bed House	0.0	@	126,000		-
2 bed House	0.4	@	175,000		70,366
3 bed House	0.2	@	203,000		33,461
bed House	0.0	@	245,000		4,741
5 bed House	0.0	@	0		-
1 bed Flat	0.1	@	112,000		12,862
2 bed Flat	0.0	@	133,000		
	0.7				121,431
Intermediate					
2 bed House	0.0	@	144,000		-
3 bed House	0.3	@	200,000		69,371
1 bed House	0.1	@	232,000		32,988
5 bed House	0.0	@	250,000		4,173
1 bed Flat	0.0	@	0		-
2 bed Flat	0.1	@	128,000		12,680
0.00%	0.0	@	152,000		
	0.6				119,212
Sub-total GDV Residential	8.0				1,979,082
AH on-site cost analysis:				£MV less £GDV	268,552
	390 £	psm (total GIA sqm)		33,569 £ per unit (total units)	
Grant	8	@	0		-

Scheme Ref:

Title: 8 No. Units (with AFH)
Notes: Greenfield allocation
Enhanced S106 costs



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Scheme Ref: Title:

A 8 No. Units (with AFH) Notes: Greeenfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE			_	•
Residual Land Value (gross)				208,458
SDLT		208,458 @	5.0% (slabbed)	77
Acquisition Agent fees		208,458 @	1.0%	(2,085)
Acquisition Legal fees		208,458 @	0.5%	(1,042)
Interest on Land		208,458 @	7.5%	(15,634)
Residual Land Value				189,774
RLV analysis:	23,722 £ per plot	213,496 £ per ha	86,401 £ per acre	
,	., ., ., .,	, , , , , , , , , , , , , , , , , , , ,		



BALANCE			
Surplus/(Deficit)	(19,828) £ per ha	(8,024) £ per acre	(17,625)

Scheme Ref: Title: Notes:

A 8 No. Units (with AFH) Greeenfield allocation Enhanced S106 costs

I								
					AH - % on site 35%	%		
Balance (RLV - TLV)	(17,625)	0%	10%	15%	20%	25%	30%	35%
	0	161,582	128,943	112,619	96,295	79,971	63,647	47,324
	20	147,601	116,399	100,798	85,178	69,549	53,920	38,291
	40	133,621	103,816	88,914	74,012	59,110	44,192	29,258
	60	119,640	91,234	77,031	62,828	48,625	34,422	20,219
	80	105,660	78,652	65,148	51,644	38,139	24,635	11,131
CIL £psm	100	91,679	66,069	53,264	40,459	27,654	14,849	2,044
143.29	120	77,699	53,487	41,381	29,275	17,169	5,063	(7,043)
	140	63,719	40,905	29,498	18,091	6,684	(4,723)	(16,130)
	160	49,738	28,322	17,614	6,906	(3,802)	(14,510)	(25,218)
	180	35,758	15,740	5,731	(4,278)	(14,287)	(24,296)	(34,305)
	200	21,777	3,157	(6,153)	(15,462)	(24,772)	(34,082)	(43,392)
	220	7,797	(9,425)	(18,036)	(26,647)	(35,258)	(43,869)	(52,480)
	240	(6,184)	(22,007)	(29,919)	(37,831)	(45,743)	(53,655)	(61,567)
	260	(20,164)	(34,590)	(41,803)	(49,015)	(56,228)	(63,441)	(70,654)
	280	(34,144)	(47,172)	(53,686)	(60,200)	(66,714)	(73,227)	(79,741)
	300							
	320	(48,125)	(59,754)	(65,569)	(71,384)	(77,199)	(83,014)	(88,829)
	320	(62,105) (76,086)	(72,337) (84,919)	(77,453) (89,336)	(82,568) (93,753)	(87,684) (98,170)	(92,800) (102,586)	(97,916) (107,003)
	360							(116,090)
		(90,066)	(97,502)	(101,219)	(104,937)	(108,655)	(112,373)	
	380	(104,107)	(110,092)	(113,103)	(116,121)	(119,140)	(122,159)	(125,178)
	400	(118,172)	(122,750)	(125,039)	(127,328)	(129,626)	(131,945)	(134,265)
	420	(132,237)	(135,408)	(136,994)	(138,580)	(140,166)	(141,752)	(143,352)
	440	(146,302)	(148,067)	(148,949)	(149,832)	(150,715)	(151,597)	(152,480)
	460	(160,367)	(160,725)	(160,905)	(161,084)	(161,263)	(161,443)	(161,622)
	480	(174,432)	(173,384)	(172,860)	(172,336)	(171,812)	(171,288)	(170,764)
					AH - % on site 359	%		
Balance (RLV - TLV)	(17,625)	0%	25%	30%	35%	40%	45%	50%
	-	72,647	16,187	4,895	(6,397)	(17,689)	(28,981)	(40,273)
	1,500	61,419	4,959	(6,333)	(17,625)	(28,917)	(40,209)	(51,501)
	3,000	50,190	(6,270)	(17,562)	(28,854)	(40,146)	(51,438)	(62,730)
	4,500	38,962	(17,498)	(28,790)	(40,082)	(51,374)	(62,666)	(73,958)
	6,000	27,733	(28,727)	(40,019)	(51,311)	(62,603)	(73,895)	(85,187)
Site Specific S106	7,500	16,505	(39,955)	(51,247)	(62,539)	(73,831)	(85,123)	(96,415)
	9,000	5,276	(51,184)	(62,476)	(73,768)	(85,060)	(96,352)	(107,644)
1,500	10,500	(5,952)	(62,412)	(73,704)	(84,996)	(96,289)	(107,581)	(118,873)
1,500				(84,933)	(96,225)	(107,517)	(118,809)	(130,101)
1,500	12,000	(17,181)	(73,641)	(04,933)			(420,020)	(141,330)
1,500		(17,181) (28,409)	(73,641) (84,870)	(96,162)	(107,454)	(118,746)	(130,038)	
1,500	12,000					(118,746) (129,974)	(130,038)	(152,558)
1,500	12,000 13,500	(28,409)	(84,870)	(96,162)	(107,454)			(152,558)
1,500	12,000 13,500 15,000	(28,409) (39,638)	(84,870) (96,098)	(96,162) (107,390)	(107,454) (118,682)	(129,974)	(141,266)	
1,500	12,000 13,500 15,000 16,500	(28,409) (39,638) (50,867)	(84,870) (96,098) (107,327)	(96,162) (107,390) (118,619)	(107,454) (118,682) (129,911)	(129,974) (141,203)	(141,266) (152,495)	(163,787
1,500	12,000 13,500 15,000 16,500 18,000	(28,409) (39,638) (50,867) (62,095)	(84,870) (96,098) (107,327) (118,555)	(96,162) (107,390) (118,619) (129,847)	(107,454) (118,682) (129,911) (141,139)	(129,974) (141,203) (152,431)	(141,266) (152,495) (163,742)	(163,787) (175,058)
1,500	12,000 13,500 15,000 16,500 18,000 19,500 21,000	(28,409) (39,638) (50,867) (62,095) (73,324) (84,552)	(84,870) (96,098) (107,327) (118,555) (129,784) (141,073)	(96,162) (107,390) (118,619) (129,847) (141,092) (152,388)	(107,454) (118,682) (129,911) (141,139) (152,407) (163,704)	(129,974) (141,203) (152,431) (163,723) (175,019)	(141,266) (152,495) (163,742) (175,039) (186,335)	(163,787) (175,058) (186,354) (197,773)
1,500	12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	(28,409) (39,638) (50,867) (62,095) (73,324) (84,552) (95,791)	(84,870) (96,098) (107,327) (118,555) (129,784) (141,073) (152,369)	(96,162) (107,390) (118,619) (129,847) (141,092) (152,388) (163,685)	(107,454) (118,682) (129,911) (141,139) (152,407) (163,704) (175,000)	(129,974) (141,203) (152,431) (163,723) (175,019) (186,316)	(141,266) (152,495) (163,742) (175,039) (186,335) (197,751)	(163,787) (175,058) (186,354) (197,773) (210,908)
1,500	12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	(28,409) (39,638) (50,867) (62,095) (73,324) (84,552) (95,791) (107,088)	(84,870) (96,098) (107,327) (118,555) (129,784) (141,073) (152,369) (163,666)	(96,162) (107,390) (118,619) (129,847) (141,092) (152,388) (163,685) (174,981)	(107,454) (118,682) (129,911) (141,139) (152,407) (163,704) (175,000) (186,297)	(129,974) (141,203) (152,431) (163,723) (175,019) (186,316) (197,728)	(141,266) (152,495) (163,742) (175,039) (186,335) (197,751) (210,886)	(163,787) (175,058) (186,354) (197,773) (210,908) (224,044)
1,500	12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(28,409) (39,638) (50,867) (62,095) (73,324) (84,552) (95,791) (107,088) (118,384)	(84,870) (96,098) (107,327) (118,555) (129,784) (141,073) (152,369) (163,666) (174,962)	(96,162) (107,390) (118,619) (129,847) (141,092) (152,388) (163,685) (174,981) (186,278)	(107,454) (118,682) (129,911) (141,139) (152,407) (163,704) (175,000) (186,297) (197,706)	(129,974) (141,203) (152,431) (163,723) (175,019) (186,316) (197,728) (210,864)	(141,266) (152,495) (163,742) (175,039) (186,335) (197,751) (210,886) (224,021)	(163,787) (175,058) (186,354) (197,773) (210,908) (224,044) (237,179)
1,500	12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500 27,000	(28,409) (39,638) (50,867) (62,095) (73,324) (84,552) (95,791) (107,088) (118,384) (129,680)	(84,870) (96,098) (107,327) (118,555) (129,784) (141,073) (152,369) (163,666) (174,962) (186,258)	(96,162) (107,390) (118,619) (129,847) (141,092) (152,388) (163,685) (174,981) (186,278) (197,684)	(107,454) (118,682) (129,911) (141,139) (152,407) (163,704) (175,000) (186,297) (197,706) (210,841)	(129,974) (141,203) (152,431) (163,723) (175,019) (186,316) (197,728) (210,864) (223,999)	(141,266) (152,495) (163,742) (175,039) (186,335) (197,751) (210,886) (224,021) (237,157)	(163,787) (175,058) (186,354) (197,773) (210,908) (224,044) (237,179) (250,314)
1,500	12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(28,409) (39,638) (50,867) (62,095) (73,324) (84,552) (95,791) (107,088) (118,384)	(84,870) (96,098) (107,327) (118,555) (129,784) (141,073) (152,369) (163,666) (174,962)	(96,162) (107,390) (118,619) (129,847) (141,092) (152,388) (163,685) (174,981) (186,278)	(107,454) (118,682) (129,911) (141,139) (152,407) (163,704) (175,000) (186,297) (197,706)	(129,974) (141,203) (152,431) (163,723) (175,019) (186,316) (197,728) (210,864)	(141,266) (152,495) (163,742) (175,039) (186,335) (197,751) (210,886) (224,021)	(163,787) (175,058) (186,354) (197,773) (210,908) (224,044) (237,179)

 Scheme Ref:
 A

 Title:
 8 No. Units (with AFH)

 Notes:
 Greeenfield allocation

 Enhanced S106 costs

					AH - % on site 359			
Balance (RLV - TLV)	(17,625)	159.006	25%	30%	35%	40%	45%	50%
	50,000 75,000	158,996 104,085	102,536 47,625	91,244 36,333	79,952 25,041	68,660 13,749	57,368 2,457	46,076 (8,835)
TIV (nor not core)								
TLV (per net acre) 94,425	100,000 125,000	49,174	(7,286) (62,198)	(18,578)	(29,870)	(41,163)	(52,455)	(63,747)
94,425		(5,737)		(73,490)	(84,782)	(96,074)	(107,366)	(118,658)
	150,000 175,000	(60,649)	(117,109)	(128,401)	(139,693)	(150,985)	(162,277)	(173,569)
	200,000	(115,560)	(172,020)	(183,312)	(194,604)	(205,896)	(217,188)	(228,480) (283,391)
		(170,471)	(226,931)	(238,223)	(249,515)	(260,807)	(272,099)	
	225,000	(225,382)	(281,842)	(293,134)	(304,426)	(315,718)	(327,010)	(338,302)
	250,000	(280,293)	(336,753)	(348,045)	(359,337)	(370,629)	(381,921)	(393,213)
	275,000	(335,204)	(391,664)	(402,956)	(414,248)	(425,540)	(436,832)	(448,124)
					AH - % on site 359	6		
Balance (RLV - TLV)	(17,625)	0%	25%	30%	35%	40%	45%	50%
	5	(139,502)	(195,962)	(207,254)	(218,546)	(229,838)	(241,130)	(252,422)
	10	86,534	30,074	18,782	7,490	(3,802)	(15,094)	(26,386)
Density (dph)	15	161,879	105,419	94,127	82,835	71,543	60,251	48,927
9	20	199,552	143,092	131,800	120,508	109,216	97,906	86,560
	22	209,826	153,366	142,074	130,782	119,490	108,169	96,823
	25	222,155	165,695	154,403	143,111	131,819	120,485	109,140
	30	237,224	180,764	169,472	158,180	146,885	135,539	124,193
	35	247,988	191,528	180,236	168,944	157,637	146,291	134,945
	40	256,061	199,600	188,308	177,016	165,701	154,355	143,009
	45	262,339	205,879	194,587	183,295	171,973	160,627	149,282
	50	267,362	210,902	199,610	188,318	176,991	165,645	154,299
	_							
Polone - (DLV TIVA	(47.005)	00/	050/		AH - % on site 359		450/	F001
Balance (RLV - TLV)	(17,625) 95%	113.077	25% 53,851	30% 42,003	35% 30,108	40% 18,212	45% 6,316	50%
		113,077						(5,579)
5 71 4 60	100%	61,419	4,959	(6,333)	(17,625)	(28,917)	(40,209)	(51,501)
Build rate (£psm)	105%	9,761	(43,933)	(54,672)	(65,411)	(76,150)	(86,889)	(97,628)
	110%	(41,897)	(92,825)	(103,011)	(113,197)	(123,382)	(133,568)	(143,754)
	115%	(93,555)	(141,782)	(151,428)	(161,074)	(170,720)	(180,366)	(190,013)
	120%	(145,522)	(190,970)	(200,574)	(211,143)	(221,712)	(232,282)	(242,851)
	125%	(197,589)	(247,199)	(257,122)	(267,044)	(276,966)	(286,888)	(296,810)
	130%	(258,019)	(304,394)	(313,669)	(322,944)	(332,260)	(341,630)	(350,999)
					AH - % on site 359	4		
Balance (RLV - TLV)	(17,625)	0%	25%	30%	35%	40%	45%	50%
1	75%	(361,353)	(310,528)	(300,399)	(290,269)	(280,140)	(270,011)	(259,882)
	80%	(268,026)	(240,667)	(235,195)	(229,724)	(224,252)	(218,780)	
Cahnges in sales values (£)	80% 85%	(268,026) (177,962)	(240,667) (174,460)	(235,195) (173,759)	(229,724) (173,059)	(224,252) (172,358)	(218,780) (171,658)	(213,308)
Cahnges in sales values (£)	85%	(177,962)	(174,460)	(173,759)	(173,059)	(172,358)	(171,658)	(213,308) (170,986)
Cahnges in sales values (£)	85% 90%	(177,962) (97,894)	(174,460) (114,526)	(173,759) (117,852)	(173,059) (121,179)	(172,358) (124,505)	(171,658) (127,831)	(213,308) (170,986) (131,158)
Cahnges in sales values (£)	85% 90% 95%	(177,962) (97,894) (18,238)	(174,460) (114,526) (54,784)	(173,759) (117,852) (62,093)	(173,059) (121,179) (69,402)	(172,358) (124,505) (76,711)	(171,658) (127,831) (84,020)	(213,308) (170,986) (131,158) (91,330)
Cahnges in sales values (£)	85% 90% 95% 100%	(177,962) (97,894) (18,238) 61,419	(174,460) (114,526) (54,784) 4,959	(173,759) (117,852) (62,093) (6,333)	(173,059) (121,179) (69,402) (17,625)	(172,358) (124,505) (76,711) (28,917)	(171,658) (127,831) (84,020) (40,209)	(213,308) (170,986) (131,158) (91,330) (51,501)
Cahnges in sales values (£)	85% 90% 95% 100% 105%	(177,962) (97,894) (18,238) 61,419 141,075	(174,460) (114,526) (54,784) 4,959 64,701	(173,759) (117,852) (62,093) (6,333) 49,426	(173,059) (121,179) (69,402) (17,625) 34,145	(172,358) (124,505) (76,711) (28,917) 18,835	(171,658) (127,831) (84,020) (40,209) 3,525	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786)
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110%	(177,962) (97,894) (18,238) 61,419 141,075 220,602	(174,460) (114,526) (54,784) 4,959 64,701 124,229	(173,759) (117,852) (62,093) (6,333) 49,426 104,955	(173,059) (121,179) (69,402) (17,625) 34,145 85,681	(172,358) (124,505) (76,711) (28,917) 18,835 66,406	(171,658) (127,831) (84,020) (40,209) 3,525 47,132	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500
Cahnges in sales values (£)	85% 90% 95% 100% 105% 110% 115%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500
	85% 90% 95% 100% 105% 110% 115% 120%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786
Cahnges in sales values (£) Balance (RLV - TLV)	85% 90% 95% 100% 105% 110% 115% 120% 125%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786
	85% 90% 95% 100% 105% 110% 115% 120% 125%	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786
	85% 90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258	(173,759) (117,852) (2,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380)	(171,658) (127,831) (84,020) (40,020) 3,525 47,132 90,739 134,346 177,953	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786
	85% 90% 95% 100% 110% 115% 120% (17,625) 0	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786
	85% 90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143	(177,962) (97,894) (18,236) 61,419 141,075 220,602 299,887 379,173 458,459	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408)	(213,308) (170,966) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636)
Balance (RLV - TLV)	85% 90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132)	(213,308) (170,966) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360)
Balance (RLV - TLV) Cil. £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% (17.625) 0 40 80 143 160 200	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078)	(171,658) (127,831) (84,020) (40,020) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535)
Balance (RLV - TLV)	85% 90% 95% 100% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481)	(213,308) (170,986) (131,580) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,860) (99,535) (117,709)
Balance (RLV - TLV) Cil. £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655)	(213,308) (170,966) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884)
Balance (RLV - TLV) Cil. £psm	85% 90% 95% 100% 1105% 110% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (68,657)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 111,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 271,455 Sitte 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,188) (120,373)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830)	(213,308) (170,966) (131,150) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,109)
Balance (RLV - TLV) Cil. £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% (17.625) 0 40 80 143 160 200 240 280 320 360	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090)	(173,759) (117,852) (20,93) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800)	(171,658) (127,831) (84,020) (40,020) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,019) (172,393)
Balance (RLV - TLV) Cil. £psm	85% 90% 95% 100% 110% 115% 120% 125% (17.625) 0 40 80 143 160 200 240 280 320 360 400	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381)	(213,308) (170,986) (131,138) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,650) (117,709) (135,884) (154,109) (172,393) (190,677)
Balance (RLV - TLV) Cil. £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% (17.625) 0 40 80 143 160 200 240 280 320 360	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090)	(173,759) (117,852) (20,93) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800)	(171,658) (127,831) (84,020) (40,020) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,019) (172,393)
Balance (RLV - TLV) Cil. £psm	85% 90% 95% 100% 110% 115% 120% 125% (17.625) 0 40 80 143 160 200 240 280 320 360 400	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381)	(213,308) (170,986) (131,138) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,650) (117,709) (135,884) (154,109) (172,393) (190,677)
Balance (RLV - TLV) CIL £psm	85% 90% 95% 100% 105% 110% 115% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (188,085) (186,369)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,109) (172,393) (190,677) (210,925)
Balance (RLV - TLV) CIL £psm	85% 90% 95% 100% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 440 480	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (68,687) (104,862) (123,036) (141,211) (159,468)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 111,31 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,080) (134,265) (152,480) (170,764)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 271,455 Sitte 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,061)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,188) (120,373) (138,548) (156,788) (175,073) (193,357)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (186,085) (186,089) (20,5916)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051)	(213,308) (170,966) (131,158) (91,330) (51,501) (11,786) 77,557 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (99,535) (117,709) (135,884) (154,109) (172,393) (190,752) (210,925) (232,186)
Balance (RLV - TLV) Cil £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% (17.625) 0 40 80 143 160 200 240 280 320 360 400 440 480 520	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (209,032)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,061) (200,906) (222,167)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041) (235,302)	(172,358) (124,505) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (166,369) (205,916) (227,177) (248,438)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,9051) (240,312) (240,312) (240,573)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,800) (19,535) (117,709) (135,884) (154,109) (172,933) (190,677) (210,925) (23,186) (253,447) (274,708)
Balance (RLV - TLV) CIL £psm	85% 90% 95% 100% 105% 110% 125% 126% 126	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (68,513) (86,687) (104,862) (123,036) (141,211) (159,468) (177,752) (196,037) (217,157)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (209,032) (230,292)	(173,759) (117,852) (62,093) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,081) (202,906) (222,167) (243,428)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041) (235,302) (256,563)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (186,369) (205,916) (227,177)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051) (240,312) (261,573) (282,834)	(213,308) (170,986) (131,158) (91,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (81,360) (99,535) (117,709) (135,884) (154,109) (172,393) (190,677) (210,925) (232,186) (253,447) (274,708) (295,969)
Balance (RLV - TLV) Cil £psm	85% 90% 95% 100% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 440 480 520 560 660 660 640	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (68,687) (104,862) (123,036) (141,211) (159,468) (177,752) (196,037) (217,157) (238,418)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 111,31 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (209,032) (230,292) (251,553)	(173,759) (117,852) (20,93) (6,333) 49,426 104,955 160,455 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,061) (200,906) (222,167) (243,428) (264,689)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,188) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041) (235,302) (266,563) (277,824)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (186,369) (227,177) (248,438) (269,699) (290,959)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051) (240,312) (240,312) (240,312) (240,573) (242,834) (304,095)	(213,308) (170,966) (131,150) (91,330) (51,501) (11,786) 78,750 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (99,535) (117,709) (135,884) (154,109) (172,393) (190,757) (232,186) (233,447) (274,969) (317,230) (317,230)
Balance (RLV - TLV) CIL £psm	85% 90% 95% 100% 105% 110% 115% 120% 125% (17.625) 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (68,617) (104,862) (123,036) (141,211) (159,468) (177,752) (196,037) (217,157) (238,418) (259,679)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 11,131 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (209,032) (201,553) (212,814)	(173,759) (117,852) (20,93) (6,333) 49,426 104,955 160,455 215,955 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,061) (200,906) (222,167) (243,428) (264,689) (285,950)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,198) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041) (235,302) (256,563) (277,824) (299,085)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (186,369) (205,916) (227,177) (248,438) (269,699) (312,220)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051) (240,312) (261,573) (282,834) (304,095) (304,095) (325,356)	(213,308) (170,986) (171,986) (191,330) (51,501) (11,786) 27,857 67,500 107,143 146,786 (45,011) (73,636) (81,860) (197,030) (195,535) (117,709) (120,985) (121,039) (121,039) (122,039) (123,039) (124,039) (124,039) (124,039) (125,049) (127,039) (
Balance (RLV - TLV) CIL £psm	85% 90% 95% 100% 110% 115% 120% 125% (17,625) 0 40 80 143 160 200 240 280 320 360 400 440 440 480 520 560 660 660 640	(177,962) (97,894) (18,238) 61,419 141,075 220,602 299,887 379,173 458,459 58,485 40,419 22,354 (6,265) (13,989) (32,164) (50,338) (68,687) (104,862) (123,036) (141,211) (159,468) (177,752) (196,037) (217,157) (238,418)	(174,460) (114,526) (54,784) 4,959 64,701 124,229 183,694 243,158 302,623 1,500 47,324 29,258 111,31 (17,494) (25,218) (43,392) (61,567) (79,741) (97,916) (116,090) (134,265) (152,480) (170,764) (189,049) (209,032) (230,292) (251,553)	(173,759) (117,852) (20,93) (6,333) 49,426 104,955 160,455 271,455 Site 3,000 36,162 18,077 (97) (28,722) (36,446) (54,621) (72,795) (90,970) (109,144) (127,319) (145,494) (163,776) (182,061) (200,906) (222,167) (243,428) (264,689)	(173,059) (121,179) (69,402) (17,625) 34,145 85,681 137,216 188,752 240,288 Specific S106 4,500 25,001 6,849 (11,326) (39,951) (47,675) (65,849) (84,024) (102,188) (120,373) (138,548) (156,788) (175,073) (193,357) (214,041) (235,302) (266,563) (277,824)	(172,358) (124,505) (76,711) (28,917) 18,835 66,406 113,978 161,549 209,121 £1,500 6,000 13,795 (4,380) (22,554) (51,179) (58,903) (77,078) (95,252) (113,427) (131,601) (149,800) (168,085) (186,369) (227,177) (248,438) (269,699) (290,959)	(171,658) (127,831) (84,020) (40,209) 3,525 47,132 90,739 134,346 177,953 7,500 2,566 (15,608) (33,783) (62,408) (70,132) (88,306) (106,481) (124,655) (142,830) (161,097) (179,381) (197,790) (219,051) (240,312) (240,312) (240,312) (240,573) (242,834) (304,095)	(213,308) (170,966) (131,150) (91,330) (51,501) (11,786) 78,750 107,143 146,786 9,000 (8,662) (26,837) (45,011) (73,636) (99,535) (117,709) (135,884) (154,109) (172,393) (190,757) (232,186) (233,447) (274,969) (317,230) (317,230)

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Scheme Ref: Title: Notes: B 15 No. Units Greeenfield allocation

Notes.	Enhanced S106								
ASSUMPTIONS - RESIDENTIAL US									
Total number of units in scheme				15 Unit	ts.				
AH Policy requirement (% Target)				35%	-				
AH tenure split %	Afi	fordable Rent:			53.0%				
		ared ownership			25.0%				
		ermediate			21.6%				
Open Market Sale (OMS) housing				65%					
CIL Rate (£ psm)				100% 143.29 £ ps	sm				
Unit mix -	Mkt Units mix%	MV # units		AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.0		0.0%	0.0		0%	0.0	
2 bed House	20.9%	2.0		57.4%	3.0		34%	5.0	
3 bed House	40.8%	4.0		23.5%	1.2		36%	5.2	
4 bed House	35.0%	3.4		2.8%	0.1		24%	3.6	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	0.9		6%	0.9	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units	100.0%	9.8		100.0%	5.3		100%	14.7	
	Net area per unit		Net t	o Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	58.0	624					58.0	624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
1 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0		05.00/			0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Net area per unit		Net t	o Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House 3 bed House	70.0	753					70.0	753	
4 bed House	84.0 97.0	904 1,044					84.0 97.0	904 1,044	
5 bed House	0.0	1,044					0.0	1,044	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA		ΔΙ	H units GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	,	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	0	Ó		0	Ó		Ó	0	
2 bed House	161	1,733		211	2,269		372	4,001	
3 bed House	358	3,854		104	1,116		462	4,970	
4 bed House	375	4,041		14	151		389	4,192	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		51	544		51	544	
2 bed Flat	0	0		0	0		0	0	
AH % by floor area	894 a:	9,627		379 29.77% AH	4,080 % by floor area due	e to mix	1,273	13,707	
Onen Market Cale (C)	C OMC /:	C	C4				4 4	IM)/C/p- All)	
Open Market Sales values (£) - 1 bed House	£ OMS (per unit) 180,000	£psm 3,103	£psf 288				tota	I MV £ (no AH) 0	
2 bed House	250,000	3,165	294					1,262,156	
2 bed House 3 bed House	290,000	3,105	299					1,511,560	
4 bed House	350,000	3,182	296					1,245,090	
5 bed House	0	#DIV/0!	#DIV/0!					1,243,090	
1 bed Flat	160,000	3,200	297					137,592	
2 bed Flat	190,000	3,115	289				_	0	
								4,156,398	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared		£psm	% of MV	Intermediate	£psm	% of M
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	809
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80
4 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,577	71
5 bed House	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	71
		1,600	50%	112,000	2,240	70%	128,000	2,560	809
1 bed Flat 2 bed Flat	80,000 95,000	1,557	50%	133,000	2,180	70%	152,000	2,492	809



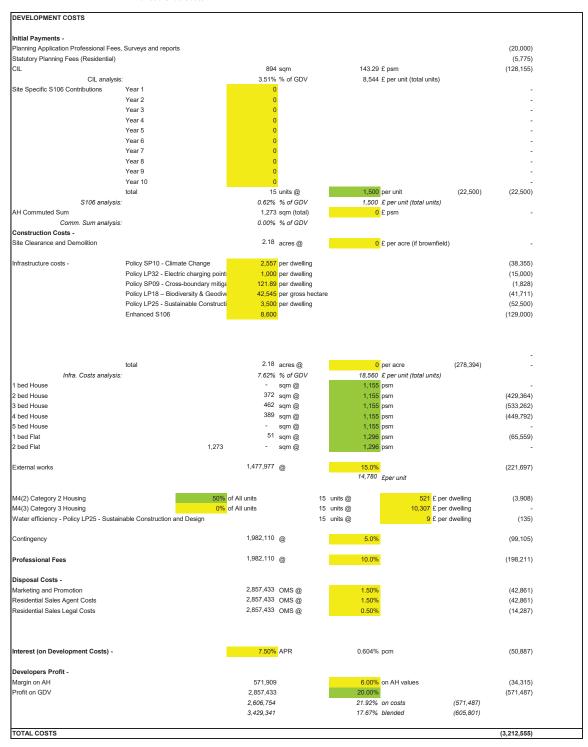


Scheme Ref: Title: Notes: B 15 No. Units Greeenfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	180,000		-
2 bed House	2.0	@	250,000		509,438
3 bed House	4.0	@	290,000		1,153,620
bed House	3.4	@	350,000		1,194,375
5 bed House	0.0	@	0		-
1 bed Flat	0.0	@	160,000		-
2 bed Flat	0.0	@	190,000		-
	9.4				2,857,433
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		-
2 bed House	1.6	@	125,000		199,470
3 bed House	0.7	@	145,000		94,854
4 bed House	0.1	@	175,000		13,439
5 bed House	0.0	@	0		
1 bed Flat	0.5	@	80,000		36,462
2 bed Flat	0.0	@	95,000		
	2.8	-			344,226
Shared ownership					
bed House	0.0	@	126,000		-
bed House	0.8	@	175,000		131,937
bed House	0.3	@	203,000		62,740
bed House	0.0	@	245,000		8,889
bed House	0.0	@	0		
bed Flat	0.2	@	112,000		24,117
2 bed Flat	0.0	@	133,000		
	1.3				227,683
ntermediate					
2 bed House	0.0	@	144,000		
3 bed House	0.7	@	200,000		130,070
4 bed House	0.3	@	232,000		61,852
5 bed House	0.0	@	250,000		7,825
1 bed Flat	0.0	@	0		-
2 bed Flat	0.2	@	128,000		23,776
0.00%	0.0	@	152,000		
	1.1				223,522
Sub-total GDV Residential	14.7				3,652,863
AH on-site cost analysis:	395 f.nsm	(total GIA sqm)		£MV less £GDV 33,569 £ per unit (total units)	503,535
	393 £ psiii	ioidi GiA sqili)		55,509 £ per unit (total units)	
Grant	15	@	0		-
Total GDV					3,652,863

Scheme Ref:

Title: 15 No. Units
Notes: Greenfield allocation
Enhanced S106 costs



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Scheme Ref: Title: Notes: B 15 No. Units Greeenfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				440,308
SDLT		440,308 @	5.0% (slabbed)	(11,515)
Acquisition Agent fees		440,308 @	1.0%	(4,403)
Acquisition Legal fees		440,308 @	0.5%	(2,202)
Interest on Land		440,308 @	7.5%	(33,023)
Residual Land Value				389,165
RLV analysis:	25,944 £ per plot	441,054 £ per ha	178,492 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			17.0 dp net ha		
Site Area (Resi)			0.88 net ha	2.18 net acres	
Density analysis:			1,443 sqm/ha	6,287 sqft/ac	
Threshold Land Value	13,725 £ per plot		233,324 £ per net ha	94,425 £ per net acre	205,874
		90%	Gross to net	0.98 Gross hectares	

BALANCE			
Surplus/(Deficit)	207,730 £ per ha	84,067 £ per acre	183,291

Scheme Ref: B
Title: 15 No. Units
Notes: Greeenfield allocation
Enhanced S106 costs

ANALYSIS								
					AH - % on site 35	%		
Balance (RLV - TLV)	183,291	0%	25%	30%	35%	40%	45%	50%
` 1	0	492,430	352,299	324,246	296,194	268,141	239,964	211,713
	80	394,867	279,567	256,363	233,159	209,955	186,751	163,516
	100	370,476	261,285	239,392	217,400	195,408	173,416	151,424
	120	346,086	242,992	222,374	201,642	180,862	160,082	139,302
	140	321,695	224,699	205,300	185,883	166,315	146,748	127,180
CIL £psm	160	297,305	206,406	188,227	170,047	151,769	133,414	115,058
143.29	180	272,914	188,114	171,153	154,193	137,223	120,079	102,936
	200	248,442	169,821	154,080	138,339	122,599	106,745	90,814
	220	223,904	151,528	137,007	122,486	107,964	93,411	78,692
	240	199,366	133,235	119,933	106,632	93,330	80,029	66,570
	260	174,828	114,942	102,860	90,778	78,696	66,614	54,448
	280	150,290	96,649	85,786	74,924	64,061	53,199	42,326
	300	125,752	78,271	68,713	59,070	49,427	39,784	30,141
	320	101,214	59,868	51,599	43,216	34,793	26,369	17,946
	340	76,676	41,464	34,422	27,362	20,158	12,954	5,751
	360	52,138	23,061	17,245	11,430	5,524	(460)	(6,445)
	380	27,600	4,657	69	(4,520)	(9,110)	(13,875)	(18,640)
	400	3,026	(13,746)	(17,108)	(20,470)	(23,831)	(27,290)	(30,835)
	420	(21,660)	(32,150)	(34,285)	(36,419)	(38,554)	(40,705)	(43,031)
	440	(46,346)	(50,553)	(51,461)	(52,369)	(53,277)	(54,185)	(55,226)
	460	(71,033)	(68,957)	(68,638)	(68,319)	(68,000)	(67,681)	(67,421)
	480	(95,719)	(87,360)	(85,814)	(84,268)	(82,723)	(81,177)	(79,631)
	500	(120,406)	(105,840)	(102,991)	(100,218)	(97,445)	(94,672)	(91,900)
	520	(145,092)	(124,355)	(120,208)	(116,168)	(112,168)	(108,168)	(104,169)
	540	(169,778)	(142,870)	(137,488)	(132,118)	(126,891)	(121,664)	(116,438)
	_							
					AH - % on site 35			
Balance (RLV - TLV)	183,291	0%	25%	30%	35%	40%	45%	50%
	-	337,625	241,632	222,434	203,113	183,745	164,377	145,008
	1,500	317,683	221,690	202,492	183,291	163,923	144,554	125,186
	3,000	297,741	201,748	182,550	163,351	144,100	124,732	105,364
	4,500	277,799	181,806	162,608	143,409	124,211	104,910	85,542
	6,000	257,833	161,864	142,666	123,467	104,269	85,070	65,720
Site Specific S106	7,500	237,770	141,922	122,724	103,525	84,327	65,128	45,898
1,500	9,000	217,708	121,980	102,782	83,583	64,385	45,186	25,988
	10,500	197,645	102,038	82,840	63,641	44,443	25,244	6,046
	12,000	177,583	82,035	62,898	43,699	24,501	5,302	(13,896)
	13,500	157,520	61,972	42,863	23,753	4,559	(14,640)	(33,838)
	15,000	137,458	41,910	22,800	3,691	(15,419)	(34,582)	(53,780)
	16,500	117,395	21,847	2,738	(16,372)	(35,481)	(54,591)	(73,722)
	18,000	97,333	1,785	(17,325)	(36,434)	(55,544)	(74,653)	(93,763)
	19,500	77,270	(18,278)	(37,387)	(56,497)	(75,606)	(94,716)	(113,826)
	21,000	57,208	(38,340)	(57,450)	(76,559)	(95,669)	(114,778)	(133,888)
	22,500	37,145	(58,403)	(77,512)	(96,622)	(115,731)	(134,841)	(153,951)
	24,000	17,083	(78,465)	(97,575)	(116,684)	(135,794)	(154,903)	(174,013)
	25,500	(3,052)	(98,560)	(117,662)	(136,764)	(155,865)	(174,967)	(194,076)
	27,000	(23,236)	(118,744)	(137,846)	(156,947)	(176,049)	(195,151)	(217,326)
	28,500	(43,420)	(138,928)	(158,030)	(177,131)	(196,373)	(218,584)	(240,795)
	30.000	(63,604)	(159,112)	(178,213)	(197,631)	(219,842)	(242,053)	(264,265)

 Scheme Ref:
 B

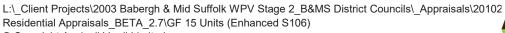
 Title:
 15 No. Units

 Notes:
 Greeenfield allocation

 Enhanced \$106 costs

					AH - % on site 359			
Balance (RLV - TLV)	183,291	0%	25%	30%	35%	40%	45%	50%
	50,000	414,543	318,550	299,351	280,150	260,782	241,414	222,046
	75,000	360,035	264,042	244,844	225,643	206,275	186,907	167,539
TLV (per net acre)	100,000	305,528	209,535	190,337	171,136	151,767	132,399	113,031
94,425	125,000	251,020	155,028	135,829	116,628	97,260	77,892	58,524
	150,000	196,513	100,520	81,322	62,121	42,753	23,385	4,016
	175,000	142,006	46,013	26,814	7,614	(11,755)	(31,123)	(50,491)
	200,000	87,498	(8,494)	(27,693)	(46,894)	(66,262)	(85,630)	(104,998)
	225,000	32,991	(63,002)	(82,200)	(101,401)	(120,769)	(140,137)	(159,506)
	250,000	(21,516)	(117,509)	(136,708)	(155,909)	(175,277)	(194,645)	(214,013)
	275,000	(76,024)					(249,152)	(268,520)
	275,000	(70,024)	(172,016)	(191,215)	(210,416)	(229,784)	(249,132)	(200,520)
					AH - % on site 359	6		
Balance (RLV - TLV)	183,291	0%	25%	30%	35%	40%	45%	50%
	5	(276,830)	(372,822)	(392,021)	(411,220)	(430,418)	(449,687)	(469,056)
	10	144,283	48,291	29,092	9,894	(9,398)	(28,766)	(48,134)
Density (dph)	15	284,654	188,662	169,463	150,265	130,909	111,541	92,173
17	20	354,840	258,847	239,649	220,431	201,063	181,695	162,326
17								
	21	364,867	268,874	249,675	230,453	211,085	191,717	172,348
	25	396,951	300,959	281,760	262,523	243,155	223,787	204,419
	30	425,026	329,033	309,834	290,584	271,216	251,848	232,480
	35	445,079	349,086	329,887	310,628	291,260	271,892	252,524
	40	460,118	364,126	344,927	325,661	306,293	286,925	267,557
	45	471,816	375,823	356,625	337,353	317,985	298,617	279,249
	50	481,174	385,181	365,983	346,707	327,339	307,971	288,603
						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,
					AH - % on site 359	6		
Balance (RLV - TLV)	183,291	0%	25%	30%	35%	40%	45%	50%
	95%	413,991	312,970	292,644	272,318	251,993	231,594	211,024
	100%	317,683	221,690	202,492	183,291	163,923	144,554	125,186
Build rate (£psm)	105%	221,130	130,198	111,963	93,727	75,492	57,257	39,021
Said de (Spair)	110%	124,239	38,382	21,210	4,039	(13,133)	(30,383)	(47,655)
	115%	27,348	(53,664)	(69,866)	(86,068)	(102,271)	(118,473)	(134,676)
	120%	(70,017)	(146,027)	(161,229)	(176,431)	(191,633)	(208,701)	(226,377)
	125%	(167,493)	(245,670)	(262,213)	(278,756)	(295,299)	(311,843)	(328,386)
	130%	(276,446)	(353,717)	(369,171)	(384,625)	(400,079)	(415,533)	(430,987)
Balance (RLV - TLV)	183,291	0%	25%	30%	AH - % on site 35%		45%	50%
Balance (RLV - TLV)	183,291 75%			30%	AH - % on site 35%	% 40%		
Balance (RLV - TLV)	75%	(461,519)	(355,691)	30% (334,525)	AH - % on site 35% 35% (313,390)	40% (292,395)	(271,400)	(250,405)
	75% 80%	(461,519) (287,669)	(355,691) (225,761)	30% (334,525) (213,407)	AH - % on site 35% 35% (313,390) (201,054)	40% (292,395) (189,656)	(271,400) (179,199)	(250,405) (168,742)
Balance (RLV - TLV) Cahnges in sales values (£)	75% 80% 85%	(461,519) (287,669) (125,999)	(355,691) (225,761) (110,153)	30% (334,525) (213,407) (107,087)	AH - % on site 35% 35% (313,390) (201,054) (104,022)	40% (292,395) (189,656) (100,956)	(271,400) (179,199) (97,891)	(250,405) (168,742) (94,988)
	75% 80% 85% 90%	(461,519) (287,669) (125,999) 22,353	(355,691) (225,761) (110,153) 722	30% (334,525) (213,407) (107,087) (3,604)	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967)	40% (292,395) (189,656) (100,956) (12,454)	(271,400) (179,199) (97,891) (16,940)	(250,405) (168,742) (94,988) (21,426)
	75% 80% 85% 90% 95%	(461,519) (287,669) (125,999) 22,353 170,187	(355,691) (225,761) (110,153) 722 111,348	30% (334,525) (213,407) (107,087) (3,604) 99,505	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663	40% (292,395) (189,656) (100,956) (12,454) 75,820	(271,400) (179,199) (97,891) (16,940) 63,978	(250,405) (168,742) (94,988) (21,426) 51,937
	75% 80% 85% 90% 95% 100%	(461,519) (287,669) (125,999) 22,353 170,187 317,683	(355,691) (225,761) (110,153) 722 111,348 221,690	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291	40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923	(271,400) (179,199) (97,891) (16,940)	(250,405) (168,742) (94,988) (21,426) 51,937 125,186
	75% 80% 85% 90% 95%	(461,519) (287,669) (125,999) 22,353 170,187	(355,691) (225,761) (110,153) 722 111,348	30% (334,525) (213,407) (107,087) (3,604) 99,505	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663	40% (292,395) (189,656) (100,956) (12,454) 75,820	(271,400) (179,199) (97,891) (16,940) 63,978	(250,405) (168,742) (94,988) (21,426) 51,937
	75% 80% 85% 90% 95% 100%	(461,519) (287,669) (125,999) 22,353 170,187 317,683	(355,691) (225,761) (110,153) 722 111,348 221,690	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291	40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923	(271,400) (179,199) (97,891) (16,940) 63,978 144,554	(250,405) (168,742) (94,988) (21,426) 51,937 125,186
	75% 80% 85% 90% 95% 100%	(461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515	40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367
	75% 80% 85% 90% 95% 100% 105%	(461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740	40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346
	75% 80% 85% 90% 95% 100% 105% 110%	(461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862	40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 239,722 427,350	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326
	75% 80% 85% 90% 95% 100% 115% 110%	(461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735	40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 115% 120%	(461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific \$106	40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056
	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500	6 40% (292,395) (189,656) (10,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 305,838 466,116 546,379	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549	40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 358,838 466,116 546,379	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500	6 40% (292,395) (189,656) (10,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 305,838 466,116 546,379	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549	40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 358,838 466,116 546,379	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	(355,691) (225,761) (101,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific \$106 4,500 256,549 225,032 193,515	6 40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 2399,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388	(250,405) (188,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125% 183,291 0 40 80 143	(461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 278,515 468,862 563,735 658,609 Specific S106 4,500 266,649 225,032 193,515 143,639	6 40% (292,395) (189,656) (10,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 365,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755	(250,405) (188,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 417,304 490,056
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 115% 120% 125% 183,291 0 40 80 143 160	(461,519) (287,669) (125,999) 22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519 170,047	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549 225,032 193,515 143,639 130,163	40% (292,395) (199,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 113,637 113,637 113,637 110,221	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 368,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 417,304 490.056 9,000 197,083 165,461 133,753 83,813 70,337
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 183,291 0 40 80 143 160 200	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 188,947 158,281	(355,691) (225,761) (101,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519 170,047 138,339	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397	AH - % on site 35% 35% (313,399) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456	6 40% (292,395) (189,656) (109,656) (10,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,837 123,697 110,221 78,514	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572	(250,405) (168,742) (94,88) (21,426) 51,937 125,186 198,367 271,344 490,056 9,000 197,083 165,461 133,753 83,813 70,337 38,630
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 115% 120% 125% 183,291 0 40 80 143 160 200 240	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 156,281 126,574	(355,691) (225,761) (101,53) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519 170,047 138,339 106,632	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific \$106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748	6 40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 239,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864	(250,405) (188,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056 9,000 197,003 165,461 133,753 83,813 70,337 38,630 6,816
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 183,291 0 40 80 143 160 200 240 280	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 158,281 126,574 94,866	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519 170,047 138,339 106,632 74,924	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 265,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040	6 40% (292,395) (189,656) (10,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021)	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,344 490,056 9,000 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 183,291 0 40 80 143 160 200 240	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 156,281 126,574	(355,691) (225,761) (101,53) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519 170,047 138,339 106,632	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific \$106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748	6 40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 239,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864	(250,405) (188,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056 9,000 197,003 165,461 133,753 83,813 70,337 38,630 6,816
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 183,291 0 40 80 143 160 200 240 280	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 158,281 126,574 94,866	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519 170,047 138,339 106,632 74,924	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 265,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040	6 40% (292,395) (189,656) (10,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021)	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,344 490,056 9,000 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 183,291 0 40 80 143 160 200 240 280 320 360	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 188,947 158,281 126,574 94,866 63,158 31,450	(355,691) (225,761) (101,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 170,047 138,339 106,632 74,924 43,216 11,430	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633)	AH - % on site 35% 35% (313,399) (201,054) (104,022) (7,967) 87,663 183,291 276,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695)	6 40% (292,395) (189,656) (189,656) (10,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,888) (48,758)	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820)	(250,405) (168,742) (94,88) (21,426) 51,937 125,186 198,367 271,344 490,056 9,000 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (66,983)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 183,291 0 40 80 143 160 200 240 280 320 360 400	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 158,281 126,574 94,866 63,158 31,450 (407)	(355,691) (225,761) (101,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470)	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532)	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (60,595)	6 40% (292,395) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858) (48,758) (80,657)	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (68,820) (100,720)	(250,405) (188,742) (94,988) (21,426) 51,937 125,186 344,326 417,304 490,056 9,000 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (88,883) (120,782)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 1120% 125% 143,291 0 40 80 143 160 200 240 280 320 360 400 440	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 158,281 120,574 94,866 63,158 31,450 (407) (32,307)	(355,691) (225,761) (110,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369)	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,990 54,982 23,267 (8,633) (40,532) (72,432)	AH - % on site 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 656,609 Specific S106 4,500 265,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (92,494)	6 40% (292,395) (189,656) (189,656) (10,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858) (48,758) (80,657) (112,557)	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 335,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820) (110,720) (132,619)	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 417,304 490,056 9,000 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (88,883) (120,782) (152,795)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 183,291 0 40 80 143 160 200 240 240 280 320 360 400 440 440	(461,519) (287,669) (125,999) (22,353) 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 155,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206)	(355,691) (225,761) (101,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268)	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (104,331)	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (60,595) (92,494) (124,394)	6 40% (292,395) (189,656) (189,656) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858) (48,758) (80,657) (112,557) (144,519)	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 365,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820) (100,720) (132,619) (164,703)	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490.056 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (88,883) (120,782) (182,785) (182,785) (182,785) (182,785)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 183,291 0 40 80 143 160 200 240 280 320 360 400 440 440 480 520	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 108,274 94,866 63,158 31,450 (407) (32,307) (64,206) (96,105)	(355,691) (225,761) (101,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 133,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,168)	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (72,432) (104,331) (136,244)	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (90,595) (92,494) (124,394) (156,428)	6 40% (292,395) (189,656) (189,656) (10,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 110,221 78,514 46,806 15,041 (16,858) (48,758) (80,657) (112,557) (144,519) (176,612)	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (68,820) (100,720) (132,619) (144,703) (197,027)	(250,405) (168,742) (94,88) (21,426) 51,937 125,186 198,367 271,344 490,056 9,000 197,083 155,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (66,983) (72,782) (152,795) (152,795)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 125% 200 240 280 320 360 400 440 480 520 560 560	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 156,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206) (96,105) (128,005)	(355,691) (225,761) (101,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268)	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (104,331) (135,244) (168,336)	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (60,595) (92,494) (124,394)	6 40% (292,395) (189,656) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858) (80,657) (112,557) (114,519) (176,612) (210,874)	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 365,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820) (100,720) (132,619) (164,703)	(250,405) (188,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056 9,000 197,003 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (120,782) (152,795) (184,887) (220,496) (257,813)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 183,291 0 40 80 143 160 200 240 280 320 360 400 440 440 480 520	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 108,274 94,866 63,158 31,450 (407) (32,307) (64,206) (96,105)	(355,691) (225,761) (101,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 133,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,168)	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (72,432) (104,331) (136,244)	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (90,595) (92,494) (124,394) (156,428)	6 40% (292,395) (189,656) (189,656) (10,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 110,221 78,514 46,806 15,041 (16,858) (48,758) (80,657) (112,557) (144,519) (176,612)	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (68,820) (100,720) (132,619) (144,703) (197,027)	(250,405) (168,742) (94,88) (21,426) 51,937 125,186 198,367 271,344 490,056 9,000 197,083 155,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (66,983) (72,782) (152,795) (152,795)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 125% 200 240 280 320 360 400 440 480 520 560 560	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 156,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206) (96,105) (128,005)	(355,691) (225,761) (101,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,188) (148,153)	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (104,331) (135,244) (168,336)	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (60,595) (92,494) (124,394) (156,428) (188,520)	6 40% (292,395) (189,656) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858) (80,657) (112,557) (114,519) (176,612) (210,874)	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 56,572 26,864 (5,021) (68,820) (100,720) (132,619) (142,703) (147,703) (147,703) (147,703)	(250,405) (188,742) (94,988) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056 9,000 197,003 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,983) (120,782) (152,795) (184,887) (220,496) (257,813)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 120% 220 240 280 320 360 400 440 480 520 560 600 640	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 158,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206) (96,105) (128,005) (180,0061) (192,154)	(355,691) (225,761) (101,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,168) (148,153) (180,245) (215,099)	30% (334,525) (213,407) (107,087) (3,604) 99,505 (202,492) 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 (8,633) (40,532) (104,331) (136,244) (168,336) (201,252) (238,568)	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (92,494) (124,394) (156,428) (188,520) (224,721) (262,038)	6 40% (292,395) (189,656) (189,656) (199,656) (10,956) (12,454) 75,820 (163,923) 251,822 339,722 427,350 514,926 602,501 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858) (48,758) (80,657) (112,557) (144,519) (176,612) (210,874) (248,191) (285,507)	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820) (100,720) (132,619) (144,703) (197,027) (234,344) (271,660) (308,982)	(250,405) (168,742) (94,88) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,984) (120,782) (152,
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 125% 200 240 280 320 360 400 440 480 520 560 600 640 680	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 108,247 155,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206) (96,105) (128,005) (160,061) (192,154) (228,946)	(355,691) (225,761) (101,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 183,519 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,168) (148,153) (181,159) (215,099) (252,415)	30% (334,525) (213,407) (107,087) (3,604) 99,505 202,492 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 54,982 23,267 (8,633) (40,532) (72,432) (104,331) (136,244) (168,335) (201,252) (238,568) (275,885)	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 663,735 663,639 256,649 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (60,595) (92,494) (124,394) (156,428) (188,520) (224,721) (262,038) (299,354)	6 40% (292,395) (189,656) (189,656) (100,956) (12,454) 75,820 163,923 251,822 339,722 427,350 514,926 602,501 £1,500 6,000 236,727 205,210 173,837 110,221 78,514 48,806 15,041 (16,858) (48,758) (80,657) (112,557) (114,519) (176,612) (210,874) (248,191) (285,507) (322,912)	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (68,820) (100,720) (100,720) (132,619) (154,703) (197,027) (234,344) (271,660) (308,982) (308,982) (308,982) (346,524)	(250,405) (168,742) (94,988) (21,426) 51,937 125,186 198,367 271,344 490,056 9,000 197,083 165,461 133,753 83,813 70,363 (88,883) (120,782) (152,795) (184,887) (220,496) (257,813) (295,130) (332,593) (332,593) (370,135)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 120% 220 240 280 320 360 400 440 480 520 560 600 640	(461,519) (287,669) (125,999) (22,353 170,187 317,683 464,807 611,866 758,365 904,864 1,051,363 316,016 284,498 252,981 203,341 189,947 158,281 126,574 94,866 63,158 31,450 (407) (32,307) (64,206) (96,105) (128,005) (180,0061) (192,154)	(355,691) (225,761) (101,153) 722 111,348 221,690 331,901 441,776 551,650 661,355 770,825 1,500 296,194 264,676 233,159 170,047 138,339 106,632 74,924 43,216 11,430 (20,470) (52,369) (84,268) (116,168) (148,153) (180,245) (215,099)	30% (334,525) (213,407) (107,087) (3,604) 99,505 (202,492) 305,208 407,758 510,307 612,545 714,717 Site 3,000 276,371 244,854 213,337 163,581 150,105 118,397 86,690 (8,633) (40,532) (104,331) (136,244) (168,336) (201,252) (238,568)	AH - % on site 35% 35% (313,390) (201,054) (104,022) (7,967) 87,663 183,291 278,515 373,740 468,862 563,735 658,609 Specific S106 4,500 256,549 225,032 193,515 143,639 130,163 98,456 66,748 35,040 3,204 (28,695) (92,494) (124,394) (156,428) (188,520) (224,721) (262,038)	6 40% (292,395) (189,656) (189,656) (199,656) (10,956) (12,454) 75,820 (163,923) 251,822 339,722 427,350 514,926 602,501 236,727 205,210 173,637 123,697 110,221 78,514 46,806 15,041 (16,858) (48,758) (80,657) (112,557) (144,519) (176,612) (210,874) (248,191) (285,507)	(271,400) (179,199) (97,891) (16,940) 63,978 144,554 225,129 305,560 385,838 466,116 546,379 7,500 216,905 185,388 153,695 103,755 90,279 58,572 26,864 (5,021) (36,921) (68,820) (100,720) (132,619) (144,703) (197,027) (234,344) (271,660) (308,982)	(250,405) (168,742) (94,88) (21,426) 51,937 125,186 198,367 271,346 344,326 417,304 490,056 197,083 165,461 133,753 83,813 70,337 38,630 6,816 (25,084) (56,984) (120,782) (152,

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Scheme Ref: C
Title: 30 No. Units
Notes: Greeenfield allocation

	Enhanced S106	costs						
ASSUMPTIONS - RESIDENTIAL US	ES							
Total number of units in a street			00 11	nito				
Total number of units in scheme			30 Ur	nits				
AH Policy requirement (% Target)			35%					
AH tenure split %		fordable Rent:		53.0%				
		nared ownership		25.0%				
	Int	termediate		21.6%				
Open Market Sale (OMS) housing			65%					
			100%					
CIL Rate (£ psm)			143.29 £ p	psm				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.6	0.0%	0.0		2%	0.6	
2 bed House	20.9%	4.1	57.4%	6.0		34%	10.1	
3 bed House	40.8%	8.0	23.5%	2.5		35%	10.4	
4 bed House	35.0%	6.8	2.8%	0.3		24%	7.1	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	1.7		6%	1.7	
2 bed Flat	0.0%	0.0	0.0%	0.0		0%	0.0	
Total number of units	100.0%	19.5	100.0%	10.5		100%	30.0	
	Net area per unit		Net to Gross %		Gi	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		Gi	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Tota	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	37	402	0	0		37	402	
2 bed House	322	3,466	422	4,537		743	8,003	
3 bed House	716	7,707	207	2,232		923	9,939	
4 bed House	751	8,081	28	303		779	8,384	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	101	1,089		101	1,089	
2 bed Flat	0	0	0	0		0	0	
	1,826	19,656	758	8,161		2,584	27,817	
AH % by floor are			29.34% AF	Ч % by floor area du	e to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			total	MV £ (no AH)	
1 bed House	180,000	3,103	288				115,830	
2 bed House	250,000	3,165	294				2,524,313	
3 bed House	290,000	3,222	299				3,023,120	
4 bed House	350,000	3,182	296				2,490,180	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				275,184	
2 bed Flat	190,000	3,115	289				0	
							8,428,626	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	80%
	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	71%
4 bed House								71%
4 bed House 5 bed House		#DIV/01	50%	#DIV/01	/ U%	()	#[JIV/U	
5 bed House	0	#DIV/0! 1,600	50% 0 50% 112,000	#DIV/0! 2,240	70% 70%	0 128,000	#DIV/0! 2,560	
		#DIV/0! 1,600 1,557	50% 0 50% 112,000 50% 133,000	2,240 2,180	70% 70% 70%	128,000 152,000	2,560 2,492	80% 80%

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C 30 No. Units

Scheme Ref: Title: Notes: Greeenfield allocation Enhanced S106 costs

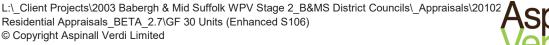
OMS GDV -	(part houses due to % mix)				
1 bed House	0.6	@	180,000		115,830
2 bed House	4.1	@	250,000		1,018,875
B bed House	8.0	@	290,000		2,307,240
bed House	6.8	@	350,000		2,388,750
bed House	0.0	@	0		
1 bed Flat	0.0	@	160,000		
e bed Flat	0.0	@	190,000		
	19.5				5,830,695
Affordable Rent GDV -			00.000		
1 bed House	0.0	@	90,000		200.044
2 bed House	3.2	@	125,000		398,941
3 bed House	1.3	@	145,000		189,708
4 bed House	0.2	@	175,000		26,879
5 bed House	0.0	@	0		70.004
1 bed Flat	0.9	@	80,000		72,924
e bed Flat	0.0	@	95,000		600 450
Shared ownership	5.6				688,452
Snared ownersnip I bed House	0.0	@	126,000		
bed House	1.5		175,000		263,873
bed House	0.6	@	203,000		125,479
bed House	0.6	@	203,000		125,479
5 bed House	0.0	@	245,000		17,778
bed House 1 bed Flat	0.0	@	112,000		48,234
2 bed Flat	0.4	@	133,000		40,234
z Ded Flat	2.6	<u>@</u>	133,000		455,365
	2.0				400,000
ntermediate	-				
2 bed House	0.0	@	144,000		
3 bed House	1.3	@	200,000		260,140
1 bed House	0.5	@	232,000		123,704
5 bed House	0.1	@	250,000		15,649
1 bed Flat	0.0	@	0		
2 bed Flat	0.4	@	128,000		47,552
0.00%	0.0	@	152,000		
	2.3		-		447,045
	-				
Sub-total GDV Residential	30.0				7,421,557
AH on-site cost analysis:				£MV less £GDV	1,007,069
	390 £ psn	n (total GIA sqm)		33,569 £ per unit (total units)	
Grant	30	@	0		
Total GDV					7,421,55

Title: 30 No. Units Notes: Greeenfield allocation Enhanced S106 costs



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Scheme Ref: C
Title: 30 No. Units
Notes: Greeenfield allocation
Enhanced S106 costs

RESIDUAL LAND VAL	.UE				
Residual Land Value (g	ross)				899,368
SDLT			899,368 @	5.0% (slabbed)	(34,468)
Acquisition Agent fees			899,368 @	1.0%	(8,994)
Acquisition Legal fees			899,368 @	0.5%	(4,497)
Interest on Land			899,368 @	7.5%	(67,453)
Residual Land Value					783,957
	RLV analysis:	26,132 £ per plot	522,638 £ per ha	211,509 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			20.0 dp net ha		
Site Area (Resi)			1.50 net ha	3.71 net acres	
Density analysis:			1,723 sqm/ha	7,505 sqft/ac	
Threshold Land Value	13,124 £ per plot		262,489 £ per net ha	106,228 £ per net acre	393,734
		80%	Gross to net	1.88 Gross hectares	

BALANCE			
Surplus/(Deficit)	260,148 £ per ha	105,281 £ per acre	390,223

Scheme Ref: C
Title: 30 No. Units
Notes: Greeenfield allocation
Enhanced S106 costs

					AH - % on site 359	%		
Balance (RLV - TLV)	390,223	0%	25%	30%	35%	40%	45%	50%
	0	1,080,359	772,378	710,711	649,045	587,275	525,467	463,659
	80	857,026	605,826	555,526	505,173	454,721	404,268	353,702
	100	800,847	563,946	516,437	468,929	421,417	373,741	326,064
	120	744,398	521,866	477,306	432,633	387,916	343,200	298,311
	140	687,881	479,733	437,981	396,230	354,412	312,488	270,558
CIL £psm	160	631,120	437,449	398,656	359,714	320,771	281,775	242,643
143.29	180	574,261	395,061	359,104	323,147	287,064	250,930	214,723
	200	517,183	352,569	319,542	286,411	253,280	220,032	186,707
	220	459,979	309,924	279,801	249,674	219,369	189,064	158,618
	240	402,776	267,220	239,999	212,719	185,439	157,979	130,500
	260	345,573	224,318	200,066	175,760	151,323	126,885	102,241
	280	288,370	181,415	160,024	138,633	117,207	95,613	73,982
	300	230,883	138,513	119,982	101,451	82,920	64,340	45,588
	320	173,334	95,610	79,940	64,269	48,598	32,928	17,159
	340	115,785	52,600	39,897	27,087	14,277	1,466	(11,344)
	360	58,236	9,438	(321)	(10,095)	(20,045)	(29,996)	(39,946)
	380	676	(33,724)	(40,606)	(47,488)	(54,370)	(61,457)	(68,548)
	400	(57,221)	(76,885)	(80,890)	(84,895)	(88,899)	(92,919)	(97,149)
	420	(115,118)	(120,047)	(121,174)	(122,302)	(123,429)	(124,556)	(125,751)
	440	(173,014)	(163,373)	(161,459)	(159,708)	(157,958)	(156,208)	(154,458)
	460	(230,911)	(206,795)	(201,972)	(197,149)	(192,488)	(187,860)	(183,232)
	480	(288,904)	(250,218)	(242,500)	(234,782)	(227,064)	(219,512)	(212,007)
	500	(347,151)	(293,641)	(283,028)	(272,415)	(261,802)	(251,189)	(240,781)
	520	(409,006)	(337,063)	(323,556)	(310,048)	(296,540)	(283,033)	(269,556)
	540	(476,734)	(380,714)	(364,128)	(347,681)	(331,278)	(314,876)	(298,473)
	0.0	(110,101)	(000,7.1.)	(001,120)	(011,001)	(001,210)	(011,010)	(200, 110)
					AH - % on site 359	%		
Balance (RLV - TLV)	390,223	0%	25%	30%	AH - % on site 35%	40%	45%	50%
Balance (RLV - TLV)	390,223	0% 723,848	25% 517,795				45% 352,117	50% 310,447
Balance (RLV - TLV)	390,223 - 1,500			30%	35%	40%		
Balance (RLV - TLV)	-	723,848	517,795	30% 476,505	35% 435,088	40% 393,623	352,117	310,447
Balance (RLV - TLV)	1,500	723,848 678,583	517,795 472,802	30% 476,505 431,512	35% 435,088 390,223	40% 393,623 348,900	352,117 307,435	310,447 265,970
Balance (RLV - TLV)	1,500 3,000	723,848 678,583 633,088	517,795 472,802 427,600	30% 476,505 431,512 386,456	35% 435,088 390,223 345,230	40% 393,623 348,900 303,940	352,117 307,435 262,651	310,447 265,970 221,248
Balance (RLV - TLV) Site Specific S106	1,500 3,000 4,500	723,848 678,583 633,088 587,549	517,795 472,802 427,600 382,335	30% 476,505 431,512 386,456 341,191	35% 435,088 390,223 345,230 300,047	40% 393,623 348,900 303,940 258,904	352,117 307,435 262,651 217,658	310,447 265,970 221,248 176,368
	1,500 3,000 4,500 6,000	723,848 678,583 633,088 587,549 541,941	517,795 472,802 427,600 382,335 336,872	30% 476,505 431,512 386,456 341,191 295,845	35% 435,088 390,223 345,230 300,047 254,782	40% 393,623 348,900 303,940 258,904 213,639	352,117 307,435 262,651 217,658 172,495	310,447 265,970 221,248 176,368 131,351
Site Specific S106	1,500 3,000 4,500 6,000 7,500	723,848 678,583 633,088 587,549 541,941 496,127	517,795 472,802 427,600 382,335 336,872 291,334	30% 476,505 431,512 386,456 341,191 295,845 250,306	35% 435,088 390,223 345,230 300,047 254,782 209,278	40% 393,623 348,900 303,940 258,904 213,639 168,251	352,117 307,435 262,651 217,658 172,495 127,223	310,447 265,970 221,248 176,368 131,351 86,086
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000	723,848 678,583 633,088 587,549 541,941 496,127 450,313	517,795 472,802 427,600 382,335 336,872 291,334 245,605	30% 476,505 431,512 386,456 341,191 295,845 250,306 204,664	35% 435,088 390,223 345,230 300,047 254,782 209,278 163,722	40% 393,623 348,900 303,940 258,904 213,639 168,251 122,712	352,117 307,435 262,651 217,658 172,495 127,223 81,684	310,447 265,970 221,248 176,368 131,351 86,086 40,657
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	723,848 678,583 633,088 587,549 541,941 496,127 450,313 404,499	517,795 472,802 427,600 382,335 336,872 291,334 245,605 199,791	30% 476,505 431,512 386,456 341,191 295,845 250,306 204,664 158,850	35% 435,088 390,223 345,230 300,047 254,782 209,278 163,722 117,908	40% 393,623 348,900 303,940 258,904 213,639 168,251 122,712 76,967	352,117 307,435 262,651 217,658 172,495 127,223 81,684 36,025	310,447 265,970 221,248 176,368 131,351 86,086 40,657 (4,916)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	723,848 678,583 633,088 587,549 541,941 496,127 450,313 404,499 358,685	517,795 472,802 427,600 382,335 336,872 291,334 245,605 199,791 153,977	30% 476,505 431,512 386,456 341,191 295,845 250,306 204,664 158,850 113,036	35% 435,088 390,223 345,230 300,047 254,782 209,278 163,722 117,908 72,094	40% 393,623 348,900 303,940 258,904 213,639 168,251 122,712 76,967 31,153	352,117 307,435 262,651 217,658 172,495 127,223 81,684 36,025 (9,789)	310,447 265,970 221,248 176,368 131,351 86,086 40,657 (4,916) (50,730)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	723,848 678,583 633,088 587,549 541,941 496,127 450,313 404,499 358,685 312,871	517,795 472,802 427,600 382,335 336,872 291,334 245,605 199,791 153,977 108,163	30% 476,505 431,512 386,456 341,191 295,845 250,306 204,664 156,850 113,036 67,222	35% 435,088 390,223 345,230 300,047 254,782 209,278 163,722 117,908 72,094 26,280	40% 393,623 348,900 303,940 256,904 213,639 168,251 122,712 76,967 31,153 (14,661)	352,117 307,435 262,651 217,658 172,495 127,223 81,684 36,025 (9,789) (55,603)	310,447 265,970 221,248 176,368 131,351 86,086 40,657 (4,916) (50,730) (96,544)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	723,848 678,583 633,088 587,549 541,941 496,127 450,313 404,499 358,685 312,871 266,991	517,795 472,802 427,600 382,335 336,872 291,334 245,605 199,791 153,977 108,163 62,300	30% 476,505 431,512 386,456 341,191 295,845 250,306 204,664 158,850 113,036 67,222 21,362	35% 435,088 390,223 345,230 300,047 254,782 209,278 163,722 117,908 72,094 26,280 (19,576)	40% 393,623 348,900 303,940 258,904 213,639 168,251 122,712 76,967 31,153 (14,661) (60,515)	352,117 307,435 262,651 217,658 172,495 127,223 81,684 36,025 (9,789) (55,603) (101,453)	310,447 265,970 221,248 176,368 131,351 86,086 40,657 (4,916) (50,730) (96,544) (142,391)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500	723,848 678,583 633,088 587,549 541,941 496,127 450,313 404,499 358,685 312,871 266,991 220,900	517,795 472,802 427,600 382,335 336,872 291,334 245,605 199,791 153,977 108,163 62,300 16,209	30% 476,505 431,512 386,456 341,191 295,845 250,306 204,664 158,850 113,036 67,222 21,362 (24,729)	35% 435,088 390,223 345,230 300,047 254,782 209,278 163,722 117,908 72,094 26,280 (19,576) (65,667)	40% 393,623 348,900 303,940 258,904 213,639 168,251 122,712 76,967 31,153 (14,661) (60,515) (106,605)	352,117 307,435 262,651 217,658 172,495 127,223 81,684 36,025 (9,789) (55,603) (101,453) (147,544)	310,447 265,970 221,248 176,368 131,351 86,086 40,657 (4,916) (50,730) (96,544) (142,391) (188,482)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000	723,848 678,583 633,088 587,549 541,941 496,127 450,313 404,499 358,685 312,871 260,991 220,900 174,809	517,795 472,802 427,600 382,335 336,872 291,334 245,605 199,791 153,977 108,163 62,300 16,209 (29,882)	30% 476,505 431,512 386,456 341,191 295,845 250,306 204,664 158,850 113,036 67,222 21,362 (24,729) (70,820)	35% 435,088 390,223 345,230 300,047 254,782 209,278 163,722 117,908 72,094 26,280 (19,576) (65,667) (111,758)	40% 393,623 348,900 303,940 258,904 213,639 168,251 122,712 76,967 31,153 (14,661) (106,605) (152,696)	352,117 307,435 262,651 217,658 172,495 127,223 81,684 36,025 (9,789) (55,603) (101,453) (147,544) (193,635)	310,447 265,970 221,248 176,368 131,351 86,086 40,657 (4,916) (50,730) (96,544) (142,391) (188,482) (234,573)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500	723,848 676,583 633,088 587,549 541,941 496,127 450,313 404,499 356,685 312,871 266,991 220,900 174,809 128,719	517,795 472,802 427,600 382,335 336,872 291,334 245,605 199,791 153,977 108,163 62,300 16,209 (29,882) (75,973) (122,063)	30% 476,505 431,512 386,456 341,191 295,845 250,306 204,664 158,850 113,036 67,222 21,362 (24,729) (70,820) (116,911) (163,002)	35% 435,088 390,223 345,230 300,047 254,782 209,278 163,722 117,908 72,094 (19,576) (65,667) (111,758) (157,849) (204,015)	40% 393,623 348,900 303,940 258,904 213,639 168,251 122,712 76,967 31,153 (14,661) (60,515) (106,605) (152,696) (152,696) (188,787) (245,033)	352,117 307,435 262,651 217,658 172,495 127,223 81,684 36,025 (9,789) (55,603) (101,453) (147,544) (193,635) (239,725) (286,051)	310,447 265,970 221,248 176,368 131,351 86,086 40,657 (4,916) (50,730) (96,544) (142,391) (188,482) (234,573) (280,700) (327,069)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500	723,848 678,583 633,088 587,549 541,941 496,127 450,313 404,499 358,685 312,871 266,991 220,900 174,809 128,719 82,628 36,537	517,795 472,802 427,600 382,335 336,872 291,334 245,605 199,791 153,977 108,163 62,300 16,209 (29,882) (75,973) (122,063) (168,348)	30% 476,505 431,512 386,456 341,191 295,845 250,306 113,036 67,222 21,362 (24,729) (70,820) (116,911) (163,002) (209,366)	35% 435,088 390,223 345,230 300,047 254,782 209,278 163,722 117,908 72,094 26,280 (19,576) (65,667) (111,758) (157,849) (204,015) (250,384)	40% 393,623 348,900 303,940 258,904 213,639 168,251 122,712 76,967 31,153 (14,661) (60,515) (106,605) (152,696) (198,787) (245,033) (291,402)	352,117 307,435 262,651 217,658 172,495 127,223 81,684 36,025 (9,789) (55,603) (101,453) (147,544) (193,635) (239,725) (286,051) (332,421)	310,447 265,970 221,248 176,368 131,351 86,086 40,657 (4,916) (50,730) (96,544) (142,391) (188,482) (234,573) (280,700) (327,069) (373,439)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	723,848 678,583 633,088 587,549 541,941 496,127 450,313 404,499 358,685 312,871 260,991 220,900 174,809 128,719 82,628 36,537 (9,627)	517,795 472,802 427,600 382,335 336,872 291,334 245,605 199,791 153,977 108,163 62,300 16,209 (29,882) (75,973) (122,063) (188,348) (214,717)	30% 476,505 431,512 386,456 341,191 295,845 250,306 204,664 158,850 113,036 67,222 21,362 (24,729) (70,820) (116,911) (163,002) (209,366) (255,736)	35% 435,088 390,223 345,230 300,047 254,782 209,278 163,722 117,908 72,094 26,280 (19,576) (65,667) (111,758) (157,849) (204,015) (250,384) (296,754)	40% 393,623 348,900 303,940 258,904 213,639 168,251 122,712 76,967 31,153 (14,661) (106,605) (152,696) (198,787) (245,033) (291,402) (337,772)	352,117 307,435 262,651 217,658 172,495 127,223 81,684 36,025 (9,789) (55,603) (101,453) (147,544) (193,635) (239,725) (286,051) (332,421) (378,790)	310,447 265,970 221,248 176,368 131,351 86,086 40,657 (4,916) (50,730) (96,544) (142,391) (188,482) (234,573) (280,700) (327,069) (373,439) (425,814)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	723,848 678,583 633,088 587,549 541,941 496,127 450,313 404,499 358,685 312,871 266,991 220,900 174,809 128,719 82,628 36,537 (9,627) (55,996)	517,795 472,802 427,600 382,335 336,872 291,334 245,605 199,791 153,977 108,163 62,300 16,209 (29,882) (75,973) (122,063) (168,348) (214,717) (261,087)	30% 476,505 431,512 386,456 341,191 295,845 250,306 204,664 158,850 113,036 67,222 21,362 (24,729) (70,820) (116,911) (163,002) (209,366) (255,736) (302,105)	35% 435,088 390,223 345,230 300,047 254,782 209,278 163,722 117,908 72,094 26,280 (19,576) (65,667) (111,758) (157,849) (204,015) (250,384) (296,754) (343,123)	40% 393,623 348,900 303,940 258,904 213,639 168,251 122,712 76,967 31,153 (14,661) (106,605) (152,696) (198,787) (245,033) (291,402) (337,772) (384,289)	352,117 307,435 262,651 217,658 172,495 127,223 81,684 36,025 (9,789) (55,603) (101,453) (147,544) (193,635) (239,725) (286,051) (332,421) (378,789) (432,172)	310,447 265,970 221,248 176,368 40,657 (4,916) (50,730) (96,544) (142,391) (188,482) (234,573) (280,700) (377,069) (373,439) (425,814) (480,058)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	723,848 678,583 633,088 587,549 541,941 496,127 450,313 404,499 358,685 312,871 260,991 220,900 174,809 128,719 82,628 36,537 (9,627)	517,795 472,802 427,600 382,335 336,872 291,334 245,605 199,791 153,977 108,163 62,300 16,209 (29,882) (75,973) (122,063) (188,348) (214,717)	30% 476,505 431,512 386,456 341,191 295,845 250,306 204,664 158,850 113,036 67,222 21,362 (24,729) (70,820) (116,911) (163,002) (209,366) (255,736)	35% 435,088 390,223 345,230 300,047 254,782 209,278 163,722 117,908 72,094 26,280 (19,576) (65,667) (111,758) (157,849) (204,015) (250,384) (296,754)	40% 393,623 348,900 303,940 258,904 213,639 168,251 122,712 76,967 31,153 (14,661) (106,605) (152,696) (198,787) (245,033) (291,402) (337,772)	352,117 307,435 262,651 217,658 172,495 127,223 81,684 36,025 (9,789) (55,603) (101,453) (147,544) (193,635) (239,725) (286,051) (332,421) (378,790)	310,447 265,970 221,248 176,368 131,351 86,086 40,657 (4,916) (50,730) (96,544) (142,391) (188,482) (234,573) (280,700) (327,069) (373,439) (425,814)

Scheme Ref: Title: Notes: C 30 No. Units Greeenfield allocation Enhanced S106 costs

	Enhanced S106	costs						
					All 0/ - " ==	0/		
Balance (RLV - TLV)	390,223	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
balance (RLV - TLV)	50,000	886,992	681,211	639,921	598,632	557,309	515,844	474,380
	75,000	794,330	588,548	547,259	505,969	464,647	423,182	381,717
TLV (per net acre)	100,000	701,667	495,886	454,596	413,307	371,984	330,519	289,055
106,228	125,000	609,005	403,223	361,934	320,644	279,322	237,857	196,392
100,220	150,000	516,342	310,561	269,271	227,982	186,659	145,194	103,730
		423,680			135,319			
	175,000 200,000		217,898	176,609		93,997	52,532	11,067
		331,017	125,236	83,946	42,657	1,334	(40,131)	(81,595)
	225,000	238,355	32,573	(8,716)	(50,006)	(91,328)	(132,793)	(174,258)
	250,000	145,692	(60,089)	(101,379)	(142,668)	(183,991)	(225,456)	(266,920)
	275,000	53,030	(152,752)	(194,041)	(235,331)	(276,653)	(318,118)	(359,583)
					ALL 0/it- 05	0/		
Balance (RLV - TLV)	390,223	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
Dalatice (RLV - TLV)	_							
	5	(760,423)	(965,131)	(1,006,072)	(1,047,014)	(1,087,955)	(1,128,897)	(1,169,902)
Dit (d-b)	10	199,209	(6,054)	(47,198)	(88,342)	(129,508)	(170,798)	(212,087)
Density (dph)	15	518,821	313,225	272,032	230,742	189,453	148,108	106,643
20	20	678,583	472,802	431,512	390,223	348,900	307,435	265,970
	25	774,367	568,490	527,200	485,911	444,497	403,032	361,502
	26	789,103	583,211	541,922	500,632	459,204	417,739	376,196
	30	838,223	632,282	590,993	549,693	508,228	466,763	425,175
	35	883,834	677,848	636,558	595,215	553,750	512,285	470,655
	40	918,043	712,022	670,733	629,357	587,892	546,427	504,765
	45	944,650	738,602	697,313	655,912	614,447	572,965	531,296
	50	965,935	759,866	718,577	677,155	635,690	594,190	552,520
					AH - % on site 35			
Balance (RLV - TLV)	390,223	0%	25%	30%	35%	40%	45%	50%
	95%	877,368	659,683	615,970	572,179	528,372	484,359	440,315
	100%	678,583	472,802	431,512	390,223	348,900	307,435	265,970
Build rate (£psm)	105%	477,770	283,927	245,068	206,208	167,349	128,453	89,465
	110%	276,145	93,261	56,682	20,103	(16,476)	(53,055)	(89,634)
	115%	73,314	(98,461)	(132,816)	(167,171)	(201,526)	(235,881)	(270,235)
	120%	(130,316)	(291,253)	(323,440)	(355,627)	(388,583)	(426,139)	(463,694)
	125%	(334,744)	(501,715)	(536,688)	(571,660)	(606,812)	(641,995)	(677,178)
	130%	(565,561)	(728,426)	(761,011)	(793,647)	(826,525)	(859,402)	(892,280)
Balance (RLV - TLV)	390,223	0%	25%	30%	AH - % on site 0% 35%	40%	45%	50%
Dalarice (ICLV = ILV)	75%	(971,382)	(749,809)	(705,529)	(661,424)	(617,319)	(573,214)	(529,255)
	80%	(601,042)	(473,246)	(447,764)	(422,282)	(396,820)	(373,212)	(351,506)
Cahnges in sales values (£)	85%							
Caringes in sales values (L)		(254,945)	(224,820)	(218,796)	(212,869)	(207,030)	(201,190)	(195,351)
	90%	58,106	9,341	(514)	(10,438)	(20,362)	(30,285)	(40,244)
	95%	369,206	242,042	216,445	190,847	165,172	139,384	113,504
	100%	678,583	472,802	431,512	390,223	348,900	307,435	265,970
	105%	984,950	701,586	644,888	588,059	531,231	474,403	417,420
	110%	1,289,020	928,961	856,856	784,750	712,645		
	115%						640,446	568,185
		1,591,516	1,155,223	1,067,913	980,604	893,294	805,868	568,185 718,415
	120%	1,892,750	1,380,692	1,278,238	980,604 1,175,784	893,294 1,073,330	805,868 970,829	568,185 718,415 868,235
					980,604	893,294	805,868	568,185 718,415
	120%	1,892,750	1,380,692	1,278,238 1,488,004	980,604 1,175,784	893,294 1,073,330	805,868 970,829	568,185 718,415 868,235
Balance (RLV - TLV)	120%	1,892,750	1,380,692	1,278,238 1,488,004	980,604 1,175,784 1,370,454	893,294 1,073,330 1,252,903	805,868 970,829	568,185 718,415 868,235
Balance (RLV - TLV)	120% 125%	1,892,750	1,380,692 1,605,555	1,278,238 1,488,004 Site	980,604 1,175,784 1,370,454 Specific S106	893,294 1,073,330 1,252,903 £1,500	805,868 970,829 1,135,353	568,185 718,415 868,235 1,017,770
Balance (RLV - TLV)	120% 125% 390,223	1,892,750 2,192,975	1,380,692 1,605,555	1,278,238 1,488,004 Site 3,000	980,604 1,175,784 1,370,454 Specific S106 4,500	893,294 1,073,330 1,252,903 £1,500 6,000	805,868 970,829 1,135,353 7,500	568,185 718,415 868,235 1,017,770
Balance (RLV - TLV)	120% 125% 390,223	1,892,750 2,192,975 - 693,005	1,380,692 1,605,555 1,500 649,045	1,278,238 1,488,004 Site 3,000 604,858	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578	893,294 1,073,330 1,252,903 £1,500 6,000 516,124	805,868 970,829 1,135,353 7,500 471,521	568,185 718,415 868,235 1,017,770 9,000 426,798
Balance (RLV - TLV)	120% 125% 390,223 0 40	1,892,750 2,192,975 - - 693,005 621,508	1,380,692 1,605,555 1,500 649,045 577,321	1,278,238 1,488,004 Site 3,000 604,858 532,876	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651	805,868 970,829 1,135,353 7,500 471,521 398,837	568,185 718,415 868,235 1,017,770 9,000 426,798 353,844
Balance (RLV - TLV)	120% 125% 390,223 0 40 80	1,892,750 2,192,975 - 693,005 621,508 549,627	1,380,692 1,605,555 1,500 649,045 577,321 505,173	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798	805,868 970,829 1,135,353 7,500 471,521 398,837 325,770	568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505
Balance (RLV - TLV) Cil. £psm	120% 125% 390,223 0 40 80 143	1,892,750 2,192,975 - 693,005 621,508 549,627 435,614	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315	805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814	568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261
CIL £psm	120% 125% 390,223 0 40 80 143 160 200	1,892,750 2,192,975 693,005 621,508 549,627 435,614 404,707	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920	7,500 471,521 398,837 325,770 209,814 178,399 104,106	9,000 426,798 353,844 132,656 58,292
	120% 125% 390,223 0 40 80 143 160 200 240	1,892,750 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,661 370,798 255,315 223,938 149,920 75,556	805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742	9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280	1,892,750 2,192,975 	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 419,920 75,556 1,192	7,500 471,521 398,837 209,814 178,399 104,106 29,742 (44,817)	568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280 320	1,892,750 2,192,975 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,659 121,370 47,005 (27,449)	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540)	805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631)	568,185 718,415 868,235 1,017,770 9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908) (165,721)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280 320 360	1,892,750 2,192,975 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 122,719 4,269 (10,095)	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172)	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263)	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353)	805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462)	9,000 426,788 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908) (165,721) (240,831)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400	1,892,750 2,192,975 2,192,975 693,005 621,508 549,927 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804)	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895)	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986)	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076)	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,661 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358)	805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728)	9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908) (165,721) (240,831) (316,097)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400	1,892,750 2,192,975 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618)	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708)	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885)	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255)	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (298,624)	7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994)	9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908) (165,721) (240,831) (316,097) (392,833)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440 440	1,892,750 2,192,975 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618) (188,431)	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782)	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151)	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521)	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (296,624) (373,910)	805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636)	9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (165,721) (240,831) (316,097) (392,833) (480,880)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440 480 520	1,892,750 2,192,975 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618) (188,431) (263,679)	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782) (310,048)	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151) (356,417)	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521) (406,196)	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,398 149,920 75,556 1,192 (73,540) (148,353) (223,358) (298,624) (373,910) (460,440)	805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636) (514,684)	9,000 426,788 353,844 280,505 164,261 132,656 58,292 (16,094) (240,831) (316,097) (392,833) (480,880) (568,928)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	1,892,750 2,192,975 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618) (188,431) (263,679) (338,945)	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782) (310,048) (385,756)	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151) (356,417) (440,000)	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521) (406,196) (494,244)	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,661 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (296,624) (373,910) (460,440) (460,440)	805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636) (514,684) (602,888)	9,000 426,788 353,844 280,505 142,651 132,656 58,292 (16,094) (90,908) (165,721) (240,831) (316,097) (392,833) (480,880) (568,928) (657,460)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600	1,892,750 2,192,975 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618) (188,431) (263,679) (338,945) (419,560)	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782) (310,048) (385,756) (473,804)	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151) (356,417) (440,000) (528,047)	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521) (406,196) (494,244) (582,325)	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (298,624) (373,910) (460,440) (548,488) (636,896)	7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636) (514,684) (602,888) (691,468)	9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908) (165,721) (240,831) (316,097) (392,833) (480,880) (568,928) (657,460) (746,040)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	1,892,750 2,192,975 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618) (188,431) (263,679) (338,945)	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782) (310,048) (385,756)	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151) (356,417) (440,000)	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521) (406,196) (494,244)	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,661 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (296,624) (373,910) (460,440) (460,440)	805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636) (514,684) (602,888)	9,000 426,788 353,844 280,505 142,651 132,656 58,292 (16,094) (90,908) (165,721) (240,831) (316,097) (392,833) (480,880) (568,928) (657,460)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600	1,892,750 2,192,975 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618) (188,431) (263,679) (338,945) (419,560)	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782) (310,048) (385,756) (473,804)	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151) (356,417) (440,000) (528,047)	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521) (406,196) (494,244) (582,325)	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (298,624) (373,910) (460,440) (548,488) (636,896)	7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636) (514,684) (602,888) (691,468)	9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (90,908) (165,721) (240,831) (316,097) (392,833) (480,880) (568,928) (657,460) (746,040)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	1,892,750 2,192,975 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618) (188,431) (263,679) (38,945) (419,560) (507,607)	1,380,692 1,605,555 1,500 649,045 577,321 505,173 399,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782) (310,048) (385,756) (473,804) (561,851)	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151) (356,417) (440,000) (528,047) (616,333)	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,559 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521) (406,196) (494,244) (582,325) (670,904)	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (293,624) (373,910) (460,440) (548,488) (636,996) (725,476)	805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636) (514,684) (602,888) (691,468) (780,048)	9,000 426,798 353,844 280,505 164,261 132,656 58,292 (16,094) (165,721) (240,831) (316,097) (392,833) (480,880) (568,928) (657,460) (746,040) (834,920)
CIL £psm	120% 125% 390,223 0 40 80 143 160 200 240 280 320 360 400 444 480 520 560 600 640 680	1,892,750 2,192,975 2,192,975 693,005 621,508 549,627 435,614 404,707 331,675 258,202 184,340 110,083 35,719 (38,804) (113,618) (138,431) (263,679) (338,945) (419,560) (507,607) (595,769)	1,380,692 1,605,555 1,500 649,045 577,321 505,173 390,752 359,714 286,411 212,719 138,633 64,269 (10,095) (84,895) (159,708) (234,782) (310,048) (385,756) (473,804) (561,851) (650,341)	1,278,238 1,488,004 Site 3,000 604,858 532,876 460,503 345,759 314,619 241,098 167,180 92,819 18,455 (56,172) (130,986) (205,885) (281,151) (356,417) (440,000) (616,333) (704,912)	980,604 1,175,784 1,370,454 Specific S106 4,500 560,578 488,373 415,780 300,580 269,354 195,659 121,370 47,005 (27,449) (102,263) (177,076) (252,255) (327,521) (406,196) (494,244) (582,325) (670,904) (759,484)	893,294 1,073,330 1,252,903 £1,500 6,000 516,124 443,651 370,798 255,315 223,938 149,920 75,556 1,192 (73,540) (148,353) (223,358) (298,624) (373,910) (460,440) (548,488) (636,896) (725,476) (814,231)	805,868 970,829 1,135,353 7,500 471,521 398,837 325,770 209,814 178,399 104,106 29,742 (44,817) (119,631) (194,462) (269,728) (344,994) (426,636) (514,684) (602,888) (691,468) (780,048) (869,133)	9,000 426,788 353,844 280,505 164,261 132,656 58,292 (16,094) (240,831) (316,097) (392,833) (480,880) (568,928) (657,460) (746,040) (834,920) (924,035)

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Scheme Ref: Title: Notes: D 50 No. Units Greeenfield allocation

	Enhanced S106	costs						
ASSUMPTIONS - RESIDENTIAL USE	:S							
Total number of units in scheme			50 U	nits				
AH Policy requirement (% Target)			35%					
AH tenure split %	Af	fordable Rent:		53.0%				
·	Sh	nared ownership		25.0%				
		termediate		21.6%				
Open Market Sale (OMS) housing			65%					
			100%					
CIL Rate (£ psm)			143.29 £	psm				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	1.1	0.0%	0.0		2%	1.1	
2 bed House	20.9%	6.8	57.4%	10.0		34%	16.8	
3 bed House	40.8%	13.3	23.5%	4.1		35%	17.4	
4 bed House 5 bed House	35.0%	11.4 0.0	2.8%	0.5 0.0		24% 0%	11.9 0.0	
1 bed Flat	0.0%	0.0	0.0% 16.4%	2.9		6%	2.9	
2 bed Flat	0.0%	0.0	0.0%	0.0		0%	0.0	
Total number of units	100.0%	32.5	100.0%	17.5		100%	50.0	
Total number of units	100.0%	32.5	100.0%	17.5		100%	50.0	
	Net area per unit		Net to Gross %		Gr	oss (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	Wet to Gloss 76		Gi	(sqm)	(sqft)	
1 bed House	58.0	624	,,			58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		Gr	oss (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0	95.00/			0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total	GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	TOTAL	(sqm)	(sqft)	
1 bed House	62	670	0	0		62	670	
2 bed House	537	5,776	703	7,562		1,239	13,338	
3 bed House	1,193	12,846	346	3,720		1,539	16,566	
4 bed House	1,251	13,468	47	504		1,298	13,973	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	169	1,815		169	1,815	
2 bed Flat	0	0	0	0		0	0	
	3,043	32,760	1,264	13,601		4,307	46,361	
AH % by floor area	:		29.34% A	H % by floor area du	ue to mix			
On the Mandard Only 11 (2)	C OME (C	Conf				LMAC (n - ALD	
Open Market Sales values (£) - 1 bed House	£ OMS (per unit) 180,000	£psm 3,103	£psf 288			tota	I MV £ (no AH) 193,050	
2 bed House	250,000	3,103	294				4,207,188	
3 bed House	290,000	3,705	299				5,038,533	
4 bed House	350,000	3,182	296				4,150,300	
5 bed House	0	#DIV/0!	#DIV/0!				4,130,300	
1 bed Flat	160,000	3,200	297				458,640	
2 bed Flat	190,000	3,115	289				0	
						_	14,047,710	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	80%
		1,726	50% 203,000	2,417	70%	232,000	2,762	80%
3 bed House	145,000							
4 bed House	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	71%
4 bed House 5 bed House	175,000 0	1,804 #DIV/0!	50% 0	#DIV/0!	70%	0	#DIV/0!	71%
4 bed House	175,000	1,804						

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D 50 No. Units Greeenfield allocation Enhanced S106 costs Scheme Ref: Title: Notes:

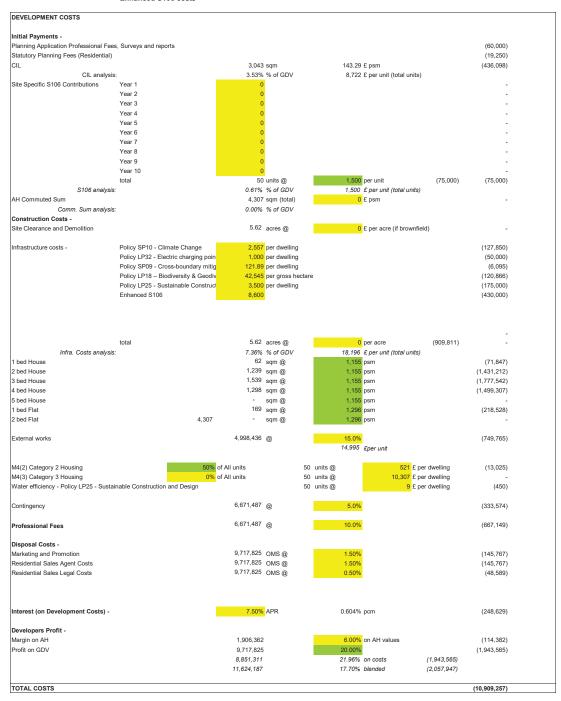
GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	1.1	@	180,000	193,050
2 bed House	6.8	@	250,000	1,698,125
3 bed House	13.3	@	290,000	3,845,400
bed House	11.4	@	350,000	3,981,250
bed House	0.0	@	0	-
bed Flat	0.0	@	160,000	-
bed Flat	0.0	@	190,000	-
	32.5			9,717,825
ffordable Rent GDV -				
bed House	0.0	@	90,000	-
bed House	5.3	@	125,000	664,902
bed House	2.2	@	145,000	316,180
bed House	0.3	@	175,000	44,798
bed House	0.0	@	0	
bed Flat	1.5	@	80,000	121,540
bed Flat	0.0	@	95,000	
	9.3			1,147,420
nared ownership				
bed House	0.0	@	126,000	
bed House	2.5	@	175,000	439,788
bed House	1.0	@	203,000	209,132
bed House	0.1	@	245,000	29,631
ped House	0.0	@	0	-
ped Flat	0.7	@	112,000	80,390
ped Flat	0.0	@	133,000	· -
	4.4			758,942
ntermediate	-			
bed House	0.0	@	144,000	-
bed House	2.2	@	200,000	433,566
bed House	0.9	@	232,000	206,173
bed House	0.1	@	250,000	26,082
bed Flat	0.0	@	0	-
bed Flat	0.6	@	128,000	79,253
.00%	0.0	@	152,000	
	3.8			745,074
ub-total GDV Residential	49.9			12,369,261
AH on-site cost analysis:				£MV less £GDV 1,678,449
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)
Grant	50	@	0	-
, and				

 Scheme Ref:
 D

 Title:
 50 No. Units

 Notes:
 Greeenfield allocation

 Enhanced \$106 costs



 Scheme Ref:
 D

 Title:
 50 No. Units

 Notes:
 Greeenfield allocation

 Enhanced \$106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				1,460,004
SDLT		1,460,004 @	5.0% (slabbed)	(62,500)
Acquisition Agent fees		1,460,004 @	1.0%	(14,600)
Acquisition Legal fees		1,460,004 @	0.5%	(7,300)
Interest on Land		1,460,004 @	7.5%	(109,500)
Residual Land Value				1,266,103
RLV analysis:	25,322 £ per plot	557,085 £ per ha	225,449 £ per acre	

THRESHOLD LAND VALUE						
Residential Density			22.0 dp net ha			
Site Area (Resi)			2.27 net ha	5.62	net acres	
Density analysis:			1,895 sqm/ha	8,255	sqft/ac	
Threshold Land Value	11,931 £ per plot	20	62,489 £ per net ha	106,228	£ per net acre	596,567
		80%	Gross to net	2.84	Gross hectares	

BALANCE			
Surplus/(Deficit)	294,596 £ per ha	119,221 £ per acre	669,536

D 50 No. Units Greeenfield allocation Enhanced S106 costs Scheme Ref: Title: Notes:

ANALYSIS								
					AH - % on site 35°	%		
Balance (RLV - TLV)	669,536	0%	25%	30%	35%	40%	45%	50%
` 1	0	1,782,840	1,290,058	1,191,502	1,092,945	994,389	895,561	796,65
	80	1,418,469	1,017,505	937,118	856,732	776,346	695,960	615,57
	100	1,327,069	949,255	873,523	797,679	721,835	645,992	570,14
	120	1,235,668	880,705	809,712	738,626	667,325	596,024	524,72
	140	1,144,268	812,155	745,732	679,309	612,814	546,055	479,29
CIL £psm	160	1,052,868	743,604	681,752	619,899	558,046	496,087	433,87
143.29	180	961,467	675,054	617,771	560,489	503,206	445,924	388,44
	200	869,870	606,504	553,791	501,079	448,366	395,653	342,94
	220	777,917	537,954	489,811	441,668	393,526	345,383	297,24
	240	685,964	469,403	425,831	382,258	338,686	295,113	251,54
	260	594,011	400,494	361,791	322,848	283,845	244,843	205,84
	280	502,058	331,529	297,424	263,318	229,005	194,573	160,14
	300	410,105	262,565	233,057	203,549	174,040	144,302	114,44
	320	318,152	193,600	168,690	143,779	118,869	93,958	68,74
	340	226,200	124,635	104,323	84,010	63,697	43,384	23,04
	360	133,692	55,671	39,956	24,240	8,525	(7,190)	(22,905
	380	41,184	(13,294)	(24,411)	(35,529)	(46,646)	(57,764)	(68,882
	400	(51,325)	(82,470)	(88,778)	(95,298)	(101,818)	(108,338)	(114,858
	420	(143,834)	(151,851)	(153,455)	(155,068)	(156,990)	(158,912)	(160,834
	440	(236,343)	(221,233)	(218,211)	(215,189)	(212,167)	(209,486)	(206,811
	460	(328,851)	(221,233)	(282,967)	(275,320)	(267,672)	(260,060)	(252,787
	480							
	500	(421,360)	(359,996)	(347,723)	(335,450)	(323,177)	(310,905)	(298,764
	520	(514,250)	(429,377)	(412,479)	(395,581)	(378,683)	(361,784)	(344,886
	540	(610,778)	(498,759)	(477,235)	(455,712)	(434,188) (489,693)	(412,664) (463,544)	(391,141
	540	(718,996)	(568,221)	(541,991)	(515,842)	(409,093)	(403,544)	(437,395
					AH - % on site 35°	%		
Balance (RLV - TLV)	669,536	0%	25%	30%	35%	40%	45%	50%
	-	1,202,435	874,080	808,409	742,621	676,609	610,598	544,58
	1,500	1,129,232	800,878	735,207	669,536	603,847	537,836	471,82
	3,000	1,056,030	727,676	662,005	596,334	530,663	464,992	399,06
	4,500	982,828	654,474	588,803	523,132	457,461	391,790	326,11
	6,000	909,626	581,271	515,600	449,929	384,259	318,588	252,91
Site Specific S106	7,500	836,023	508,069	442,398	376,727	311,056	245,385	179,71
1,500	9,000	762,378	434,713	369,180	303,525	237,854	172,183	106,51
	10,500	688,733	361,069	295,536	230,003	164,470	98,937	33,31
	12,000	615,089	287,424	221,891	156,358	90,825	25,292	(40,241
	13,500	541,444	213,779	148,246	82,713	17,180	(48,353)	(113,886
	15,000	467,799	140,134	74,601	9,068	(56,465)	(121,997)	(187,530
	16,500	394,154	66,490	957	(64,576)	(130,109)	(195,642)	(261,175
		320,509	(7,155)	(72,688)	(138,221)	(203,754)	(269,307)	(334,906
	18,000		4 1 7	(146,601)	(212,200)	(277,799)	(343,397)	(408,996
	18,000 19.500		(81.003)					
	19,500	246,865	(81,003) (155,092)		(286,290)	(351.889)	(417,487)	(483,086
	19,500 21,000	246,865 172,901	(155,092)	(220,691)	(286,290)	(351,889)	(417,487) (491,577)	(483,086
	19,500 21,000 22,500	246,865 172,901 98,811	(155,092) (229,182)	(220,691) (294,781)	(360,380)	(425,979)	(491,577)	(557,176
	19,500 21,000 22,500 24,000	246,865 172,901 98,811 24,721	(155,092) (229,182) (303,272)	(220,691) (294,781) (368,871)	(360,380) (434,470)	(425,979) (500,068)	(491,577) (565,667)	(557,176 (638,624
	19,500 21,000 22,500 24,000 25,500	246,865 172,901 98,811 24,721 (49,369)	(155,092) (229,182) (303,272) (377,362)	(220,691) (294,781) (368,871) (442,961)	(360,380) (434,470) (508,560)	(425,979) (500,068) (574,158)	(491,577) (565,667) (648,509)	(557,176 (638,624 (725,101
	19,500 21,000 22,500 24,000	246,865 172,901 98,811 24,721	(155,092) (229,182) (303,272)	(220,691) (294,781) (368,871)	(360,380) (434,470)	(425,979) (500,068)	(491,577) (565,667)	(557,176 (638,624

Scheme Ref: Title: Notes: D 50 No. Units Greeenfield allocation Enhanced S106 costs

ı.	illianced 5 luc							
					AH - % on site 35	%		
Balance (RLV - TLV)	669,536	0%	25%	30%	35%	40%	45%	50%
	50,000	1,445,004	1,116,649	1,050,979	985,308	919,618	853,607	787,596
	75,000	1,304,606	976,252	910,581	844,910	779,221	713,209	647,198
TLV (per net acre)	100,000	1,164,208	835,854	770,183	704,512	638,823	572,812	506,800
106,228	125,000	1,023,811	695,456	629,785	564,114	498,425	432,414	366,402
	150,000	883,413	555,058	489,388	423,717	358,027	292,016	226,005
	175,000	743,015	414,661	348,990	283,319	217,630	151,618	85,607
	200,000	602,617	274,263	208,592	142,921	77,232	11,221	(54,791
	225,000	462,220	133,865	68,194	2,524	(63,166)	(129,177)	(195,188)
	250,000	321,822	(6,532)	(72,203)	(137,874)	(203,564)	(269,575)	(335,586
	275,000	181,424	(146,930)	(212,601)	(278,272)	(343,961)	(409,973)	(475,984
					ALL 0/it- 05	0/		
Balance (RLV - TLV)	669,536	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
Balanoo (NEV 1EV)	5	(1,337,513)	(1,665,178)	(1,730,711)	(1,796,244)	(1,861,777)	(1,927,310)	(1,992,949
	10	259,066	(69,289)	(134,960)	(200,631)	(266,301)	(331,972)	(397,643
Density (dph)	15	790,834	462,480	396,809	331,138	265,467	199,796	133,787
22	20	1,056,719	728,364	662,693	597,022	531,352	465,399	399,388
22	25	1,216,249	887,895	822,224	756,553	690,771	624,760	558,748
	28	1,284,619	956,265	890,594	824,923	759,068	693,057	627,046
	30	1,322,603	994,248	928,578	862,907	797,011	731,000	664,989
	35	1,398,570	1,070,215	1,004,545	938,874	872,897	806,886	740,875
	40	1,455,545	1,127,191	1,061,520	995,823	929,812	863,801	797,789
	45 50	1,499,859	1,171,505	1,105,834	1,040,090	974,079	908,067 943,481	842,056 877,470
	50	1,535,310	1,206,956	1,141,285	1,075,503	1,009,492	943,461	0//,4/(
					AH - % on site 35			
Balance (RLV - TLV)	669,536	0%	25%	30%	35%	40%	45%	50%
	95%	1,460,017	1,112,892	1,043,323	973,755	904,186	834,618	764,625
	100%	1,129,232	800,878	735,207	669,536	603,847	537,836	471,824
Build rate (£psm)	105%	797,817	487,987	425,895	363,803	301,710	239,618	177,526
	110%	465,033	173,372	115,040	56,708	(1,625)	(59,957)	(118,289
	115%	131,682	(141,980)	(196,712)	(251,444)	(306,176)	(360,909)	(415,641
	120%	(203,114)	(458,665)	(509,775)	(560,885)	(616,216)	(675,822)	(735,466
	125%	(538,438)	(807,714)	(863,120)	(918,526)	(973,932)	(1,029,338)	(1,084,868
	130%	(922,335)	(1,178,410)	(1,229,980)	(1,281,550)	(1,333,119)	(1,384,689)	(1,436,258
Balance (RLV - TLV)	669,536	0%	25%	30%	AH - % on site 0% 35%	40%	45%	50%
Balance (RLV - TLV)	75%							
		(1,568,512)	(1,201,231)	(1,127,775)	(1,054,318)	(980,977)	(907,919)	(834,860)
	80%	(966,843)	(751,200)	(708,072)	(664,944)	(621,932)	(580,160)	(543,410
Cahnges in sales values (£)	85%	(399,169)	(343,353)	(332,190)	(321,026)	(309,863)	(298,905)	(288,101
	90%	112,577	39,564	24,922	10,281	(4,360)	(19,002)	(33,781
	95%	621,686	421,149	380,794	340,438	300,082	259,727	219,371
	100%	1,129,232	800,878	735,207	669,536	603,847	537,836	471,824
	105%	1,635,537	1,179,816	1,088,609	997,402	906,195	814,988	723,781
		2,139,764	1,557,751	1,441,348	1,324,946	1,208,356	1,091,629	974,902
	110%					4 500 000	4 007 505	1,225,771
	110% 115%	2,643,677	1,934,841	1,793,027	1,651,213	1,509,399	1,367,585	1,225,77
			1,934,841 2,311,145	1,793,027 2,144,245	1,651,213 1,977,344	1,810,443	1,643,340	1,476,089

		£1,500	e Specific S106	Site				
9,000	7,500	6,000	4,500	3,000	1,500	-	669,536	Balance (RLV - TLV)
729,133	801,896	874,658	947,420	1,020,183	1,092,945	1,165,691	0	
610,349	683,551	756,551	829,314	902,076	974,839	1,047,601	40	
491,529	564,731	637,933	711,135	783,970	856,732	929,495	80	
304,386	377,589	450,791	523,993	597,195	670,398	743,477	143	
253,710	327,090	400,292	473,495	546,697	619,899	693,101	160	
134,171	207,816	281,461	354,674	427,876	501,079	574,281	200	CIL £psm
14,633	88,278	161,922	235,567	309,056	382,258	455,460	240	143.29
(104,906)	(31,261)	42,384	116,028	189,673	263,318	336,640	280	140.23
(224,855)	(150,800)	(77,155)	(3,510)	70,134	143,779	217,424	320	
(345,116)	(271,026)	(196,936)	(123,049)	(49,404)	24,240	97,885	360	
(465,377)	(391,287)	(317,198)	(243,108)	(169,018)	(95,298)	(21,653)	400	
(585,639)	(511,549)	(437,459)	(363,369)	(289,279)	(215,189)	(141,192)	440	
(726,177)	(639,505)	(557,720)	(483,630)	(409,540)	(335,450)	(261,360)	480	
(866,861)	(780,189)	(693,517)	(606,845)	(529,802)	(455,712)	(381,622)	520	
(1,007,545)	(920,873)	(834,201)	(747,529)	(660,858)	(575,973)	(501,883)	560	
(1,148,463)	(1,061,557)	(974,885)	(888,214)	(801,542)	(714,870)	(628, 198)	600	
(1,289,997)	(1,202,801)	(1,115,605)	(1,028,898)	(942,226)	(855,554)	(768,882)	640	
(1,431,532)	(1,344,336)	(1,257,140)	(1,169,944)	(1,082,910)	(996,238)	(909,566)	680	
(1,573,066)	(1,485,870)	(1,398,674)	(1,311,479)	(1,224,283)	(1,137,087)	(1,050,250)	720	
(1,715,166)	(1,627,443)	(1,540,209)	(1,453,013)	(1,365,817)	(1,278,621)	(1,191,426)	760	
(1,857,556)	(1,769,833)	(1,682,110)	(1,594,548)	(1,507,352)	(1,420,156)	(1,332,960)	800	

Scheme Ref: Title: Notes: E 85 No. Units Greeenfield allocation Enhanced S106 costs

	Enhanced S106	costs							
ASSUMPTIONS - RESIDENTIAL USE	S								
Total number of units in scheme				85 Uni	ts				
AH Policy requirement (% Target)				35%	.5				
AH tenure split %	At	ffordable Rent:		3070	53.0%				
i '		hared ownership			25.0%				
		termediate			21.6%				
Open Market Sale (OMS) housing				65%					
				100%					
CIL Rate (£ psm)				143.29 £ p	sm				
Unit mix - 1 bed House	Mkt Units mix%	MV # units	_	AH mix%	AH # units		Overall mix%	Total # units	
2 bed House	3.3% 20.9%	1.8 11.5		0.0% 57.4%	0.0 17.1		2% 34%	1.8 28.6	
3 bed House	40.8%	22.5		23.5%	7.0		35%	29.5	
4 bed House	35.0%	19.3		2.8%	0.8		24%	20.2	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		16.4%	4.9		6%	4.9	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units	100.0%	55.3		100.0%	29.8		100%	85.0	
	Net area per unit		Ne	t to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	58.0	624					58.0	624	
2 bed House	79.0	850					79.0	850	
3 bed House	90.0	969					90.0	969	
4 bed House 5 bed House	110.0	1,184					110.0	1,184	
1 bed Flat	0.0 50.0	0 538		85.0%			0.0 58.8	0 633	
2 bed Flat	61.0	657		85.0%			71.8	772	
2 Ded Flat	01.0	037		05.070			71.0	112	
	Net area per unit		Ne	t to Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)		%			(sqm)	(sqft)	
1 bed House	50.0	538					50.0	538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
	Mkt Units GIA		,	AH units GIA		Tota	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	106	1,138		Ó	0		106	1,138	
2 bed House	912	9,819		1,194	12,855		2,107	22,675	
3 bed House	2,029	21,838		588	6,324		2,616	28,162	
4 bed House	2,127	22,896		80	857		2,207	23,753	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		287	3,085		287	3,085	
2 bed Flat	0	0		2,148	23,122		0	0	
AH % by floor area	5,174	55,691			% by floor area due	e to mix	7,322	78,813	
,,					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	al MV £ (no AH)	
1 bed House	180,000	3,103	288					328,185	
2 bed House	250,000	3,165	294					7,152,219	
3 bed House	290,000	3,222	299					8,565,505	
4 bed House	350,000	3,182	296					7,055,510	
5 bed House	160,000	#DIV/0!	#DIV/0!					770.600	
1 bed Flat 2 bed Flat	160,000 190,000	3,200 3,115	297 289					779,688 0	
E DOUT IAL	190,000	3,113	209				_	23,881,107	
								-,	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Share	ed ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50%	126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50%	175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50%	203,000	2,417	70%	232,000	2,762	80%
4 bed House	175,000	1,804	50%	245,000	2,526	70%	250,000	2,577	71%
61 101	0	#DIV/0!	50%	0	#DIV/0!	70%	0	#DIV/0!	71%
5 bed House		4.000	F00/	112 000	2 240	700/		0.500	
5 bed House 1 bed Flat 2 bed Flat	80,000 95,000	1,600 1,557	50% 50%	112,000 133,000	2,240 2,180	70% 70%	128,000 152,000	2,560 2,492	80% 80%

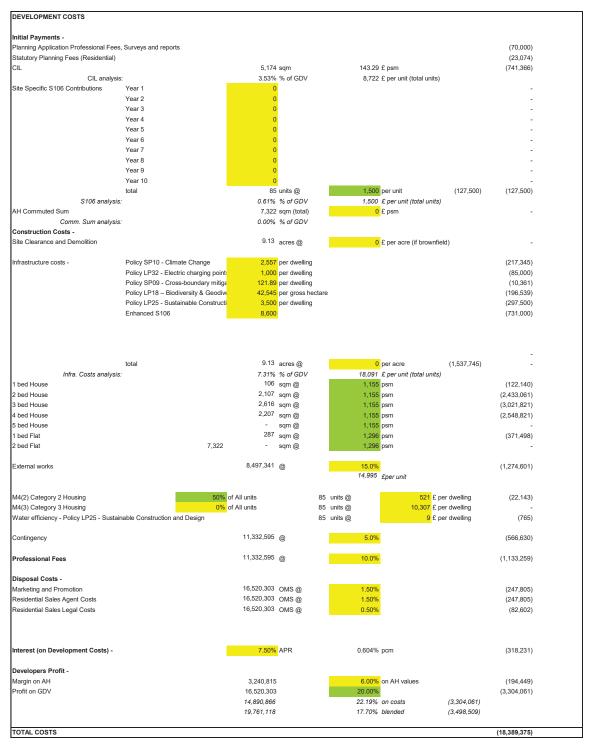
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Scheme Ref: Title: Notes: E 85 No. Units Greeenfield allocation Enhanced S106 costs

OMS GDV -	(part houses due to % mix)				
1 bed House	1.8	@	180,000		328,185
2 bed House	11.5	@	250,000		2,886,813
B bed House	22.5	@	290,000		6,537,180
bed House	19.3	@	350,000		6,768,125
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		-
bed Flat	0.0	@	190,000		-
	55.3				16,520,303
Affordable Rent GDV -					
bed House	0.0	@	90,000		
P bed House	9.0	@	125,000		1,130,333
B bed House	3.7	@	145,000		537,506
bed House	0.4	@	175,000		76,157
5 bed House	0.0	@	0		-
l bed Flat	2.6	@	80,000		206,617
bed Flat	0.0	@	95,000		
	15.8				1,950,613
hared ownership					
bed House	0.0	@	126,000		-
bed House	4.3	@	175,000		747,640
bed House	1.8	@	203,000		355,525
bed House	0.2	@	245,000		50,373
5 bed House	0.0	@	0		
1 bed Flat	1.2	@	112,000		136,664
2 bed Flat	0.0	@	133,000		
	7.4				1,290,202
ntermediate					
2 bed House	0.0	@	144,000		
B bed House	3.7	@	200,000		737,062
bed House	1.5	@	232,000		350,495
bed House	0.2	@	250,000		44,339
bed Flat	0.0	@	0		
2 bed Flat	1.1	@	128,000		134,730
0.00%	0.0	@	152,000		
	6.4	_		<u> </u>	1,266,626
Sub-total GDV Residential	84.9				21,027,744
AH on-site cost analysis:				£MV less £GDV	2,853,363
•	390 £ psm (total GIA sqm)			33,569 £ per unit (total units)	
Grant	85	@	0		-

85 No. Units Title: Notes: Greeenfield allocation Enhanced S106 costs







Scheme Ref: Title: Notes: E 85 No. Units Greeenfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				2,638,369
SDLT		2,638,369 @	5.0% (slabbed)	(121,418)
Acquisition Agent fees		2,638,369 @	1.0%	(26,384)
Acquisition Legal fees		2,638,369 @	0.5%	(13,192)
Interest on Land		2,638,369 @	7.5%	(197,878)
Residual Land Value				2,279,497
RLV analysis:	26,818 £ per plot	616,805 £ per ha	249,618 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			23.0 dp net ha		
Site Area (Resi)			3.70 net ha	9.13 net acres	
Density analysis:			1,981 sqm/ha	8,631 sqft/ac	
Threshold Land Value	11,413 £ per plot		262,489 £ per net ha	106,228 £ per net acre	970,069
		80%	Gross to net	4.62 Gross hectares	

BALANCE			
Surplus/(Deficit)	354,316 £ per ha	143,390 £ per acre	1,309,427

Scheme Ref: Title: Notes: E 85 No. Units Greeenfield allocation Enhanced S106 costs

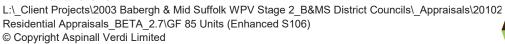
					AH - % on site 35	%		
Balance (RLV - TLV)	1,309,427	0%	25%	30%	35%	40%	45%	50%
	0	3,281,869	2,397,440	2,220,408	2,043,350	1,865,969	1,688,588	1,511,112
	80	2,648,846	1,925,476	1,780,575	1,635,674	1,490,414	1,345,115	1,199,643
	100	2,489,277	1,806,600	1,669,824	1,532,834	1,395,843	1,258,619	1,121,183
	120	2,329,143	1,687,221	1,558,565	1,429,909	1,300,914	1,171,834	1,042,551
	140	2,168,381	1,567,527	1,447,145	1,326,447	1,205,749	1,084,816	963,647
CIL £psm	160	2,007,279	1,447,427	1,335,137	1,222,848	1,110,246	997,507	884,539
143.29	180	1,845,306	1,326,902	1,223,043	1,118,760	1,014,478	909,963	805,182
	200	1,683,148	1,206,075	1,110,275	1,014,475	918,397	822,121	725,596
	220	1,520,092	1,084,705	997,415	909,759	822,014	734,047	645,778
	240	1,356,757	963,148	883,962	804,776	725,353	645,663	565,711
	260	1,192,715	840,968	770,365	699,426	628,344	557,057	485,422
	280	1,028,183	718,676	656,227	593,777	531,099	468,120	404,871
	300	863,151	595,673	541,881	487,791	433,494	378,978	324,104
	320	697,403	472,577	427,052	381,463	335,660	289,516	243,066
	340	531,372	348,802	311,945	274,836	237,448	199,835	161,844
	360	365,342	224,859	196,422	167,818	139,023	109,837	80,316
	380	199,311	100,336	80,541	60,546	40,193	19,615	(1,369)
	400	32,676	(24,187)	(35,681)	(47,174)	(58,827)	(70,928)	(83,390)
	420	(134,358)	(148,710)	(151,902)	(155,094)	(158,286)	(161,697)	(165,547)
	440	(301,392)	(273,317)	(268,123)	(263,014)	(257,904)	(252,795)	(248,063)
	460	(468,426)	(398,592)	(384,626)	(370,934)	(357,523)	(344,112)	(330,701)
	480	(635,979)	(523,868)	(501,549)	(479,231)	(457,141)	(435,429)	(413,716)
	500	(804,022)	(649,144)	(618,473)	(587,803)	(557,133)	(526,745)	(496,731)
	520	(974,101)	(774,436)	(735,397)	(696,375)	(657,353)	(618,332)	(579,747)
	540	(1,169,500)	(900,469)	(852,541)	(804,948)	(757,574)	(710,200)	(662,827)
	040	(1,100,000)	(300,403)	(002,041)	(004,040)	(101,014)	(110,200)	(002,021)
						0/_		
					AH - % on site 35	70		
Balance (RLV - TLV)	1,309,427	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
Balance (RLV - TLV)	1,309,427	0% 2,270,906	25% 1,675,685	30% 1,556,296			45% 1,197,215	50% 1,076,936
Balance (RLV - TLV)	1,309,427 - 1,500				35%	40%		
Balance (RLV - TLV)	-	2,270,906	1,675,685	1,556,296	35% 1,436,908	40% 1,317,083	1,197,215	1,076,936
Balance (RLV - TLV)	1,500	2,270,906 2,141,880	1,675,685 1,547,771	1,556,296 1,428,792	35% 1,436,908 1,309,427	40% 1,317,083 1,190,039	1,197,215 1,070,501	1,076,936 950,634
Balance (RLV - TLV)	- 1,500 3,000	2,270,906 2,141,880 2,012,854	1,675,685 1,547,771 1,419,520	1,556,296 1,428,792 1,300,541	35% 1,436,908 1,309,427 1,181,561	40% 1,317,083 1,190,039 1,062,559	1,197,215 1,070,501 943,170	1,076,936 950,634 823,782
Balance (RLV - TLV) Site Specific S106	1,500 3,000 4,500	2,270,906 2,141,880 2,012,854 1,883,184	1,675,685 1,547,771 1,419,520 1,290,626	1,556,296 1,428,792 1,300,541 1,171,986	35% 1,436,908 1,309,427 1,181,561 1,053,311	40% 1,317,083 1,190,039 1,062,559 934,331	1,197,215 1,070,501 943,170 815,352	1,076,936 950,634 823,782 696,302
	1,500 3,000 4,500 6,000	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518	1,556,296 1,428,792 1,300,541 1,171,986 1,042,960	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320	40% 1,317,083 1,190,039 1,062,559 934,331 805,680	1,197,215 1,070,501 943,170 815,352 687,039	1,076,936 950,634 823,782 696,302 568,122
Site Specific S106	1,500 3,000 4,500 6,000 7,500	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378 1,623,129	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712	1,556,296 1,428,792 1,300,541 1,171,986 1,042,960 913,340	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968	40% 1,317,083 1,190,039 1,062,559 934,331 805,680 676,596	1,197,215 1,070,501 943,170 815,352 687,039 558,013	1,076,936 950,634 823,782 696,302 568,122 439,373
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378 1,623,129 1,492,538	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712 901,648	1,556,296 1,428,792 1,300,541 1,171,986 1,042,960 913,340 783,469	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968 665,162	40% 1,317,083 1,190,039 1,062,559 934,331 805,680 676,596 546,790	1,197,215 1,070,501 943,170 815,352 687,039 558,013 428,418	1,076,936 950,634 823,782 696,302 568,122 439,373 310,046
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378 1,623,129 1,492,538 1,361,697	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712 901,648 771,057	1,556,296 1,428,792 1,300,541 1,171,986 1,042,960 913,340 783,469 652,879	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968 665,162 534,701	40% 1,317,083 1,190,039 1,062,559 934,331 805,680 676,596 546,790 416,522	1,197,215 1,070,501 943,170 815,352 687,039 558,013 428,418 298,344	1,076,936 950,634 823,782 696,302 568,122 439,373 310,046 180,166
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378 1,623,129 1,492,538 1,361,697 1,230,317	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712 901,648 771,057 640,021	1,556,296 1,428,792 1,300,541 1,171,986 1,042,960 913,340 783,469 652,879 521,962	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968 665,162 534,701 403,903	40% 1,317,083 1,190,039 1,062,559 934,331 805,680 676,596 546,790 416,522 285,844	1,197,215 1,070,501 943,170 815,352 687,039 558,013 428,418 298,344 167,754	1,076,936 950,634 823,782 696,302 568,122 439,373 310,046 480,166 49,575
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378 1,623,129 1,492,538 1,361,697 1,230,317 1,098,871	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712 901,648 771,057 640,021 508,641	1,556,296 1,428,792 1,300,541 1,171,986 1,042,960 913,340 783,469 652,879 521,962 390,582	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968 665,162 534,701 403,903 272,523	40% 1,317,083 1,190,039 1,062,559 934,331 805,680 676,596 546,790 416,522 285,844 154,463	1,197,215 1,070,501 943,170 815,352 687,039 558,013 428,418 298,344 167,754 36,404	1,076,936 950,634 823,782 696,302 568,122 439,373 310,046 180,166 49,575 (81,655)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	2,270,906 2,141,890 2,012,854 1,883,184 1,753,378 1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712 901,648 771,057 640,021 508,641 376,619	1,556,296 1,428,792 1,300,541 1,171,986 1,042,960 913,340 783,469 652,879 521,962 390,582 258,603	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968 665,162 534,701 403,903 272,523 140,587	40% 1,317,083 1,190,039 1,062,559 934,331 805,680 676,596 546,790 416,522 285,844 154,463 22,572	1,197,215 1,070,501 943,170 815,352 687,039 558,013 428,418 298,344 167,754 36,404 (95,444)	1,076,936 950,634 823,782 696,302 568,122 439,373 310,046 48,575 (81,655) (213,459)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378 1,623,129 1,492,538 1,361,997 1,230,317 1,098,871 966,697 834,522	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712 901,648 771,057 640,021 508,641 376,619 244,393	1,556,296 1,428,792 1,300,541 1,171,986 1,042,980 913,340 783,469 652,879 521,962 390,582 258,603 126,345	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968 665,162 534,701 403,903 272,523 140,587 8,297	40% 1,317,083 1,190,035 1,062,559 934,331 805,680 676,596 546,790 416,522 285,844 154,463 22,572 (109,751)	1,197,215 1,070,501 943,170 815,352 687,039 558,013 428,418 298,344 167,754 36,404 (95,444) (227,798)	1,076,936 950,634 823,782 696,302 568,122 439,373 310,046 49,575 (81,655) (213,459) (345,846)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378 1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522 701,659	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712 901,648 771,057 640,021 508,641 376,619 244,393 111,420	1,556,296 1,428,792 1,300,541 1,171,986 1,042,960 913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628)	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968 665,162 534,701 403,903 272,523 140,587 8,297 (124,676)	40% 1,317,083 1,190,2559 934,331 805,680 676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724)	1,197,215 1,070,501 943,170 815,352 687,039 558,013 428,418 298,344 167,754 36,404 (95,444) (227,798) (360,772)	1,076,936 950,634 823,782 696,302 568,122 439,373 310,046 49,575 (81,655) (213,459) (345,846) (478,819)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378 1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522 701,659 568,685 435,712	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712 901,648 771,057 640,021 508,641 376,619 244,393 111,420 (21,554) (154,527)	1,556,296 1,428,792 1,300,541 1,171,986 1,042,960 913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628) (139,602) (272,575)	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968 665,162 534,701 403,903 272,523 140,587 8,297 (124,676) (257,649) (390,623)	40% 1,317,083 1,190,039 1,062,559 934,331 805,680 676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724) (375,697) (508,753)	1,197,215 1,070,501 943,170 815,352 687,039 558,013 428,418 298,344 1167,754 36,404 (95,444) (227,798) (60,772) (493,745) (627,040)	1,076,936 950,634 823,782 696,302 568,122 439,373 310,046 49,575 (81,655) (213,459) (345,846) (611,793) (745,327)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378 1,623,129 1,492,538 1,361,697 1,230,317 1,996,871 966,697 834,522 701,659 568,685 435,712 302,739	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712 901,648 771,057 640,021 506,641 376,619 244,393 111,420 (21,554) (154,527) (287,670)	1,556,296 1,428,792 1,300,541 1,171,996 1,042,960 913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628) (139,602) (272,575) (405,957)	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968 665,162 534,701 403,903 272,523 140,587 8,297 (124,676) (257,649) (390,623) (524,244)	40% 1,317,083 1,190,039 1,062,559 934,331 805,680 676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724) (375,697) (508,753) (642,531)	1,197,215 1,070,501 943,170 815,352 687,039 558,013 428,418 298,344 167,754 36,404 (95,444) (227,798) (360,772) (493,745) (627,040) (760,817)	1,076,936 950,634 823,782 696,302 568,122 439,373 310,046 49,575 (81,655) (213,459) (345,846) (478,819) (611,793) (745,327) (879,104)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378 1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522 701,659 568,685 435,712 302,739 169,765	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712 901,648 771,057 640,021 508,641 376,619 244,393 111,420 (21,554) (154,527) (287,670) (421,448)	1,556,296 1,428,792 1,300,541 1,717,1986 1,042,960 913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628) (139,602) (272,575) (405,957) (539,734)	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968 665,162 534,701 403,903 272,523 140,587 (124,676) (257,649) (390,623) (524,244) (658,021)	40% 1,317,083 1,190,039 1,062,559 934,331 805,680 676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724) (375,697) (508,753) (642,531) (776,308)	1,197,215 1,070,501 943,170 815,352 687,039 558,013 428,418 298,344 167,754 36,404 (95,444) (227,798) (360,772) (493,745) (627,040) (760,817) (894,594)	1,076,936 950,634 823,782 696,302 568,122 439,373 310,046 49,575 (81,655) (213,459) (345,846) (478,819) (611,793) (745,327) (879,104) (1,021,696)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 21,000 22,500 24,000 25,500	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378 1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522 701,659 568,685 435,712 302,739 169,765 36,209	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712 901,648 771,057 640,021 508,641 376,619 244,393 111,420 (21,554) (154,527) (287,670) (421,448) (555,225)	1,556,296 1,428,792 1,300,541 1,171,986 1,042,960 913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628) (139,602) (272,575) (405,957) (405,957) (539,734) (673,511)	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968 665,162 534,701 403,903 272,523 140,587 8,297 (124,676) (257,649) (390,623) (524,244) (658,021) (791,798)	40% 1,317,083 1,190,039 1,062,559 934,331 805,680 676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724) (375,697) (508,753) (642,531) (776,308) (910,117)	1,197,215 1,070,501 943,170 815,352 687,039 558,013 428,418 298,344 167,754 36,404 (95,444) (227,798) (360,772) (493,745) (627,040) (760,817) (894,594) (1,040,129)	1,076,936 950,634 823,782 696,302 439,373 310,046 49,575 (81,855) (213,459) (345,846) (478,819) (611,793) (745,327) (879,104) (1,021,696) (1,178,191)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	2,270,906 2,141,880 2,012,854 1,883,184 1,753,378 1,623,129 1,492,538 1,361,697 1,230,317 1,098,871 966,697 834,522 701,659 568,685 435,712 302,739 169,765	1,675,685 1,547,771 1,419,520 1,290,626 1,161,518 1,031,712 901,648 771,057 640,021 508,641 376,619 244,393 111,420 (21,554) (154,527) (287,670) (421,448)	1,556,296 1,428,792 1,300,541 1,717,1986 1,042,960 913,340 783,469 652,879 521,962 390,582 258,603 126,345 (6,628) (139,602) (272,575) (405,957) (539,734)	35% 1,436,908 1,309,427 1,181,561 1,053,311 924,320 794,968 665,162 534,701 403,903 272,523 140,587 (124,676) (257,649) (390,623) (524,244) (658,021)	40% 1,317,083 1,190,039 1,062,559 934,331 805,680 676,596 546,790 416,522 285,844 154,463 22,572 (109,751) (242,724) (375,697) (508,753) (642,531) (776,308)	1,197,215 1,070,501 943,170 815,352 687,039 558,013 428,418 298,344 167,754 36,404 (95,444) (227,798) (360,772) (493,745) (627,040) (760,817) (894,594)	1,076,936 950,634 823,782 696,302 568,122 439,373 310,046 49,575 (81,655) (213,459) (345,846) (478,819) (611,793) (745,327) (879,104) (1,021,696)

Scheme Ref: Title: E 85 No. Units Notes: Greeenfield allocation Enhanced S106 costs

					AH - % on site 35	%		
Balance (RLV - TLV)	1,309,427	0%	25%	30%	35%	40%	45%	50%
	50,000	2,655,351	2,061,242	1,942,263	1,822,899	1,703,511	1,583,973	1,464,105
	75,000	2,427,053	1,832,943	1,713,964	1,594,600	1,475,212	1,355,674	1,235,806
TLV (per net acre)	100,000	2,198,754	1,604,645	1,485,665	1,366,301	1,246,913	1,127,375	1,007,507
106,228	125,000	1,970,455	1,376,346	1,257,366	1,138,002	1,018,614	899,076	779,208
	150,000	1,742,156	1,148,047	1,029,068	909,703	790,315	670,777	550,910
	175,000	1,513,857	919,748	800,769	681,405	562,016	442,478	322,611
	200,000	1,285,558	691,449	572,470	453,106	333,717	214,179	94,312
	225,000	1,057,259	463,150	344,171	224,807	105,418	(14,120)	(133,987)
	250,000	828,960	234,851	115,872	(3,492)	(122,881)	(242,418)	(362,286)
	275,000	600,661	6,552	(112,427)	(231,791)	(351,180)	(470,717)	(590,585)
	_							
					AH - % on site 35			
Balance (RLV - TLV)	1,309,427	0%	25%	30%	35%	40%	45%	50%
	5	(2,107,399)	(2,698,290)	(2,816,468)	(2,934,646)	(3,052,895)	(3,171,266)	(3,289,638)
5 7 (11)	10	608,538	15,872	(102,768)	(221,599)	(340,578)	(459,557)	(578,810)
Density (dph)	15	1,513,036	919,499	800,520	681,541	562,317	442,929	323,439
23	20	1,965,017	1,371,069	1,252,090	1,132,881	1,013,492	894,103	774,235
	25	2,236,206	1,642,011	1,522,974	1,403,586	1,284,197	1,164,580	1,044,713
	28	2,352,430	1,758,129	1,638,991	1,519,602	1,400,214	1,280,499	1,160,632
	30	2,416,999	1,822,639	1,703,444	1,584,056	1,464,667	1,344,899	1,225,031
	34	2,523,347	1,928,891	1,809,603	1,690,215	1,570,826	1,450,969	1,331,101
	40	2,642,990	2,048,420	1,929,032	1,809,643	1,690,165	1,570,297	1,450,378
	45	2,718,320	2,123,616	2,004,228	1,884,839	1,765,297	1,645,430	1,525,450
	50	2,778,584	2,183,773	2,064,384	1,944,996	1,825,404	1,705,536	1,585,508
					AH - % on site 35	9/6		
Balance (RLV - TLV)	1,309,427	0%	25%	30%	35%	40%	45%	50%
Bularioo (KEV 1EV)	95%	2,701,669	2,073,876	1,948,016	1,821,802	1,695,421	1,568,787	1,441,815
	100%	2,141,880	1,547,771	1,428,792	1,309,427	1,190,039	1,070,501	950,634
Build rate (£psm)	105%	1,577,188	1,016,326	904,068	791,793	679,235	566,677	454,091
Duna rato (Eporri)	110%	1,006,469	478,433	372,741	267,048	161,356	55,664	(50,028)
	115%	429,245	(67,133)	(166,409)	(265,685)	(364,960)	(464,236)	(563,511)
	120%	(150,836)	(616,365)	(709,471)	(802,577)	(895,682)	(993,823)	(1,102,428)
	125%	(733,812)	(1,203,264)	(1,304,505)	(1,406,019)	(1,507,800)	(1,609,581)	(1,711,362)
	130%	(1,378,351)	(1,850,211)	(1,944,825)	(2,039,935)	(2,135,046)	(2,230,157)	(2,326,082)
					AH - % on site 0%			
Balance (RLV - TLV)	1,309,427	0%	25%	30%	35%	40%	45%	50%
	75%	(2,549,997)	(1,921,069)	(1,795,476)	(1,670,041)	(1,545,120)	(1,420,198)	(1,295,645)
	80%	(1,489,506)	(1,129,609)	(1,057,961)	(986,313)	(921,150)	(860,145)	(799,140)
Cahnges in sales values (£)	85%	(512,732)	(431,822)	(415,862)	(400,200)	(384,537)	(368,875)	(353,757)
	90%	381,565	236,321	206,844	176,984	146,922	116,506	
	95%	1,267,871	895,824	821,126	746,177	671,015	595,619	85,593
								519,934
	100%	2,141,880	1,547,771	1,428,792	1,309,427	1,190,039	1,070,501	519,934 950,634
	105%	3,007,557	2,194,340	2,031,515	1,309,427 1,868,689	1,705,490	1,070,501 1,542,267	519,934 950,634 1,378,957
	105% 110%	3,007,557 3,867,391	2,194,340 2,837,249	2,031,515 2,631,066	1,309,427 1,868,689 2,424,702	1,705,490 2,218,337	1,070,501 1,542,267 2,011,973	519,934 950,634 1,378,957 1,805,293
	105% 110% 115%	3,007,557 3,867,391 4,722,554	2,194,340 2,837,249 3,477,266	2,031,515 2,631,066 3,227,941	1,309,427 1,868,689 2,424,702 2,978,616	1,705,490 2,218,337 2,729,292	1,070,501 1,542,267 2,011,973 2,479,967	519,934 950,634 1,378,957 1,805,293 2,230,304
	105% 110% 115% 120%	3,007,557 3,867,391 4,722,554 5,574,589	2,194,340 2,837,249 3,477,266 4,115,136	2,031,515 2,631,066 3,227,941 3,823,000	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865	1,705,490 2,218,337 2,729,292 3,238,729	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302
	105% 110% 115%	3,007,557 3,867,391 4,722,554	2,194,340 2,837,249 3,477,266	2,031,515 2,631,066 3,227,941	1,309,427 1,868,689 2,424,702 2,978,616	1,705,490 2,218,337 2,729,292	1,070,501 1,542,267 2,011,973 2,479,967	519,934 950,634 1,378,957 1,805,293 2,230,304
	105% 110% 115% 120% 125%	3,007,557 3,867,391 4,722,554 5,574,589	2,194,340 2,837,249 3,477,266 4,115,136	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365
Balance (RLV - TLV)	105% 110% 115% 120% 125%	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 e Specific S106 4,500	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365
Balance (RLV - TLV)	105% 110% 115% 120% 125% 1,309,427	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365
Balance (RLV - TLV)	105% 110% 115% 120% 125% 1,309,427 0	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 - 2,167,794 1,965,357	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116
Balance (RLV - TLV)	105% 110% 115% 120% 125% 1,309,427 0 40 80	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 - 2,167,794 1,965,357 1,761,667	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642
Balance (RLV - TLV)	105% 110% 115% 120% 125% 1,309,427 0 40 80 143	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 - 2,167,794 1,965,357 1,761,667 1,438,408	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690
	105% 110% 115% 120% 125% 1,309,427 0 40 80 143 160	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 - 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,774,205 1,508,959 1,183,071 1,094,597	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740
CIL £psm	1,309,427 0 40 80 143 160 200	3,007,557 3,867,391 4,722,554 5,574,689 6,424,122 	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 995,855 755,862	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,224,391 925,838 836,755 625,949	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 364,323
	1,309,427 0 40 80 143 160 200 240	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 925,838 413,829	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 364,323 150,574
CIL £psm	105% 110% 115% 120% 125% 1,309,427 0 40 80 143 160 200 240 280	3,007,557 3,867,391 4,722,554 5,574,689 6,424,122 	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,224,391 925,838 836,755 625,949	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 364,323 150,574 (64,522)
CIL £psm	1,309,427 0 40 80 143 160 200 240	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 925,838 413,829	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 364,323 150,574
CIL £psm	105% 110% 115% 120% 125% 1,309,427 0 40 80 143 160 200 240 280	3,007,557 3,867,391 4,722,554 5,674,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 364,323 150,574 (64,522)
CIL £psm	1,309,427 0 40 80 143 160 200 240 280 320	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,774,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415)	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388)	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 364,323 150,574 (64,522) (280,362)
CIL £psm	1,309,427 0 40 80 143 160 200 240 280 320 360	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 118,012 (97,281)	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255)	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228)	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 364,323 150,574 (64,522) (280,362) (496,684)
CIL £psm	1,309,427 0 40 80 140 280 240 280 320 360 400	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,022,848 1,014,475 804,776 593,777 381,463 167,818 (47,174)	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643 (180,148)	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2, Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121)	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255) (446,274)	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051)	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 (64,522) (280,362) (496,684) (713,828)
CIL £psm	1,309,427 0 40 143 160 200 240 280 320 360 400 440	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449 (130,041)	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818 (47,174) (263,014)	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 463,186 250,082 35,643 (180,148) (395,987)	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121) (529,641)	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255) (446,274) (663,418)	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195)	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 (64,522) (280,362) (496,684) (713,828) (931,399)
CIL £psm	1,309,427 0 40 80 143 160 200 240 280 320 360 400 440 480	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449 (130,041) (345,880)	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818 (47,174) (263,014) (479,231)	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,774,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643 (180,148) (395,987) (613,008)	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121) (529,641) (746,785)	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255) (446,274) (663,418) (880,684)	7,500 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,477 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195) (1,024,338)	9,000 1,413,278 1,206,116 997,642 666,690 1,465,529 1,206,116 997,642 666,690 1,413,278 1,206,116 997,642 (64,522) (280,362) (496,684) (713,828) (931,399) (1,180,833)
CIL £psm	1,309,427 0 40 80 143 160 200 240 280 320 360 400 440 480 520	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449 (130,041) (345,880) (562,598)	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818 (47,174) (263,014) (479,231) (696,375)	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643 (180,148) (395,987) (613,008) (830,153)	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121) (529,641) (746,785) (965,367)	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255) (446,274) (663,418) (880,684) (1,121,862)	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195) (1,024,338) (1,278,357)	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 364,323 150,574 (64,522) (280,362) (496,684) (713,828) (91,389) (1,180,833) (1,435,302)
CIL £psm	1,309,427 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449 (130,041) (345,880) (562,598) (779,743)	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,022,848 1,014,475 804,776 593,777 381,463 167,818 (47,174) (263,014) (479,231) (696,375) (913,841)	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643 (180,148) (395,987) (180,148) (395,987) (180,163) (1,062,892)	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 765,862 544,568 331,956 118,012 (97,281) (313,121) (529,641) (746,785) (965,367) (1,219,387)	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255) (446,274) (663,418) (880,684) (1,121,662) (1,375,975)	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195) (1,024,338) (1,278,357) (1,533,416)	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 (64,522) (280,362) (496,684) (713,828) (931,399) (1,180,833) (1,435,302) (1,690,857)
CIL £psm	1,309,427 0 40 100 100 100 100 100 100 1	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449 (130,041) (345,880) (562,598) (779,743) (1,003,921)	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818 (47,174) (263,014) (479,231) (479,231) (913,841) (1,160,416)	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,774,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643 (180,148) (395,987) (613,008) (830,153) (1,062,892) (1,316,912)	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 2 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121) (529,641) (746,785) (1,219,387) (1,219,387) (1,474,089)	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 200,380 (14,415) (230,255) (446,274) (663,418) (880,684) (1,121,862) (1,375,975) (1,631,530)	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195) (1,024,338) (1,278,357) (1,533,416) (1,788,971)	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 576,740 (64,522) (280,362) (496,684) (713,828) (931,399) (1,180,833) (1,435,302) (1,690,857) (1,946,833)
CIL £psm	1,309,427 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449 (130,041) (345,880) (562,598) (779,743) (1,003,921) (1,257,941)	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,500 2,043,350 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818 (47,174) (263,014) (479,231) (696,375) (913,841) (1,160,416) (1,414,762)	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Sitte 3,000 1,918,181 1,774,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643 (180,148) (395,987) (613,008) (830,153) (1,062,892) (1,316,912) (1,572,203)	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 8 Specific S106 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121) (529,641) (746,785) (965,367) (1,219,387) (1,474,089) (1,729,644)	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,330 (14,415) (230,255) (446,274) (663,418) (880,684) (1,121,862) (1,375,975) (1,631,530) (1,887,148)	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,477 1,333,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195) (1,024,338) (1,276,357) (1,533,416) (1,788,971) (2,045,541)	9,000 1,413,278 1,206,116 997,642 666,690 1576,740 364,323 150,574 (64,522) (280,362) (496,684) (713,828) (1,180,833) (1,435,302) (1,690,857) (1,946,833) (2,203,933)
CIL £psm	1,309,427 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680	3,007,557 3,867,391 4,722,554 5,574,589 6,424,122 2,167,794 1,965,357 1,761,667 1,438,408 1,350,465 1,142,924 934,069 723,883 512,395 299,589 85,449 (130,041) (345,880) (562,598) (779,743) (1,003,921) (1,257,941) (1,257,941) (1,512,876)	2,194,340 2,837,249 3,477,266 4,115,136 4,751,366 1,840,158 1,635,674 1,310,928 1,222,848 1,014,475 804,776 593,777 381,463 167,818 (47,174) (263,014) (479,231) (696,375) (913,841) (1,160,416) (1,414,762) (1,414,762) (1,670,317)	2,031,515 2,631,066 3,227,941 3,823,000 4,416,679 Site 3,000 1,918,181 1,714,205 1,508,959 1,183,071 1,094,597 885,449 674,970 463,186 250,082 35,643 (180,148) (395,987) (613,008) (830,153) (1,062,892) (1,316,912) (1,572,203) (1,827,758)	1,309,427 1,868,689 2,424,702 2,978,616 3,530,865 4,081,850 4,500 1,792,697 1,587,925 1,381,872 1,054,820 965,855 755,862 544,568 331,956 118,012 (97,281) (313,121) (529,641) (746,785) (965,367) (1,219,387) (1,474,089) (1,729,644) (1,985,855)	1,705,490 2,218,337 2,729,292 3,238,729 3,747,022 £1,500 6,000 1,666,744 1,461,211 1,254,391 925,838 836,755 625,949 413,829 200,380 (14,415) (230,255) (446,274) (663,418) (880,684) (1,121,862) (1,375,975) (1,631,530) (1,887,148) (2,144,248)	1,070,501 1,542,267 2,011,973 2,479,967 2,946,593 3,412,194 7,500 1,540,177 1,343,834 1,126,193 796,496 706,949 495,358 282,449 68,206 (147,388) (363,228) (580,051) (797,195) (1,024,338) (1,278,357) (1,533,416) (1,788,971) (2,045,541) (2,302,641)	519,934 950,634 1,378,957 1,805,293 2,230,304 2,654,302 3,077,365 9,000 1,413,278 1,206,116 997,642 666,690 (713,624) (445,622) (446,684) (713,828) (931,399) (1,180,833) (1,435,302) (1,690,857) (1,946,833) (2,203,933) (2,461,445)

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Scheme Ref: Title: Notes: F 150 No. Units Greeenfield allocation

Notes:	Enhanced S106						
ASSUMPTIONS - RESIDENTIAL US							
Total number of units in scheme			150	Linite			
				Units			
AH Policy requirement (% Target)			35%	50.00/			
AH tenure split %		fordable Rent:		53.0%			
		ared ownership		25.0%			
	Int	ermediate		21.6%			
Open Market Sale (OMS) housing			65%				
			100%				
CIL Rate (£ psm)			143.29	£ psm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	3.2	0.0%	0.0	2%	3.2	
2 bed House	20.9%	20.4	57.4%	30.1	34%	50.5	
3 bed House	40.8%	39.8	23.5%	12.3	35%	52.1	
4 bed House	35.0%	34.1	2.8%	1.4	24%	35.6	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	8.6	6%	8.6	
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0	
Total number of units	100.0%	97.5	100.0%	52.5	100%	150.0	
	Net area per unit		Net to Gross %		Gross (GIA) per u	unit	
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	58.0	624	70		58.0	624	
2 bed House	79.0	850			79.0	850	
3 bed House	90.0	969			90.0	969	
4 bed House	110.0	1,184			110.0	1,184	
5 bed House	0.0	0			0.0		
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per u	unit	
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
I bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0		
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0		
5 bed House	0.0	0			0.0		
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Mkt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	187	2,009	0	0	187	2,009	
2 bed House	1,610	17,328	2,108	22,686	3,717	40,014	
2 ded House 3 bed House							
	3,580	38,537	1,037	11,160	4,617	49,697	
1 bed House	3,754	40,405	141	1,513	3,894	41,918	
5 bed House	0	0	0	0	0		
1 bed Flat	0	0	506	5,445	506	5,445	
2 bed Flat	0	0	0	0	0	0	
	9,130	98,279	3,791	40,804	12,921	139,083	
AH % by floor area	a:		29.34%	AH % by floor area d	ue to mix		
Onen Market Cale (C)	£ OMS (non unit)	£	Enef			otal MV/ £ (no ALD	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		t	otal MV £ (no AH)	
1 bed House	180,000	3,103	288			579,150	
2 bed House	250,000	3,165	294			12,621,563	
3 bed House	290,000	3,222	299			15,115,598	
4 bed House	350,000	3,182	296			12,450,900	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	160,000	3,200	297			1,375,920	
2 bed Flat	190,000	3,115	289			0	
						42,143,130	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of
1 bed House	90,000	1,800	50% 126,000	2,520	70% 144,000		
	125,000	1,786	50% 175,000	2,500	70% 200,000	2,857	
	120,000		50% 175,000	2,417			
2 bed House	145,000			2,41/	70% 232,000	2,762	
2 bed House 3 bed House	145,000	1,726		0.500	700/	0.533	
2 bed House 3 bed House 4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000		
2 bed House 3 bed House 4 bed House 5 bed House	175,000 0	1,804 #DIV/0!	50% 245,000 50% 0	#DIV/0!	70% 0	#DIV/0!	
2 bed House 3 bed House 4 bed House	175,000	1,804	50% 245,000			#DIV/0!	7 7 8 8



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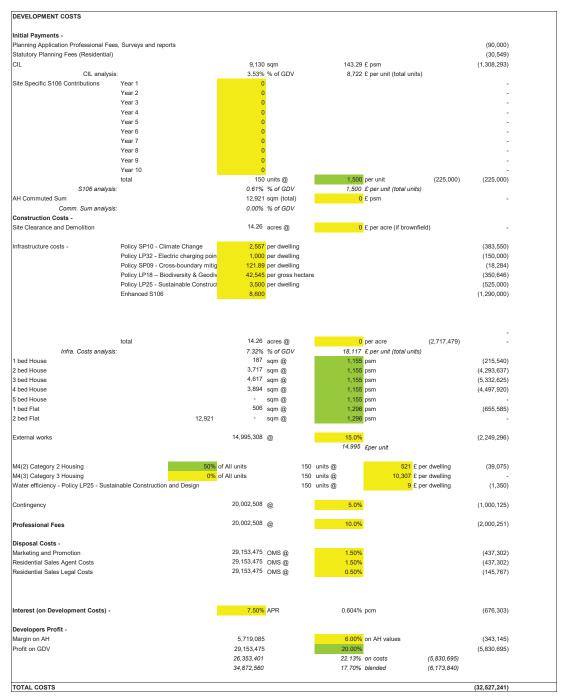
Scheme Ref: Title: Notes:

F 150 No. Units Greeenfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE				
DMS GDV -	(part houses due to % mix)			
I bed House	3.2	@	180,000	579,150
2 bed House	20.4	@	250,000	5,094,375
B bed House	39.8	@	290,000	11,536,200
bed House	34.1	@	350,000	11,943,750
bed House	0.0	@	0	-
bed Flat	0.0	@	160,000	-
bed Flat	0.0	@	190,000	-
	97.5			29,153,475
fordable Rent GDV -				
bed House	0.0	@	90,000	_
ped House	16.0	@	125,000	1,994,705
bed House	6.5	@	145,000	948,540
bed House	8.0	@	175,000	134,395
bed House	0.0	@	0	-
bed Flat	4.6	@	80,000	364,619
bed Flat	0.0	@	95,000	-
	27.8			3,442,259
hared ownership				
bed House	0.0	@	126,000	-
bed House	7.5	@	175,000	1,319,365
bed House	3.1	@	203,000	627,397
bed House	0.4	@	245,000	88,893
bed House	0.0	@	0	_
bed Flat	2.2	@	112,000	241,171
bed Flat	0.0	@	133,000	· -
	13.1			2,276,827
ntermediate				
bed House	0.0	@	144,000	-
bed House	6.5	@	200,000	1,300,698
bed House	2.7	@	232,000	618,520
bed House	0.3	@	250,000	78,246
bed Flat	0.0	@	0	
bed Flat	1.9	@	128,000	237,759
.00%	0.0	@	152,000	
	11.3			2,235,223
ub-total GDV Residential	149.8			37,107,783
AH on-site cost analysis:				£MV less £GDV 5,035,347
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)
Grant	150	@	0	-
otal GDV				37,107,783

Scheme Ref:

Title: 150 No. Units
Notes: Greenfield allocation
Enhanced S106 costs



 Scheme Ref:
 F

 Title:
 150 No. Units

 Notes:
 Greeenfield allocation

 Enhanced \$106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				4,580,542
SDLT		4,580,542 @	5.0% (slabbed)	(218,527)
Acquisition Agent fees		4,580,542 @	1.0%	(45,805)
Acquisition Legal fees		4,580,542 @	0.5%	(22,903)
Interest on Land		4,580,542 @	7.5%	(343,541)
Residual Land Value				3,949,767
RLV analysis:	26,332 £ per plot	684,626 £ per ha	277,064 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			26.0 dp net ha		
Site Area (Resi)			5.77 net ha	14.26 net acres	
Density analysis:			2,240 sqm/ha	9,756 sqft/ac	
Threshold Land Value	11,538 £ per plot		299,987 £ per net ha	121,403 £ per net acre	1,730,693
		70%	Gross to net	8.24 Gross hectares	

BALANCE			
Surplus/(Deficit)	384,639 £ per ha	155,661 £ per acre	2,219,073

Scheme Ref: Title: Notes:

F 150 No. Units Greeenfield allocation Enhanced S106 costs

					AH - % on site 35	5%		
Balance (RLV - TLV)	2,219,073	0%	25%	30%	35%	40%	45%	50%
` 1	0	5,762,848	4,211,144	3,900,515	3,589,758	3,278,657	2,967,555	2,655,920
	80	4,581,312	3,332,092	3,081,937	2,831,308	2,580,615	2,329,458	2,078,091
	100	4,281,363	3,109,114	2,874,343	2,639,026	2,403,699	2,167,801	1,931,658
	120	3,979,544	2,884,820	2,665,505	2,445,650	2,225,770	2,005,270	1,784,463
	140	3,675,827	2,659,191	2,455,439	2,251,166	2,046,791	1,841,854	1,636,496
CIL £psm	160	3,370,111	2,432,213	2,244,141	2,055,560	1,866,807	1,677,542	1,487,746
143.29	180	3,062,446	2,203,868	2,031,597	1,858,819	1,685,804	1,512,321	1,338,204
	200	2,752,808	1,974,140	1,817,790	1,660,928	1,503,771	1,346,182	1,187,859
	220	2,441,176	1,743,013	1,602,706	1,461,872	1,320,693	1,179,101	1,036,70
	240	2,127,525	1,510,469	1,386,328	1,261,639	1,136,558	1,011,020	884,719
	260	1,811,831	1,276,491	1,168,642	1,060,212	951,353	841,991	731,904
	280	1,494,072	1,041,063	949,631	857,579	765,065	672,000	578,170
	300	1,174,221	804,166	729,280	653,724	577,680	501,037	423,580
	320	852,257	565,784	507,571	448,631	389,186	329,090	268,129
	340	528,153	325,899	284,490	242,288	199,567	156,145	111,807
	360	201,885	84,492	60,001	34,677	8,812	(17,809)	(45,399)
	380	(126,648)	(158,454)	(165,933)	(174,216)	(183,095)	(192,785)	(203,499
	400	(457,427)	(402,957)	(393,299)	(384,406)	(376,167)	(368,796)	(362,503)
	420	(790,392)	(649,036)	(622,112)	(595,909)	(570,107)	(545,853)	(502,303
	440	(1,125,569)	(896,659)	(852,345)	(808,741)	(765,863)	(723,970)	(683,273)
	460	(1,462,127)	(1,145,845)	(1,084,014)	(1,022,873)	(962,515)	(903,159)	(845,061)
	480							
	500	(1,812,014)	(1,396,613)	(1,317,136)	(1,238,324)	(1,160,349)	(1,083,435)	(1,007,800)
	520	(2,205,726) (2,599,824)	(1,648,981) (1,930,898)	(1,551,728) (1,798,246)	(1,455,107) (1,673,239)	(1,359,381) (1,559,624)	(1,264,773) (1,447,186)	(1,336,143)
	540	(2,995,916)	(2,225,974)	(2,072,539)	(1,919,970)	(1,767,751)	(1,630,688)	(1,501,738
	340	(2,333,310)	(2,220,314)	(2,072,000)	(1,515,570)	(1,707,701)	(1,030,000)	(1,501,750
					AH - % on site 35	5%		
Balance (RLV - TLV)	2,219,073	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
Balance (RLV - TLV)	2,219,073	0% 3,869,160	25% 2,863,066	30% 2,661,252			45% 2,052,843	50% 1,848,913
Balance (RLV - TLV)	1,500	3,869,160 3,625,552	2,863,066 2,621,937	2,661,252 2,420,742	35% 2,458,769 2,219,073	40% 2,256,076 2,017,269	2,052,843 1,814,862	1,848,913 1,612,105
Balance (RLV - TLV)	-	3,869,160	2,863,066	2,661,252	35% 2,458,769	40% 2,256,076	2,052,843	1,848,913
Balance (RLV - TLV)	1,500	3,869,160 3,625,552	2,863,066 2,621,937	2,661,252 2,420,742	35% 2,458,769 2,219,073	40% 2,256,076 2,017,269	2,052,843 1,814,862	1,848,913 1,612,105
Balance (RLV - TLV)	1,500 3,000	3,869,160 3,625,552 3,380,750	2,863,066 2,621,937 2,379,272	2,661,252 2,420,742 2,178,614	35% 2,458,769 2,219,073 1,977,709	40% 2,256,076 2,017,269 1,776,514	2,052,843 1,814,862 1,575,081	1,848,913 1,612,105 1,373,277
Balance (RLV - TLV) Site Specific S106	1,500 3,000 4,500	3,869,160 3,625,552 3,380,750 3,134,500	2,863,066 2,621,937 2,379,272 2,135,052	2,661,252 2,420,742 2,178,614 1,934,860	35% 2,458,769 2,219,073 1,977,709 1,734,657	40% 2,256,076 2,017,269 1,776,514 1,533,999	2,052,843 1,814,862 1,575,081 1,333,341	1,848,913 1,612,105 1,373,277 1,132,286
	1,500 3,000 4,500 6,000	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514	1,848,913 1,612,105 1,373,277 1,132,286 889,322
Site Specific S106	1,500 3,000 4,500 6,000 7,500	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965	1,848,913 1,612,105 1,373,273 1,132,286 889,322 644,018 396,736
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736 146,986
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125	1,848,913 1,612,105 1,373,273 1,132,286 889,322 644,018 396,736 146,986 (104,802
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 635,742	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158)	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736 146,986 (104,802 (359,132
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 635,742 379,956	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767 180,858	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241)	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437)	1,848,913 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736 146,986 (104,802 (359,132 (615,620
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500	3,869,160 3,625,552 3,380,750 3,134,500 2,866,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 635,742 379,956 122,454 (136,784)	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,388 1,193,651 943,203 690,905 436,767 180,858 (76,844) (336,357)	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241) (276,141) (536,079)	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526) (736,004)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099) (935,928)	1,848,915 1,612,105 1,373,277 1,132,286 889,322 644,018 396,736 (104,802 (359,132 (615,620 (874,671
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	3,869,160 3,625,552 3,380,750 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587 860,527	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 635,742 379,956 122,454	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767 180,858 (76,844)	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241) (276,141)	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099)	1,848,913 1,612,103 1,373,277 1,132,286 889,322 644,011 396,736 146,986 (104,802 (359,132 (615,620 (874,671 (1,136,057
Site Specific S106	1,500 3,000 4,500 6,000 7,500 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587 860,527 601,103 340,297	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 635,742 379,956 122,454 (136,784) (397,777) (660,547)	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 689,905 436,767 180,858 (76,844) (336,357) (597,772) (861,207)	35% 2,488,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241) (276,141) (536,079) (798,125) (1,062,069)	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526) (736,004) (998,478) (1,263,069)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099) (935,928) (1,199,077) (1,464,522)	1,848,913 1,612,103 1,373,27 1,132,286 889,323 644,013 396,734 146,986 (104,802 (359,132 (615,620 (874,671 (1,136,057 (1,399,939 (1,666,261
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500	3,869,160 3,625,552 3,380,750 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587 860,527 601,103 340,297 78,091	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 635,742 379,956 122,454 (136,784) (397,777) (660,547) (925,062)	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767 180,858 (76,844) (336,357) (597,772) (861,207) (1,126,480)	35% 2,458,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241) (276,141) (536,079) (798,125) (1,062,069) (1,327,934)	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526) (736,004) (998,478) (1,263,069) (1,529,937)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099) (935,928) (1,199,077) (1,464,522) (1,734,123)	1,848,91: 1,612,104: 1,373,277: 1,132,284: 644,011: 396,731: 146,984: (104,802): (874,671: (1,136,057): (1,399,939): (1,666,261: (1,970,032):
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 16,500 18,000 19,500 21,000 22,500 24,000	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587 860,527 601,103 340,297 78,091 (185,467)	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 355,742 379,956 122,454 (136,784) (397,777) (860,547) (925,062) (1,191,486)	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767 180,858 (76,844) (336,357) (597,772) (861,207) (1,126,480) (1,393,612)	35% 2,488,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241) (276,141) (536,079) (798,125) (1,062,069) (1,327,934) (1,595,958)	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526) (736,004) (998,478) (1,263,069) (1,529,937) (1,811,643)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099) (935,928) (1,199,077) (1,464,522) (1,794,123) (2,047,551)	1,848,912 1,612,102 1,373,277 1,132,288 889,322 644,018 396,736 146,988 (104,802 (359,132 (615,620 (874,677) (1,136,057 (1,399,939 (1,666,261 (1,970,032 (2,283,902
Site Specific S106	1,500 3,000 4,500 6,000 7,500 10,500 12,000 15,000 16,500 16,500 18,000 19,500 21,000 22,500 24,000 25,500	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587 860,527 601,103 340,297 78,091 (185,467) (450,395)	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 355,742 379,956 122,454 (136,784) (397,777) (660,547) (925,062) (1,191,486) (1,459,743)	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767 180,858 (76,844) (336,357) (1,126,480) (1,139,3612) (1,126,480) (1,393,612) (1,662,625)	35% 2,488,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241) (276,141) (276,141) (536,079) (798,125) (1,062,069) (1,327,934) (1,595,958) (1,889,162)	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526) (736,004) (998,478) (1,263,069) (1,529,937) (1,811,643) (2,125,148)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099) (935,928) (1,199,077) (1,464,522) (1,734,123) (2,047,551) (2,047,551) (2,362,186)	1,848,913 1,612,104 1,373,277 1,132,288 889,322 644,011 396,737 146,986 (104,802 (874,671 (1,136,057 (1,139,039) (1,666,261 (1,970,032 (2,283,902 (2,283,902 (2,283,902 (2,283,902 (2,599,224
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 16,500 18,000 19,500 21,000 22,500 24,000	3,869,160 3,625,552 3,380,750 3,134,500 2,886,999 2,638,261 2,388,271 2,137,011 1,884,465 1,630,617 1,375,299 1,118,587 860,527 601,103 340,297 78,091 (185,467)	2,863,066 2,621,937 2,379,272 2,135,052 1,889,259 1,641,875 1,392,880 1,142,245 889,832 355,742 379,956 122,454 (136,784) (397,777) (860,547) (925,062) (1,191,486)	2,661,252 2,420,742 2,178,614 1,934,860 1,689,461 1,442,398 1,193,651 943,203 690,905 436,767 180,858 (76,844) (336,357) (597,772) (861,207) (1,126,480) (1,393,612)	35% 2,488,769 2,219,073 1,977,709 1,734,657 1,489,662 1,242,920 994,423 744,149 491,978 237,792 (18,241) (276,141) (536,079) (798,125) (1,062,069) (1,327,934) (1,595,958)	40% 2,256,076 2,017,269 1,776,514 1,533,999 1,289,706 1,043,443 795,194 545,095 293,052 38,817 (217,339) (475,526) (736,004) (998,478) (1,263,069) (1,529,937) (1,811,643)	2,052,843 1,814,862 1,575,081 1,333,341 1,089,514 843,816 595,965 346,041 94,125 (160,158) (416,437) (675,099) (935,928) (1,199,077) (1,464,522) (1,794,123) (2,047,551)	1,848,912 1,612,102 1,373,277 1,132,288 889,322 644,018 396,736 146,988 (104,802 (359,132 (615,620 (874,677) (1,136,057 (1,399,939 (1,666,261 (1,970,032 (2,283,902

 Scheme Ref:
 F

 Title:
 150 No. Units

 Notes:
 Greeenfield allocation

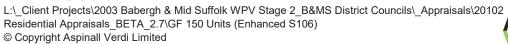
 Enhanced S106 costs

					AH - % on site 35	5%		
Balance (RLV - TLV)	2,219,073	0%	25%	30%	35%	40%	45%	50%
	50,000	4,643,457	3,639,842	3,438,646	3,236,978	3,035,174	2,832,766	2,630,010
	75,000	4,287,062	3,283,448	3,082,252	2,880,584	2,678,780	2,476,372	2,273,615
TLV (per net acre)	100,000	3,930,668	2,927,053	2,725,858	2,524,190	2,322,386	2,119,978	1,917,22
121,403	125,000	3,574,274	2,570,659	2,369,464	2,167,795	1,965,991	1,763,584	1,560,82
	150,000	3,217,880	2,214,265	2,013,070	1,811,401	1,609,597	1,407,189	1,204,433
	175,000	2,861,486	1,857,871	1,656,675	1,455,007	1,253,203	1,050,795	848,039
	200,000	2,505,091	1,501,476	1,300,281	1,098,613	896,809	694,401	491,644
	225,000	2,148,697	1,145,082	943,887	742,218	540,414	338,007	135,250
	250,000	1,792,303	788,688	587,493	385,824	184,020	(18,387)	(221,144
	275,000	1,435,909	432,294	231,098	29,430	(172,374)	(374,782)	(577,538
					AH - % on site 35	:0/		-
Balance (RLV - TLV)	2,219,073	0%	25%	30%	35%	40%	45%	50%
Balance (127 127)	5	(5,248,527)	(6,243,798)	(6,442,852)	(6,642,074)	(6,841,303)	(7,040,532)	(7,239,761
	10	248,857	(750,801)	(950,993)	(1,151,464)	(1,352,122)	(1,552,967)	(1,754,163
Density (dph)	15	2,078,497	1,076,741	876,084	674,907	473,711	271,981	70,014
26	20	2,992,666	1,990,039	1,788,844	1,587,648	1,385,844	1,183,894	981,41
20	25	3,541,167	2,537,684	2,336,489	2,134,883	1,933,079	1,730,733	1,528,03
	28	3,776,239	2,772,389	2,550,469		2,167,576	1,730,733	
					2,369,413			1,762,230
	30	3,906,835	2,902,781	2,701,511	2,499,707	2,297,775	2,095,292	1,892,33
	34	4,121,848	3,117,543	2,916,113	2,714,309	2,512,222	2,309,738	2,106,633
	40	4,363,643	3,359,152	3,157,541	2,955,737	2,753,474	2,550,949	2,347,71
	45	4,515,883	3,511,275	3,309,550	3,107,746	2,905,373	2,702,741	2,499,508
	50	4,637,676	3,632,962	3,431,158	3,229,354	3,026,893	2,824,175	2,620,942
					AH - % on site 35	5%		
Balance (RLV - TLV)	2,219,073	0%	25%	30%	35%	40%	45%	50%
	95%	4,626,871	3,562,038	3,348,124	3,133,875	2,919,183	2,703,777	2,487,774
	100%	3,625,552	2,621,937	2,420,742	2,219,073	2,017,269	1,814,862	1,612,10
Build rate (£psm)	105%	2,612,816	1,670,095	1,481,253	1,292,411	1,103,149	913,864	724,192
	110%	1,585,924	702,906	526,289	349,672	172,977	(3,851)	(180,679
	115%	541,101	(284,340)	(449,511)	(614,687)	(779,863)	(945,039)	(1,110,216
	120%	(526,142)	(1,299,080)	(1,454,009)	(1,609,237)	(1,771,870)	(1,952,566)	(2,133,261
	125%	(1,618,670)	(2,439,454)	(2,607,191)	(2,775,760)	(2,944,328)	(3,113,225)	(3,283,009
	130%	(2,887,091)	(3,662,930)	(3,819,214)	(3,976,327)	(4,133,827)	(4,292,579)	(4,452,554
					AH - % on site 09	,		
Balance (RLV - TLV)	2,219,073	0%	25%	30%	AH - % on site 05	40%	45%	50%
Salanos (TEV)	75%	(5,060,251)	(3,758,347)	(3,499,377)	(3,240,500)	(2,982,829)	(2,725,813)	(2,469,898
	80%	(3,053,275)	(2,267,873)	(2,111,644)	(1,956,064)	(1,801,069)	(1,657,404)	(1,527,488
Cahnges in sales values (£)	85%	(1,175,227)	(936,452)	(890,714)	(845,933)	(802,228)	(759,743)	(718,895
g.2 oaioo vaiaoo (L)	90%	468,715	275,739	235,888	195,488	154,366	112,404	69,454
	95%	2,062,663	1,458,336	1,336,516	1,214,458	1,091,939	968,760	844,972
	100%	3,625,552	2,621,937			2,017,269		
				2,420,742	2,219,073		1,814,862	1,612,10
	105%	5,168,292	3,773,164	3,493,604	3,214,045	2,934,045	2,653,900	2,373,25
	110%	6,697,045	4,915,355	4,558,674	4,201,992	3,844,881	3,487,663	3,130,15
					5,184,650	4,751,347	4,317,608	3,883,774
	115%	8,215,781	6,051,257	5,617,954				
	115% 120% 125%	8,215,781 9,726,941 11,232,492	7,181,992 8,309,234	6,672,888 7,724,522	6,163,725 7,139,469	5,654,166 6,554,416	5,144,608 5,969,363	4,635,042 5,384,164

		£1,500	e Specific S106					
9,000	7,500	6,000	4,500	3,000	1,500	-	2,219,073	Balance (RLV - TLV)
2,414,478	2,652,789	2,889,468	3,124,531	3,357,997	3,589,758	3,819,927	0	
2,024,010	2,265,097	2,504,515	2,742,286	2,978,296	3,212,641	3,445,403	40	
1,628,995	1,872,918	2,115,140	2,355,613	2,594,278	2,831,308	3,066,720	80	
997,356	1,245,836	1,492,560	1,737,520	1,980,555	2,221,902	2,461,581	143	
824,867	1,074,656	1,322,672	1,568,693	1,812,979	2,055,560	2,296,457	160	
415,523	668,342	919,337	1,168,286	1,415,476	1,660,928	1,904,659	200	CIL £psm
1,167	257,083	511,140	763,094	1,013,254	1,261,639	1,508,268	240	143.29
(418,322)	(159,241)	97,957	353,001	606,196	857,579	1,107,171	280	
(843,068)	(580,752)	(320,358)	(62,113)	194,183	448,631	701,252	320	
(1,273,068)	(1,007,533)	(743,916)	(482,370)	(222,904)	34,677	290,392	360	
(1,708,404)	(1,439,580)	(1,172,713)	(907,892)	(645,187)	(384,406)	(125,528)	400	
(2,216,153)	(1,901,807)	(1,606,833)	(1,338,678)	(1,072,749)	(808,741)	(546,631)	440	
(2,728,792)	(2,412,656)	(2,097,333)	(1,783,701)	(1,505,587)	(1,238,324)	(972,998)	480	
(3,244,439)	(2,926,483)	(2,609,254)	(2,293,836)	(1,979,023)	(1,673,239)	(1,404,626)	520	
(3,763,129)	(3,443,324)	(3,124,178)	(2,806,945)	(2,490,339)	(2,175,016)	(1,860,917)	560	
(4,284,902)	(3,963,217)	(3,642,210)	(3,323,064)	(3,004,635)	(2,687,407)	(2,371,519)	600	
(4,809,794)	(4,486,199)	(4,163,305)	(3,842,230)	(3,521,949)	(3,202,803)	(2,885,097)	640	
(5,337,843)	(5,012,308)	(4,687,497)	(4,364,480)	(4,042,318)	(3,721,242)	(3,401,689)	680	
(5,869,088)	(5,541,581)	(5,214,822)	(4,889,853)	(4,565,778)	(4,242,761)	(3,921,330)	720	
(6,403,567)	(6,074,058)	(5,745,320)	(5,418,386)	(5,092,367)	(4,767,398)	(4,444,059)	760	
(6,941,319)	(6,609,776)	(6,279,028)	(5,950,118)	(5,622,125)	(5,295,191)	(4,969,912)	800	

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Scheme Ref: Title: Notes: F 250 No. Units Greenfield allocation

	Enhanced S106	costs					
ASSUMPTIONS - RESIDENTIAL US	ES						
			050 11				
Total number of units in scheme			250 Un	ts			
AH Policy requirement (% Target)			35%				
AH tenure split %		fordable Rent:		53.0%			
		ared ownership		25.0%			
	Int	ermediate		21.6%			
Open Market Sale (OMS) housing			65%				
			100%				
CIL Rate (£ psm)			143.29 £ p	sm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	5.4	0.0%	0.0	2%	5.4	
2 bed House	20.9%	34.0	57.4%	50.2	34%	84.1	
3 bed House	40.8%	66.3	23.5%	20.6	35%	86.9	
4 bed House	35.0%	56.9	2.8%	2.4	24%	59.3	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	14.3	6%	14.3	
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0	
Total number of units	100.0%	162.5	100.0%	87.5	100%	250.0	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	58.0	624			58.0	624	
2 bed House	79.0	850			79.0	850	
3 bed House	90.0	969			90.0	969	
4 bed House	110.0	1,184			110.0	1,184	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Mkt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	311	3,348	0	0	311	3,348	
2 bed House	2,683	28,880	3,513	37,810	6,196	66,690	
3 bed House	5,967	64,228	1,728	18,600	7,695	82,828	
4 bed House	6,256	67,342	234	2,521	6,491	69,863	
5 bed House	0	0	0	0	0	0	
1 bed Flat	0	0	843	9,075	843	9,075	
2 bed Flat	0	0	0			0	
				0	0		
*****	15,217	163,798	6,318	68,007	21,535	231,804	
AH % by floor are	15,217	163,798	6,318		21,535		
	15,217 a:		6,318 29.34% AH	68,007	21,535 e to mix	231,804	
Open Market Sales values (£) -	15,217 a: £ OMS (per unit)	£psm	6,318 29.34% AH £psf	68,007	21,535 e to mix	231,804	
Open Market Sales values (£) - 1 bed House	15,217 a: £ OMS (per unit) 180,000	£psm 3,103	6,318 29.34% AH £psf 288	68,007	21,535 e to mix	231,804 II MV £ (no AH) 965,250	
Open Market Sales values (£) - 1 bed House 2 bed House	15,217 £ OMS (per unit) 180,000 250,000	£psm 3,103 3,165	6,318 29.34% AH £psf 288 294	68,007	21,535 e to mix	231,804 II MV £ (no AH) 965,250 21,035,938	
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House	£ OMS (per unit) 180,000 250,000 290,000	£psm 3,103 3,165 3,222	6,318 29.34% AH £psf 288 294 299	68,007	21,535 e to mix	231,804 II MV £ (no AH) 965,250 21,035,938 25,192,663	
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 4 bed House	£ OMS (per unit) 180,000 250,000 290,000 350,000	£psm 3,103 3,165 3,222 3,182	6,318 29.34% AH £psf 288 294 299 296	68,007	21,535 e to mix	231,804 I MV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500	
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House	15,217 a: £ OMS (per unit) 180,000 250,000 290,000 350,000 0	£psm 3,103 3,165 3,222 3,182 #DIV/0!	6,318 29.34% AH £psf 288 294 299 296 #DIV/0!	68,007	21,535 e to mix	231,804 I MV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500 0	
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat	£ OMS (per unit) 15,217 £ OMS (per unit) 180,000 250,000 290,000 0 160,000	£psm 3,103 3,165 3,222 3,182 #DIV/0! 3,200	6,318 29,34% AH £psf 288 294 299 296 #DIV/0! 297	68,007	21,535 e to mix	231,804 I MV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500 0 2,293,200	
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House	15,217 a: £ OMS (per unit) 180,000 250,000 290,000 350,000 0	£psm 3,103 3,165 3,222 3,182 #DIV/0!	6,318 29.34% AH £psf 288 294 299 296 #DIV/0!	68,007	21,535 e to mix	231,804 I MV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500 0 2,293,200 0	
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat	£ OMS (per unit) 15,217 £ OMS (per unit) 180,000 250,000 290,000 0 160,000	£psm 3,103 3,165 3,222 3,182 #DIV/0! 3,200	6,318 29,34% AH £psf 288 294 299 296 #DIV/0! 297	68,007	21,535 e to mix	231,804 I MV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500 0 2,293,200	
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	15,217 £ OMS (per unit) 180,000 250,000 290,000 350,000 0 160,000 190,000	£psm 3,103 3,165 3,222 3,182 #DIV/01 3,200 3,115	6,318 29,34% AH £psf 288 294 299 296 #DIV/0! 297 289	68,007 % by floor area duu	21,535 e to mix tota	231,804 I MV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500 0 2,293,200 0 70,238,550	9/ _6.5.**
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 5 bed House 1 bed Flat 2 bed Flat Affordable Housing values (£) -	£ OMS (per unit) 180,000 250,000 290,000 350,000 0 160,000 190,000	£psm 3,103 3,165 3,222 3,182 #DIV/0I 3,200 3,115	6,318 29,34% AH £psf 288 294 299 296 #DIV/0! 297 289	68,007 % by floor area due t £psm	e to <i>mix</i> tota tota % of MV Intermediate	231,804 IMV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500 0 2,293,200 0 70,238,550	% of MV
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 5 bed House 1 bed Flat 2 bed Flat 4 bed Flat Affordable Housing values (£) - 1 bed House	15,217 £ OMS (per unit) 180,000 250,000 290,000 350,000 160,000 190,000 Affordable Rent: 90,000	£psm 3,103 3,165 3,222 3,182 #DIV/01 3,200 3,115 £psm 1,800	6,318 29,34% Ah £psf 288 294 299 296 #DIV/01 297 289 % of MV Shared ownership 50% 126,000	68,007 % by floor area due floor area due £psm 2,520	21,535 e to <i>mix</i> tota % of MV Intermediate 70% 144,000	231,804 I MV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500 0 2,293,200 0 70,238,550 £psm 2,880	80%
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Affordable Housing values (£) - 1 bed House 2 bed House	£ OMS (per unit) £ OMS (per unit) 180,000 250,000 290,000 350,000 0 160,000 190,000 Affordable Rent: 90,000 125,000	£psm 3,103 3,165 3,222 3,182 #DIV/0! 3,200 3,115 £psm 1,800 1,786	6,318 29.34% AH £psf 288 294 299 296 #DIV/0! 297 289 % of MV Shared ownership 50% 126,000 50% 175,000	68,007 % by floor area duu £psm 2,520 2,500	% of MV Intermediate 70% 144,000 70% 200,000	231,804 I MV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500 0 2,293,200 70,238,550 £psm 2,880 2,857	80% 80%
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House	£ OMS (per unit) 180,000 250,000 290,000 350,000 0 160,000 190,000 125,000 145,000 145,000	£psm 3,103 3,165 3,222 3,182 #DIV/0I 3,200 3,115 £psm 1,800 1,786 1,726	6,318 29,34% AH £psf 288 294 299 296 #DIV/0! 297 289 % of MV Shared ownership 50% 126,000 50% 175,000 50% 203,000	68,007 % by floor area due £psm 2,520 2,500 2,417	21,535 to mix tota % of MV Intermediate 70% 144,000 70% 200,000 70% 232,000	231,804 I MV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500 0 2,293,200 0 70,238,550 £psm 2,880 2,887 2,880 2,867	80% 80% 80%
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 5 bed House 1 bed Flat 2 bed Flat 2 bed Flat Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 4 bed House 4 bed House 5 bed House 5 bed House 6 bed House 6 bed House 6 bed House 6 bed House 7 bed House 8 bed House 9 bed House	15,217 £ OMS (per unit) 180,000 250,000 290,000 350,000 0 180,000 190,000 Affordable Rent: 90,000 125,000 145,000 175,000	£psm 3,103 3,165 3,222 3,182 #DIV/0I 3,200 3,115 £psm 1,800 1,786 1,726 1,804	6,318 29,34% AH £psf 288 294 299 296 #DIV/0! 297 289 % of MV Shared ownership 50% 126,000 50% 203,000 50% 245,000	£psm 2,520 2,417 2,526	% of MV Intermediate 70% 144,000 70% 200,000 70% 232,000 70% 250,000	231,804 I MV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500 0 2,293,200 0 70,238,550 £psm 2,880 2,857 2,762 2,577	80% 80% 80% 71%
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 5 bed House 1 bed Flat 2 bed Flat 2 bed Flat Affordable Housing values (£) - 1 bed House 3 bed House 3 bed House 4 bed House 5 bed House 5 bed House	£ OMS (per unit) £ OMS (per unit) 180,000 250,000 290,000 350,000 0 160,000 190,000 Affordable Rent: 90,000 125,000 145,000 175,000 0	£psm 3,103 3,165 3,222 3,182 #DIV/01 3,200 3,115 £psm 1,800 1,786 1,726 1,804 #DIV/01	6,318 29,34% Ah £psf 288 294 299 296 #DIV/0! 297 289 % of MV Shared ownership 50% 175,000 50% 245,000 50% 0	\$ by floor area due \$ by floor area due \$ psm 2,520 2,500 2,417 2,526 #DIV/01	% of MV Intermediate 70% 144,000 70% 200,000 70% 232,000 70% 250,000 70% 0	231,804 I MV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500 0 2,293,200 0 70,238,550 £psm 2,880 2,857 2,762 2,762 2,767 #DIV/0!	80% 80% 80% 71% 71%
Open Market Sales values (£) - 1 bed House 2 bed House 3 bed House 5 bed House 1 bed Flat 2 bed Flat 2 bed Flat Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 4 bed House 4 bed House 5 bed House 5 bed House 6 bed House 6 bed House 6 bed House 6 bed House 7 bed House 8 bed House 9 bed House	15,217 £ OMS (per unit) 180,000 250,000 290,000 350,000 0 180,000 190,000 Affordable Rent: 90,000 125,000 145,000 175,000	£psm 3,103 3,165 3,222 3,182 #DIV/0I 3,200 3,115 £psm 1,800 1,786 1,726 1,804	6,318 29,34% AH £psf 288 294 299 296 #DIV/0! 297 289 % of MV Shared ownership 50% 126,000 50% 203,000 50% 245,000	£psm 2,520 2,417 2,526	% of MV Intermediate 70% 144,000 70% 200,000 70% 232,000 70% 250,000	231,804 I MV £ (no AH) 965,250 21,035,938 25,192,663 20,751,500 0 2,293,200 0 70,238,550 £psm 2,880 2,857 2,762 2,577	80% 80% 80% 71%

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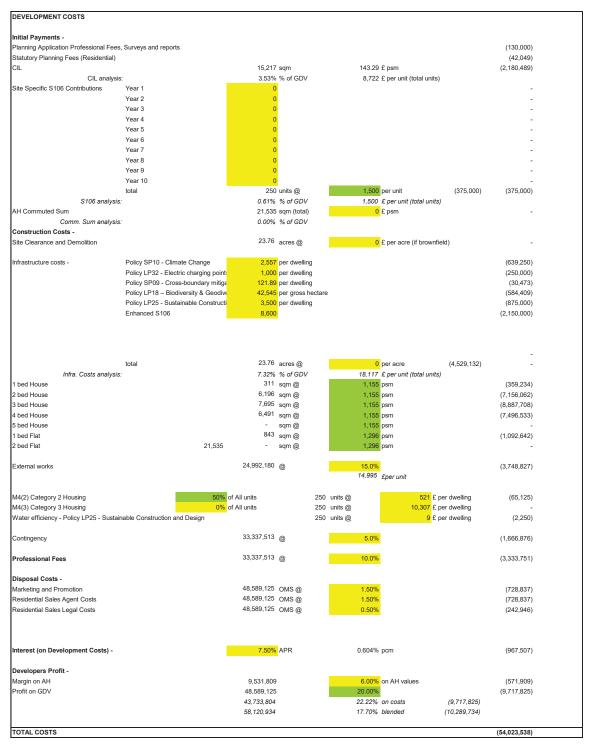


Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	5.4	@	180,000		965,250
2 bed House	34.0	@	250,000		8,490,625
bed House	66.3	@	290,000		19,227,000
bed House	56.9	@	350,000		19,906,250
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		-
bed Flat	0.0	@	190,000		-
	162.5				48,589,125
ffordable Rent GDV -					
bed House	0.0	@	90,000		-
bed House	26.6	@	125,000		3,324,508
bed House	10.9	@	145,000		1,580,901
bed House	1.3	@	175,000		223,991
bed House	0.0	@	0		-
bed Flat	7.6	@	80,000		607,698
bed Flat	0.0	@	95,000		
	46.4		*		5,737,098
nared ownership					
bed House	0.0	@	126,000		-
bed House	12.6	@	175,000		2,198,942
bed House	5.2	@	203,000		1,045,661
bed House	0.6	@	245,000		148,155
bed House	0.0	@	0		
bed Flat	3.6	@	112,000		401,952
bed Flat	0.0	@	133,000		
	21.9		•		3,794,711
ntermediate					
2 bed House	0.0	@	144,000		-
bed House	10.8	@	200,000		2,167,830
bed House	4.4	@	232,000		1,030,866
bed House	0.5	@	250,000		130,410
bed Flat	0.0	@	0		
bed Flat	3.1	@	128,000		396,265
0.00%	0.0	@	152,000		
	18.9				3,725,371
Sub-total GDV Residential	249.7				61,846,305
AH on-site cost analysis:				£MV less £GDV	8,392,245
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
Grant	250	@	0		-

Scheme Ref:

Title: 250 No. Units
Notes: Greenfield allocation
Enhanced S106 costs



Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				7,822,767
SDLT		7,822,767 @	5.0% (slabbed)	(380,638)
Acquisition Agent fees		7,822,767 @	1.0%	(78,228)
Acquisition Legal fees		7,822,767 @	0.5%	(39,114)
Interest on Land		7,822,767 @	7.5%	(586,708)
Residual Land Value				6,738,080
RLV analysis:	26,952 £ per plot	700,760 £ per ha	283,594 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			26.0 dp net ha		
Site Area (Resi)			9.62 net ha	23.76 net acres	
Density analysis:			2,240 sqm/ha	9,756 sqft/ac	
Threshold Land Value	11,538 £ per plot		299,987 £ per net ha	121,403 £ per net acre	2,884,489
		70%	Gross to net	13.74 Gross hectares	

BALANCE			
Surplus/(Deficit)	400,774 £ per ha	162,191 £ per acre	3,853,591

Scheme Ref: Title: Notes: F 250 No. Units Greeenfield allocation Enhanced S106 costs

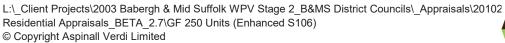
J								
					AH - % on site 35	5%		
Balance (RLV - TLV)	3,853,591	0%	25%	30%	35%	40%	45%	50%
	0	9,942,882	7,257,887	6,720,710	6,183,386	5,645,809	5,108,232	4,570,329
	80	7,949,244	5,773,680	5,338,000	4,902,320	4,466,217	4,029,979	3,593,220
	100	7,437,943	5,393,320	4,984,008	4,574,329	4,164,450	3,754,165	3,343,620
	120	6,920,969	5,009,311	4,626,416	4,243,221	3,859,765	3,475,922	3,091,541
	140	6,398,461	4,621,409	4,265,229	3,908,972	3,552,131	3,194,987	2,837,396
CIL £psm	160	5,870,363	4,229,379	3,900,553	3,571,203	3,241,673	2,911,426	2,580,679
143.29	180	5,336,531	3,833,417	3,532,033	3,230,216	2,927,930	2,625,214	2,321,802
	200	4,796,817	3,433,417	3,159,700	2,885,810	2,611,249	2,336,114	2,060,297
	220	4,250,923	3,028,991	2,783,608	2,537,732	2,291,423	2,044,369	1,796,471
	240	3,698,783	2,620,272	2,403,623	2,186,184	1,968,237	1,749,598	1,530,052
	260	3,140,339	2,207,213	2,019,393	1,831,073	1,641,882	1,451,952	1,261,068
	280	2,575,433	1,789,701	1,631,120	1,472,033	1,312,226	1,151,450	989,587
	300	2,003,906	1,367,619	1,238,698	1,109,213	978,951	847,695	715,234
	320	1,425,592	940,644	842,020	742,562	642,264	540,912	438,294
	340	840,325	508,893	440,936	371,979	302,075	231,050	158,598
	360	247,935	72,245	35,229	(2,697)	(41,747)	(82,131)	(124,059)
	380	(351,751)	(369,424)	(375,042)	(381,647)	(389,453)	(398,670)	(409,506)
	400							
		(958,909)	(816,238)	(789,991)	(764,815)	(740,921)	(718,520)	(697,821)
	420	(1,573,717)	(1,268,325)	(1,209,737)	(1,152,307)	(1,096,248)	(1,041,768)	(989,348)
	440	(2,196,360)	(1,725,816)	(1,634,398)	(1,544,233)	(1,455,532)	(1,368,531)	(1,283,878)
	460	(2,827,114)	(2,188,842)	(2,064,097)	(1,940,704)	(1,818,874)	(1,699,029)	(1,581,490)
	480	(3,562,723)	(2,657,540)	(2,498,957)	(2,341,833)	(2,186,376)	(2,033,174)	(1,882,265)
	500	(4,315,792)	(3,174,054)	(2,949,704)	(2,747,734)	(2,558,153)	(2,371,058)	(2,186,443)
	520	(5,078,918)	(3,732,721)	(3,467,801)	(3,204,846)	(2,944,179)	(2,712,776)	(2,493,968)
	540	(5,852,335)	(4,298,468)	(3,992,348)	(3,688,336)	(3,386,797)	(3,088,448)	(2,804,889)
					AH - % on site 35	5%		
Balance (RLV - TLV)	3,853,591	0%	25%	30%	35%	40%	45%	50%
, ,	-	6,731,576	4,971,945	4,619,112	4,265,754	3,911,821	3,557,326	3,202,054
	1,500	6,312,106	4,557,176	4,205,505	3,853,591	3,501,247	3,148,623	2,795,266
	3,000	5,888,748	4,137,895	3,787,139	3,436,383	3,085,374	2,734,075	2,382,456
	4,500	5,461,832	3,713,781	3,363,894	3,014,006	2,664,076	2,313,791	1,963,505
	6,000	5,031,068	3,284,960	2,935,648	2,586,337	2,237,025	1,887,664	1,538,101
Site Specific S106	7,500	4,596,475	2,851,313	2,502,281	2,153,248	1,804,216	1,455,184	1,106,151
1,500	9,000	4,157,980	2,412,717	2,063,664	1,714,612	1,365,559	1,016,506	667,454
1,300	10,500	3,715,474	1,969,048	1,619,672	1,270,295	920,919	571,282	221,629
	12,000	3,268,916	1,520,181	1,170,173	820,166	469,786	119,347	(231,319)
	13,500	2,818,256	1,065,985	715,036	363,877	12,339	(339,503)	(691,709)
	15,000	2,363,289	606,331	254,125	(98,597)	(451,654)	(805,435)	(1,159,968)
	16,500	1,904,227	141,085	(212,696)	(567,338)	(922,638)	(1,278,835)	(1,636,165)
	18,000	1,440,499	(329,890)	(685,741)	(1,042,497)	(1,400,399)	(1,759,685)	(2,120,601)
	19,500	972,612	(806,731)	(1,165,063)	(1,524,632)	(1,885,681)	(2,248,453)	(2,613,585)
	21,000	499,928	(1,289,579)	(1,650,761)	(2,013,516)	(2,378,158)	(2,745,371)	(3,154,743)
	22,500	22,703	(1,778,579)	(2,142,984)	(2,509,470)	(2,879,276)	(3,311,908)	(3,748,984)
	24,000	(459,058)	(2,273,875)	(2,642,006)	(3,035,475)	(3,470,195)	(3,909,414)	(4,354,307)
	25,500	(946,002)	(2,775,617)	(3,192,783)	(3,629,355)	(4,070,547)	(4,517,334)	(4,971,116)
	27,000	(1,437,665)	(3,350,951)	(3,789,496)	(4,232,523)	(4,680,951)	(5,136,058)	(5,599,823)
			(0.050.000)	(4 204 707)	(4,844,778)	(5,301,409)	(5,765,946)	(6,240,642)
	28,500	(1,934,178)	(3,950,269)	(4,394,797)	(4,044,770)	(5,501,405)	(5,705,540)	(0,2 10,0 12)

Scheme Ref: Title: F 250 No. Units Notes: Greeenfield allocation Enhanced S106 costs

					AH - % on site 35			
Balance (RLV - TLV)	3,853,591	0%	25%	30%	35%	40%	45%	50%
	50,000	8,008,614	6,253,683	5,902,013	5,550,099	5,197,755	4,845,131	4,491,774
TI) / (+)	75,000	7,414,624	5,659,693	5,308,023	4,956,109	4,603,765	4,251,141	3,897,783
TLV (per net acre) 121,403	100,000 125,000	6,820,634 6,226,643	5,065,703 4,471,712	4,714,032 4,120,042	4,362,118 3,768,128	4,009,774 3,415,784	3,657,150 3,063,160	3,303,793 2,709,802
121,403	150,000	5,632,653	3,877,722	3,526,052	3,174,138	2,821,794		2,709,802
	175,000	5,032,053	3,283,732	2,932,061	2,580,147	2,227,803	2,469,170 1,875,179	1,521,822
	200,000	4,444,672	2,689,741	2,338,071	1,986,157	1,633,813	1,281,189	927,831
	225,000	3,850,682		1,744,080		1,039,822	687,198	333,841
	250,000	3,256,691	2,095,751 1,501,760	1,150,090	1,392,167 798,176	445,832	93,208	(260,149)
	275,000	2,662,701	907,770	556,100	204,186	(148,158)	(500,782)	(854,140)
	270,000	2,002,701	301,110	330,100	204,100	(140,100)	(500,702)	(004,140)
					AH - % on site 35	5%		
Balance (RLV - TLV)	3,853,591	0%	25%	30%	35%	40%	45%	50%
	5	(8,429,710)	(10,175,179)	(10,524,314)	(10,873,449)	(11,222,584)	(11,571,719)	(11,920,854)
D t (db-)	10	701,476	(1,048,677)	(1,398,963)	(1,749,575)	(2,100,331)	(2,451,323)	(2,802,622)
Density (dph)	15	3,741,259	1,988,731	1,637,696	1,286,397	934,875	582,961	230,586
26	20	5,260,513	3,506,557	3,155,257	2,803,536	2,451,622	2,099,140	1,746,293
	25	6,171,947	4,417,093	4,065,498	3,713,584	3,361,313	3,008,713	2,655,403
	27	6,441,884	4,686,882	4,335,142	3,983,228	3,630,816	3,278,126	2,924,769
	30	6,779,305	5,024,111	4,672,197	4,320,283	3,967,695	3,614,833	3,261,476
	35	7,213,133	5,457,467	5,105,553	4,753,425	4,400,824	4,047,743	3,694,174
	40	7,538,504	5,782,484	5,430,570	5,078,272	4,725,672	4,372,425	4,018,696
	45	7,791,570	6,035,275	5,683,361	5,330,931	4,978,312	4,624,955	4,271,101
	50	7,994,023	6,237,508	5,885,594	5,533,058	5,180,337	4,826,979	4,473,025
					AH - % on site 35	5%		
Balance (RLV - TLV)	3,853,591	0%	25%	30%	35%	40%	45%	50%
	95%	7,955,027	6,102,397	5,730,660	5,358,706	4,986,103	4,612,790	4,238,746
	100%	6,312,106	4,557,176	4,205,505	3,853,591	3,501,247	3,148,623	2,795,266
Build rate (£psm)	105%	4,653,554	2,995,742	2,663,802	2,331,861	1,999,696	1,667,298	1,334,691
	110%	2,975,405	1,412,990	1,100,507	788,024	475,425	162,783	(149,859)
	115%	1,272,870	(197,979)	(492,149)	(786,340)	(1,080,717)	(1,375,094)	(1,669,471)
	120%	(461,594)	(1,847,792)	(2,125,800)	(2,404,336)	(2,683,374)	(2,977,647)	(3,304,051)
	125%	(2,238,050)	(3,663,815)	(3,973,344)	(4,285,195)	(4,599,762)	(4,918,099)	(5,241,945)
	130%	(4,266,696)	(5,744,086)	(6,050,905)	(6,364,644)	(6,687,438)	(7,015,766)	(7,348,182)
					AH - % on site 09			
Balance (RLV - TLV)	3,853,591	0%	25%	30%	35%	40%	45%	50%
	75%	(8,436,056)	(6,165,758)	(5,717,283)	(5,274,865)	(4,839,364)	(4,411,622)	(3,992,198)
	80%	(4,772,428)	(3,532,695)	(3,291,110)	(3,052,246)	(2,824,557)	(2,624,856)	(2,428,525)
C-hil(6)	0.50/				(4 000 700)			
Cahnges in sales values (£)	85%	(1,638,359)	(1,346,638)	(1,291,074)	(1,236,720)	(1,183,695)	(1,132,379)	(1,082,854)
Cahnges in sales values (£)	90%	(1,638,359) 1,081,219	(1,346,638) 663,028	(1,291,074) 577,750	491,813	405,063	317,346	228,510
Cahnges in sales values (£)	90% 95%	(1,638,359) 1,081,219 3,720,595	(1,346,638) 663,028 2,624,854	(1,291,074) 577,750 2,404,795	491,813 2,184,205	405,063 1,963,037	317,346 1,741,293	228,510 1,518,784
Cahnges in sales values (£)	90% 95% 100%	(1,638,359) 1,081,219 3,720,595 6,312,106	(1,346,638) 663,028 2,624,854 4,557,176	(1,291,074) 577,750 2,404,795 4,205,505	491,813 2,184,205 3,853,591	405,063 1,963,037 3,501,247	317,346 1,741,293 3,148,623	228,510 1,518,784 2,795,266
Cahnges in sales values (£)	90% 95% 100% 105%	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647	491,813 2,184,205 3,853,591 5,507,576	405,063 1,963,037 3,501,247 5,025,998	317,346 1,741,293 3,148,623 4,544,324	228,510 1,518,784 2,795,266 4,062,063
Cahnges in sales values (£)	90% 95% 100% 105% 110%	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586	491,813 2,184,205 3,853,591 5,507,576 7,150,426	405,063 1,963,037 3,501,247 5,025,998 6,541,267	317,346 1,741,293 3,148,623 4,544,324 5,931,736	228,510 1,518,784 2,795,266 4,062,063 5,321,990
Cahnges in sales values (£)	90% 95% 100% 105% 110%	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650
Cahnges in sales values (£)	90% 95% 100% 105% 110% 115%	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388
Cahnges in sales values (£)	90% 95% 100% 105% 110%	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650
	90% 95% 100% 105% 110% 115% 120%	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966
Cahnges in sales values (£) Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 125%	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(1,346,638) 663,028 2,624,854 4,557,176 6,499,719 8,368,461 10,257,298 12,138,463 14,013,789	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966
	90% 95% 100% 105% 110% 115% 120% 125%	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Siii 3,000 5,793,824	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific \$106 4,500 5,399,785	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966
	90% 95% 100% 105% 110% 115% 120% 125%	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Sil 3,000 5,793,824 5,151,998	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 4,500 5,399,785 4,750,438	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684
	90% 95% 100% 105% 110% 115% 120% 125% 3,853,591 0	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Sii 3,000 5,793,824 5,151,998 4,497,835	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 4,500 5,399,785 4,750,438 4,088,487	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070
	90% 95% 100% 105% 115% 120% 125% 3,853,591 0 40 80 143	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 6,568,568 5,941,198 5,302,060 4,270,584	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Sit 3,000 5,793,824 5,151,998 4,497,835 3,441,330	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 We Specific \$106 4,500 5,399,785 4,750,438 4,088,487 3,019,013	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804
Balance (RLV - TLV)	90% 95% 100% 105% 110% 115% 120% 23,853,591 0 40 80 143 160	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Siii 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524	491,813 2,184,205 3,863,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 120% 125% 3,853,591 0 40 80 143 160 200	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 2,858,480 2,858,480	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Siii 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243
Balance (RLV - TLV)	90% 95% 100% 110% 115% 120% 125% 3,853,591 0 40 80 143 160 200 240	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 6,568,568 5,941,198 5,302,060 4,270,584 5,942,059 4,270,584 3,309,722 2,618,878	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 2,858,810 2,186,184	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Sit 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 4,500 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648	228,510 1,518,784 2,795,266 4,002,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 110% 115% 120% 125% 3,853,591 0 40 80 143 160 200 240 280	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 6,568,568 5,941,198 5,302,060 4,270,584 3,986,766 3,309,722 2,618,878 1,913,746	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Sit 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492)	228,510 1,518,784 2,795,266 4,002,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404) (826,691)
Balance (RLV - TLV) Cil. £psm	90% 95% 100% 105% 110% 115% 120% 200 40 80 143 160 200 240 280 320	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156)	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970)	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489)	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404) (826,691) (1,607,619)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 120% 125% 3,853,591 0 40 80 143 160 200 240 280 320 360	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697)	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Siii 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214)	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 (178,156) (944,188)	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707)	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,912,207)	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404) (826,691) (1,607,619) (2,406,765)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 120% 125% 3,853,591 0 40 80 143 160 200 240 280 320 360 400	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 2,186,184 1,472,033 742,562 (2,697) (764,815)	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Sil 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 1,024,571 (1,242,752)	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 4,500 4,500 4,500 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731)	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555)	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,912,207) (2,718,542)	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404) (826,691) (1,607,619) (2,406,765) (3,282,191)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 105% 115% 120% 125% 3,853,591 0 40 80 143 160 200 240 280 320 360 400 440	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 6,568,568 5,941,198 5,302,060 4,270,584 3,986,766 3,309,722 2,618,878 1,913,746 1,193,856 458,327 (293,358) (1,061,863)	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233)	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Sit 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355)	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific \$106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671)	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249)	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,192,207) (2,718,542) (3,653,563)	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404) (826,691) (1,607,619) (2,406,765) (3,282,191) (4,257,025)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 1105% 1106 115% 120% 125% 3,853,591 0 40 80 143 160 200 240 240 280 320 360 400 440 440	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 6,568,568 5,941,198 5,302,060 4,270,584 3,986,766 3,309,722 2,618,878 1,913,746 1,193,856 488,327 (293,358) (1,061,863) (1,648,151)	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833)	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355) (2,842,646)	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 26 Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671) (3,428,572)	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249) (4,028,557)	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,1912,207) (2,718,542) (3,663,563) (4,637,739)	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404) (826,691) (1,607,619) (2,406,765) (3,282,191) (4,257,025) (5,256,350)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 1105% 1106 115% 120% 125% 3,853,591 0 40 80 143 160 200 240 280 400 440 440 440 450 520	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833) (3,204,846)	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Siii 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355) (2,842,646) (3,801,391)	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671) (3,428,572)	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249) (4,028,557) (5,022,077)	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,912,207) (2,718,542) (3,653,563) (4,637,739) (5,646,925)	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404) (826,691) (1,607,619) (2,406,765) (3,282,191) (4,257,025) (5,256,350) (6,281,420)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 120% 125% 200 40 80 143 160 200 240 280 320 360 400 440 440 480 520 560	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 6,568,568 5,941,198 5,302,060 4,270,584 3,966,766 3,309,722 2,618,878 1,913,746 1,193,856 488,327 (293,358) (1,061,863) (1,061	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833) (2,341,833) (2,341,833) (3,204,846) (4,177,793)	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Sit 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355) (2,842,646) (3,801,391) (4,789,174)	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671) (3,428,572) (4,407,100) (5,410,355)	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249) (4,028,557) (6,041,145)	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,124,489) (1,124,489) (1,124,489) (1,124,489) (1,124,489) (1,124,489) (1,124,489) (1,124,489) (1,124,489) (1,124,489) (1,126,473)	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404) (826,691) (1,607,619) (2,406,765) (3,282,191) (4,257,025) (5,256,350) (6,281,420) (7,330,773)
Balance (RLV - TLV)	90% 95% 100% 105% 115% 120% 125% 3,853,591 0 40 80 143 160 200 240 280 320 360 400 440 440 440 600 600	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 6,568,568 5,941,198 5,302,060 4,270,584 3,986,766 3,309,722 2,618,878 1,913,746 1,193,856 458,327 (293,358) (1,061,863) (1,848,151) (2,653,029) (3,575,512) (4,557,625)	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833) (3,204,846) (4,177,793) (5,175,185)	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355) (2,842,646) (3,801,391) (4,789,174) (5,802,269)	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 te Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (3,428,572) (4,407,100) (5,410,355) (6,439,380)	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 84,314 111,365 (647,970) (1,424,707) (1,224,707) (2,219,555) (3,059,249) (4,028,557) (5,022,077) (5,022,077) (5,022,077) (6,041,145) (7,085,993)	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,191,207) (2,718,542) (3,653,563) (4,637,739) (5,646,925) (5,646,925) (6,682,028) (7,737,632)	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404) (826,691) (1,607,619) (2,406,765) (3,282,191) (4,257,025) (5,256,350) (6,281,420) (7,330,773) (8,394,145)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 1120% 125% 3,853,591 0 40 80 143 160 200 240 220 320 360 400 400 400 400 400 400 600 600 640	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 6,568,568 5,941,198 5,302,060 4,270,584 3,986,766 3,309,722 2,618,878 1,913,746 1,193,856 488,327 (293,358) (1,061,863) (1,848,151) (2,653,029) (3,575,512) (4,557,625) (5,564,776)	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833) (3,204,846) (4,177,793) (5,175,185) (6,198,156)	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355) (2,842,646) (3,801,391) (4,789,174) (5,802,269) (6,841,455)	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 26 Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671) (3,428,572) (4,407,100) (5,410,355) (6,439,380) (7,491,616)	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249) (4,028,557) (5,022,077) (6,041,145) (7,085,993) (8,146,426)	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,912,207) (2,718,542) (3,653,563) (4,637,739) (5,646,925) (6,682,028) (7,737,632) (8,805,937)	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404) (826,691) (2,406,765) (3,282,191) (4,257,025) (5,256,350) (6,281,420) (7,330,773) (8,394,145) (9,470,468)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 120% 125% 3,853,591 0 40 80 143 160 200 240 280 400 440 440 440 440 450 660 660 640	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833) (3,204,846) (4,177,793) (5,175,185) (6,198,156) (7,245,868)	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 Siii 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355) (2,842,646) (3,801,391) (4,789,174) (5,802,269) (6,841,455) (7,898,922)	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671) (3,428,572) (4,407,100) (5,410,355) (6,439,380) (7,491,616) (8,556,937)	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249) 4,028,557) (5,022,077) (6,041,145) (7,085,993) (8,146,426) (9,219,696)	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,912,207) (2,718,542) (3,653,563) (4,637,739) (5,646,925) (6,682,028) (7,737,632) (7,877,632) (8,805,997) (9,887,253)	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404) (826,691) (1,607,619) (2,406,765) (3,282,191) (4,257,025) (6,281,420) (7,330,773) (8,394,145) (9,470,468) (10,560,057)
Balance (RLV - TLV) CIL £psm	90% 95% 100% 110% 115% 1120% 125% 3,853,591 0 40 80 143 160 200 240 220 320 360 400 400 400 400 400 400 600 600 640	(1,638,359) 1,081,219 3,720,595 6,312,106 8,872,317 11,411,203 13,934,969 16,447,357 18,951,021 6,568,568 5,941,198 5,302,060 4,270,584 3,986,766 3,309,722 2,618,878 1,913,746 1,193,856 488,327 (293,358) (1,061,863) (1,848,151) (2,653,029) (3,575,512) (4,557,625) (5,564,776)	(1,346,638) 663,028 2,624,854 4,557,176 6,469,719 8,368,461 10,257,298 12,138,463 14,013,789 1,500 6,183,386 5,548,905 4,902,320 3,858,480 3,571,203 2,885,810 2,186,184 1,472,033 742,562 (2,697) (764,815) (1,544,233) (2,341,833) (3,204,846) (4,177,793) (5,175,185) (6,198,156)	(1,291,074) 577,750 2,404,795 4,205,505 5,988,647 7,759,586 9,521,346 11,276,527 13,026,218 3,000 5,793,824 5,151,998 4,497,835 3,441,330 3,150,524 2,456,586 1,747,947 1,024,571 285,272 (470,214) (1,242,752) (2,033,355) (2,842,646) (3,801,391) (4,789,174) (5,802,269) (6,841,455)	491,813 2,184,205 3,853,591 5,507,576 7,150,426 8,785,393 10,414,336 12,038,647 26 Specific S106 4,500 5,399,785 4,750,438 4,088,487 3,019,013 2,724,603 2,021,787 1,304,035 571,023 (178,156) (944,188) (1,727,731) (2,529,671) (3,428,572) (4,407,100) (5,410,355) (6,439,380) (7,491,616)	405,063 1,963,037 3,501,247 5,025,998 6,541,267 8,049,440 9,552,145 11,050,983 £1,500 6,000 5,001,158 4,344,111 3,674,158 2,591,405 2,293,316 1,581,384 854,314 111,365 (647,970) (1,424,707) (2,219,555) (3,059,249) (4,028,557) (5,022,077) (6,041,145) (7,085,993) (8,146,426)	317,346 1,741,293 3,148,623 4,544,324 5,931,736 7,313,137 8,689,954 10,062,974 7,500 4,597,827 3,932,899 3,254,727 2,158,378 1,856,534 1,135,247 398,648 (354,492) (1,124,489) (1,912,207) (2,718,542) (3,653,563) (4,637,739) (5,646,925) (6,682,028) (7,737,632) (8,805,937)	228,510 1,518,784 2,795,266 4,062,063 5,321,990 6,576,650 7,827,388 9,074,966 9,000 4,189,678 3,516,684 2,830,070 1,719,804 1,414,046 683,243 (63,404) (826,691) (2,406,765) (3,282,191) (4,257,025) (5,256,350) (6,281,420) (7,330,773) (8,394,145) (9,470,468)

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Scheme Ref: Title: Notes: F 350 No. Units Greenfield allocation

	Enhanced S106	costs					
ASSUMPTIONS - RESIDENTIAL USE	:S						
Total number of units in scheme			350 U	Inita			
			35%	mits			
AH Policy requirement (% Target)		Kaadabla Daak	35%	F2 00/			
AH tenure split %		fordable Rent:		53.0%			
		nared ownership		25.0%			
	In	termediate	<u> </u>	21.6%			
Open Market Sale (OMS) housing			65%				
			100%				
CIL Rate (£ psm)			143.29 £	psm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	7.5	0.0%	0.0	2%	7.5	
2 bed House	20.9%	47.5	57.4%	70.3	34%	117.8	
3 bed House	40.8%	92.8	23.5%	28.8	35%	121.6	
4 bed House	35.0%	79.6	2.8%	3.4	24%	83.0	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	20.1	6%	20.1	
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0	
Total number of units	100.0%	227.5	100.0%	122.5	100%	350.0	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	Wet to Gloss %		(sqm)	(sqft)	
1 bed House	58.0	624	70		58.0	624	
2 bed House	79.0	850			79.0	850	
3 bed House							
4 bed House	90.0	969 1,184			90.0 110.0	969 1,184	
5 bed House	0.0	0	05.00/		0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Miss I India CIA		ALL		T-4-1 CIA (-II ::=:4-)		
Total Gross Floor areas -	Mkt Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units)	(sqft)	
1 bed House	(sqm) 435	(sqit) 4,687	(sqm) 0	(sqit) 0	(sqm) 435	(sqit) 4,687	
2 bed House	3,756			52,934			
3 bed House	3,756 8,354	40,432 89,920	4,918 2,419	52,934 26,040	8,674	93,366	
4 bed House					10,773	115,959	
5 bed House	8,759 0	94,278	328	3,530	9,087	97,808	
1 bed Flat		0	0	12.705	0	12.705	
1 bed Flat 2 bed Flat	0	0	1,180 0	12,705 0	1,180 0	12,705 0	
z pou i lat	21,304	229,317	8,845	95,209	30,149	324,526	
AH % by floor area		220,017		H % by floor area du		524,020	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		tota	al MV £ (no AH)	
1 bed House	180,000	3,103	288		tote	1,351,350	
2 bed House	250,000	3,165	294			29,450,313	
3 bed House	290,000	3,222	299			35,269,728	
4 bed House	350,000	3,182	296			29,052,100	
5 bed House	350,000	#DIV/0!	#DIV/0!			29,032,100	
1 bed Flat	160,000	3,200	#DIV/0! 297			3,210,480	
2 bed Flat	190,000	3,200	289			3,210,480	
z pou i lat	190,000	3,113	203			98,333,970	
Afficial Libraria (C)	A#		0/		0/ -6 M)/		0/ 5.5
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70% 144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70% 200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70% 232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000	2,577	71%
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70% 0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50% 112,000	2,240	70% 128,000	2,560	80%
2 bed Flat	95,000	1,557	50% 133,000	2,180	70% 152,000	2,492	80%

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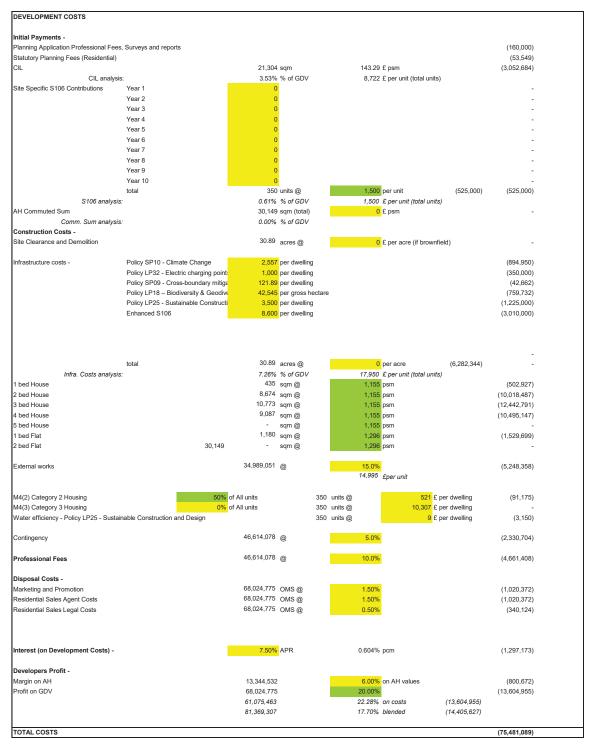


Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation Enhanced S106 costs

OMS GDV -	(part houses due to % mix)				
I bed House	7.5	@	180,000		1,351,350
P bed House	47.5	@	250,000		11,886,875
B bed House	92.8	@	290,000		26,917,800
bed House	79.6	@	350,000		27,868,750
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		-
2 bed Flat	0.0	@	190,000		-
	227.5				68,024,775
Affordable Rent GDV -					
I bed House	0.0	@	90,000		-
2 bed House	37.2	@	125,000		4,654,311
3 bed House	15.3	@	145,000		2,213,261
4 bed House	1.8	@	175,000		313,588
5 bed House	0.0	@	0		-
1 bed Flat	10.6	@	80,000		850,777
2 bed Flat	0.0	@	95,000		-
	64.9				8,031,937
Shared ownership					
1 bed House	0.0	@	126,000		-
2 bed House	17.6	@	175,000		3,078,519
B bed House	7.2	@	203,000		1,463,926
I bed House	0.8	@	245,000		207,418
5 bed House	0.0	@	0		-
1 bed Flat	5.0	@	112,000		562,733
2 bed Flat	0.0	@	133,000		-
	30.7				5,312,596
Intermediate					
2 bed House	0.0	@	144,000		-
3 bed House	15.2	@	200,000		3,034,962
4 bed House	6.2	@	232,000		1,443,213
5 bed House	0.7	@	250,000		182,574
1 bed Flat	0.0	@	0		-
2 bed Flat	4.3	@	128,000		554,771
0.00%	0.0	@	152,000		
	26.5	_	_		5,215,520
Sub-total GDV Residential	349.6				86,584,827
AH on-site cost analysis:					11,749,143
•	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)	
Grant	350	@	0		-
Total GDV			· · · · · · · · · · · · · · · · · · ·		86,584,827

Scheme Ref:

Title: 350 No. Units
Notes: Greeenfield allocation
Enhanced S106 costs





Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				11,103,738
SDLT		11,103,738 @	5.0% (slabbed)	(544,687)
Acquisition Agent fees		11,103,738 @	1.0%	(111,037)
Acquisition Legal fees		11,103,738 @	0.5%	(55,519)
Interest on Land		11,103,738 @	7.5%	(832,780)
Residual Land Value				9,559,715
RLV analysis:	27,313 £ per plot	764,777 £ per ha	309,501 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			28.0 dp net ha		
Site Area (Resi)			12.50 net ha	30.89 net acres	
Density analysis:			2,412 sqm/ha	10,507 sqft/ac	
Threshold Land Value	10,714 £ per plot		299,987 £ per net ha	121,403 £ per net acre	3,749,835
		70%	Gross to net	17.86 Gross hectares	

BALANCE			
Surplus/(Deficit)	464,790 £ per ha	188,098 £ per acre	5,809,879

Scheme Ref: Title: Notes: F 350 No. Units Greeenfield allocation Enhanced S106 costs

ANALYSIS								
					AH - % on site 35	i%		
Balance (RLV - TLV)	5,809,879	0%	25%	30%	35%	40%	45%	50%
` ´	0	14,482,809	10,663,558	9,899,665	9,135,478	8,371,259	7,607,040	6,842,574
	80	11,657,810	8,559,109	7,939,062	7,318,560	6,698,059	6,077,067	5,455,931
	100	10,925,384	8,014,525	7,431,865	6,848,973	6,265,728	5,682,181	5,098,279
	120	10,181,728	7,462,247	6,917,582	6,372,843	5,827,585	5,282,103	4,735,969
	140	9,426,645	6,901,669	6,396,109	5,889,895	5,383,497	4,876,541	4,368,942
CIL £psm	160	8,659,795	6,333,075	5,866,759	5,400,212	4,933,140	4,465,427	3,997,086
143.29	180	7,880,526	5,755,715	5,329,827	4,903,370	4,476,338	4,048,717	3,620,290
	200	7,088,848	5,169,811	4,784,728	4,399,210	4,013,133	3,626,246	3,238,386
	220	6,284,153	4,574,593	4,231,467	3,887,647	3,543,018	3,197,564	2,851,068
	240	5,465,779	3,970,275	3,669,535	3,368,195	3,066,040	2,762,855	2,458,426
	260	4,633,575	3,356,138	3,099,027	2,840,895	2,581,877	2,321,759	2,060,329
	280	3,787,014	2,732,075	2,519,136	2,305,300	2,090,352	1,874,082	1,656,278
	300	2,925,554	2,097,846	1,930,015	1,761,196	1,591,175	1,419,741	1,246,496
	320	2,048,640	1,452,984	1,331,314	1,208,481	1,084,297	958,368	830,575
	340	1,155,699	796,981	722,439	646,547	569,095	489,874	408,439
	360	246,145	129,661	103,209	75,280	45,666	14,046	(20,164)
	380	(680,627)	(549,403)	(526,688)	(505,588)	(486,312)	(469,553)	(455,344)
	400	(1,625,235)	(1,240,648)	(1,167,653)	(1,096,426)	(1,027,381)	(960,912)	(897,492)
	420	(2,588,370)	(1,944,525)	(1,820,100)	(1,697,609)	(1,577,662)	(1,460,334)	(1,346,571)
	440	(3,571,170)	(2,661,497)	(2,484,455)	(2,309,525)	(2,137,459)	(1,968,354)	(1,803,030)
	460	(4,709,748)	(3,392,038)	(3,161,153)	(2,932,572)	(2,707,129)	(2,485,024)	(2,267,069)
	480	(5,900,160)	(4,201,377)	(3,868,762)	(3,567,161)	(3,287,042)	(3,010,667)	(2,738,841)
	500	(7,116,006)	(5,084,563)	(4,685,904)	(4,290,933)	(3,900,078)	(3,545,619)	(3,218,641)
	520	(8,358,498)	(5,985,383)	(5,519,216)	(5,057,145)	(4,599,545)	(4,147,350)	(3,706,776)
	540	(9,628,517)	(6,904,549)	(6,369,352)	(5,838,282)	(5,312,277)	(4,792,257)	(4,279,130)
	0.0	(0,020,011)	(0,001,010)	(0,000,002)	(0,000,202)	(0,012,217)	(1,702,207)	(1,270,100)
					AH - % on site 35	i%		
Balance (RLV - TLV)	5,809,879	0%	25%	30%	35%	40%	45%	50%
	-	9,908,499	7,408,335	6,907,043	6,405,302	5,902,693	5,399,294	4,894,941
	1,500	9,301,297	6,808,785	6,309,435	5,809,879	5,309,821	4,809,242	4,308,128
	3,000	8,686,482	6,199,592	5,701,937	5,203,985	4,705,837	4,207,508	3,708,795
	4,500	8,063,870	5,580,784	5,084,119	4,587,229	4,090,339	3,593,450	3,096,446
	6,000	7,433,215	4,951,800	4,455,505	3,959,210	3,462,914	2,966,619	2,470,324
Site Specific S106	7,500	6,794,155	4,312,269	3,815,892	3,319,515	2,823,121	2,326,564	1,830,007
1,500	9,000	6,146,682	3,662,015	3,164,868	2,667,696	2,170,137	1,672,577	1,174,774
	10,500	5,490,599	3,000,629	2,502,010	2,003,104	1,503,837	1,004,076	503,873
	12,000	4,825,707	2,327,689	1,826,885	1,325,453	823,407	320,512	(183,472)
	13,500	4,151,505	1,642,762	1,139,046	634,279	128,405	(378,882)	(888,068)
	15,000	3,467,813	945,403	437,861	(71,208)	(582,049)	(1,094,911)	(1,610,750)
	16,500	2,774,631	235,155	(277,133)	(791,459)	(1,308,388)	(1,828,389)	(2,352,462)
	18,000	2,071,348	(488,453)	(1,006,339)	(1,527,146)	(2,051,427)	(2,580,189)	(3,114,458)
	19,500	1,357,790	(1,225,903)	(1,750,391)	(2,278,850)	(2,812,010)	(3,351,195)	(3,923,325)
	21,000	633,844	(1,977,691)	(2,510,142)	(3,047,567)	(3,591,016)	(4,207,935)	(4,860,011)
	22,500	(101,241)	(2,744,381)	(3,285,870)	(3,849,170)	(4,495,170)	(5,152,663)	(5,824,482)
	24,000	(847,283)	(3,526,907)	(4,133,909)	(4,784,781)	(5,447,043)	(6,123,531)	(6,818,228)
	25,500	(1,605,095)	(4,420,849)	(5,076,213)	(5,742,859)	(6,423,625)	(7,122,108)	(7,843,196)
1	27,000	(2,374,736)	(5,369,222)	(6,039,863)	(6,724,515)	(7,426,211)	(8,149,872)	(8,901,448)
	27,000							
	28,500	(3,156,530)	(6,337,876)	(7,025,947)	(7,730,905)	(8,456,547)	(9,208,661)	(9,994,830)

 Scheme Ref:
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 Title:
 350 No. Units

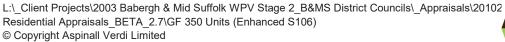
 Notes:
 Greeenfield allocation

 Enhanced S106 costs

I I								
					AH - % on site 35			
Balance (RLV - TLV)	5,809,879	0%	25%	30%	35%	40%	45%	50%
	50,000	11,506,757	9,014,245	8,514,895	8,015,340	7,515,281	7,014,702	6,513,588
	75,000	10,734,570	8,242,058	7,742,708	7,243,152	6,743,094	6,242,514	5,741,401
TLV (per net acre)	100,000	9,962,382	7,469,870	6,970,520	6,470,965	5,970,906	5,470,327	4,969,213
121,403	125,000	9,190,195	6,697,683	6,198,333	5,698,777	5,198,719	4,698,139	4,197,026
	150,000	8,418,007	5,925,495	5,426,145	4,926,590	4,426,531	3,925,952	3,424,838
	175,000	7,645,820	5,153,308	4,653,958	4,154,402	3,654,344	3,153,764	2,652,651
	200,000	6,873,632	4,381,120	3,881,770	3,382,215	2,882,156	2,381,577	1,880,463
	225,000	6,101,445	3,608,933	3,109,583	2,610,027	2,109,969	1,609,389	1,108,276
	250,000	5,329,257	2,836,745	2,337,395	1,837,840	1,337,781	837,202	336,088
	275,000	4,557,070	2,064,558	1,565,208	1,065,652	565,594	65,014	(436,099)
					All 0/it- 0/	-0/		
Balance (RLV - TLV)	5,809,879	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
	5	(11,668,244)	(14,149,720)	(14,646,016)	(15,142,311)	(15,638,606)	(16,134,902)	(16,631,197)
	10	1,103,423	(1,383,258)	(1,880,913)	(2,378,722)	(2,876,870)	(3,375,120)	(3,873,833)
Density (dph)	15	5,355,220	2,865,788	2,367,290	1,868,577	1,369,530	870,181	370,219
28	20	7,480,321	4,989,139	4,490,418	3,991,068	3,491,597	2,991,539	2,490,955
20	25	8,755,098	6,263,020		5,264,380	4,764,354		3,763,120
				5,763,730			4,264,007	
	27	9,132,717	6,640,358	6,141,008	5,641,525	5,141,467	4,640,959	4,139,916
	30	9,604,741	7,111,955	6,612,605	6,112,917	5,612,858	5,112,150	4,610,910
	35	10,211,629	7,718,294	7,218,944	6,718,991	6,218,804	5,717,966	5,216,475
	40	10,666,794	8,173,048	7,673,606	7,173,547	6,673,167	6,172,328	5,670,648
	45	11,020,812	8,526,746	8,027,149	7,527,091	7,026,559	6,525,582	6,023,894
	50	11,304,026	8,809,705	8,309,984	7,809,926	7,309,274	6,808,179	6,306,423
					AH - % on site 35	5%		
Balance (RLV - TLV)	5,809,879	0%	25%	30%	35%	40%	45%	50%
` 1	95%	11,590,130	8,962,712	8,435,965	7,908,836	7,380,802	6,852,065	6,322,434
	100%	9,301,297	6,808,785	6,309,435	5,809,879	5,309,821	4,809,242	4,308,128
Build rate (£psm)	105%	6,991,654	4,633,085	4,161,020	3,688,773	3,216,525	2,743,809	2,271,051
Dalla rato (Zpom)	110%	4,656,082	2,428,964	1,983,540	1,538,117	1,092,604	647,054	201,504
	115%	2,287,517	186,726		(653,859)			
				(233,566)		(1,074,443)	(1,495,041)	(1,915,796)
	120%	(123,952)	(2,108,332)	(2,506,507)	(2,905,424)	(3,305,173)	(3,706,189)	(4,168,795)
	125%	(2,592,708)	(4,600,658)	(5,045,427)	(5,493,325)	(5,945,419)	(6,403,518)	(6,870,056)
	130%	(5,368,488)	(7,494,915)	(7,937,339)	(8,390,165)	(8,857,650)	(9,346,476)	(9,868,750)
Balance (RLV - TLV)	5,809,879	0%	25%	30%	AH - % on site 35 35%	40%	45%	50%
Balance (RLV - TLV)	_							
	75%	(11,563,494)	(8,284,388)	(7,653,011)	(7,031,353)	(6,420,058)	(5,820,014)	(5,232,267)
	80%	(6,247,120)	(4,537,663)	(4,204,667)	(3,875,467)	(3,576,896)	(3,301,572)	(3,030,865)
Cahnges in sales values (£)	85%	(1,849,637)	(1,474,324)	(1,402,786)	(1,332,946)	(1,264,859)	(1,198,947)	
	90%	1,970,092	1,348,844	1,222,689	1,095,608	967,448	838,056	(1,135,446)
	95%	5,670,787						707,282
	100%		4,100,753	3,785,406	3,469,661	3,153,330	2,836,225	
	10070	9,301,297	4,100,753 6,808,785	3,785,406 6,309,435	3,469,661 5,809,879	3,153,330 5,309,821		707,282
	105%						2,836,225	707,282 2,518,162
		9,301,297	6,808,785	6,309,435	5,809,879	5,309,821	2,836,225 4,809,242	707,282 2,518,162 4,308,128
	105%	9,301,297 12,886,772	6,808,785 9,488,109	6,309,435 8,807,754	5,809,879 8,127,399	5,309,821 7,446,486	2,836,225 4,809,242 6,765,498	707,282 2,518,162 4,308,128 6,083,818
	105% 110%	9,301,297 12,886,772 16,441,702	6,808,785 9,488,109 12,147,390	6,309,435 8,807,754 11,288,182	5,809,879 8,127,399 10,428,973	5,309,821 7,446,486 9,569,218	2,836,225 4,809,242 6,765,498 8,709,453	707,282 2,518,162 4,308,128 6,083,818 7,849,262
	105% 110% 115%	9,301,297 12,886,772 16,441,702 19,975,001	6,808,785 9,488,109 12,147,390 14,792,533	6,309,435 8,807,754 11,288,182 13,755,650	5,809,879 8,127,399 10,428,973 12,718,712	5,309,821 7,446,486 9,569,218 11,681,774	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070
	105% 110% 115% 120%	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057
Balance (RLV - TLV)	105% 110% 115% 120%	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057
Balance (RLV - TLV)	105% 110% 115% 120% 125%	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sit	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587
Balance (RLV - TLV)	105% 110% 115% 120% 125% 5,809,879	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sit 3,000 8,585,948	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590
Balance (RLV - TLV)	105% 110% 115% 120% 125% 5,809,879 0	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sit 3,000 8,585,948 7,674,933	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827
Balance (RLV - TLV)	105% 110% 115% 120% 125% 5,809,879 0 40 80	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sil 3,000 8,585,948 7,674,933 6,738,973	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593
Balance (RLV - TLV)	105% 110% 115% 120% 125% 5,809,879 0 40 80 143	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sit 3,000 8,585,948 7,674,933 6,738,973 5,211,167	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441
	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697	6,808,785 9,488,109 12,147,939 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sit 3,000 8,585,948 7,674,933 5,211,167 4,786,994	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316	6,808,785 9,488,109 12,147,390 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210	6,309,435 8,807,764 11,288,182 13,755,650 16,213,292 18,663,599 Sii 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,766,994 3,767,711	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,566,758 2,468,859	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666
	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240	9,301,297 12,866,772 12,866,772 19,975,001 23,491,912 26,996,938 - 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sil 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 4,786,994 3,767,711 2,717,289	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 5,549,656 3,966,656 3,526,758 2,488,859 1,377,157	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 	1,500 9,486,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sit 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,766,994 3,767,711 2,717,289 1,633,790	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,468,859 1,377,157 249,706	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315	1,500 9,185,478 1,479,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sit 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 514,737	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128)	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,468,859 1,377,157 249,706 (916,023)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397) (2,409,030)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 	1,500 9,486,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sit 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,766,994 3,767,711 2,717,289 1,633,790	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,468,859 1,377,157 249,706	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315	1,500 9,185,478 1,479,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sit 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 514,737	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128)	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,468,859 1,377,157 249,706 (916,023)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397) (2,409,030)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320 360	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832	1,500 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280	6,309,435 8,807,764 11,288,182 13,755,650 16,213,292 18,663,599 Sit 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1514,737 (641,721)	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315)	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,526,758 2,468,859 1,377,157 249,706 (916,023) (2,122,660)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397) (2,409,030) (3,670,330)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320 360 400	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280 (1,096,426) (2,309,525)	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sit 3,000 8,585,948 7,674,933 5,211,167 4,766,994 3,767,711 2,717,289 1,633,790 514,737 (641,721) (1,838,739) (3,078,900)	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492)	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,526,758 2,468,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,823,014)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673)	707,282 2,518,162 4,308,128 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397) (2,409,030) (5,181,526) (6,764,637)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 240 280 320 360 400 440 440 440	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832 (369,848) (1,557,184) (2,787,023)	1,500 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 1,208,481 75,280 (1,096,426) (2,309,525) (3,567,161)	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sift 3,000 8,585,948 7,674,933 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 514,737 (641,721) (1,838,739) (3,078,900) (4,467,355)	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790)	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,468,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,823,014) (6,391,345)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397) (2,409,030) (3,670,330) (5,181,526) (6,764,637) (8,412,939)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320 360 400 440 440 480 520	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832 (369,848) (1,557,184) (2,787,023) (4,115,186)	1,500 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280 (1,096,426) (2,309,525) (3,507,161) (5,057,145)	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sit 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 1,633,790 (3,078,900) (3,078,900) (4,467,355) (6,021,865)	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790) (7,010,470)	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,526,758 2,468,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,823,014) (6,391,345) (8,024,124)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355) (9,064,191)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397) (2,409,030) (3,670,330) (5,181,526) (6,764,637) (8,412,939) (10,132,241)
CIL £psm	105% 110% 115% 120% 125% 20 5,809,879 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 - 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832 (369,848) (1,557,184) (2,787,023) (4,115,186) (5,655,456)	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280 (1,096,426) (2,309,525) (3,567,161) (5,057,145) (6,634,895)	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sil 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 4,786,994 1,633,790 514,737 (641,721) (1,838,739) (3,078,900) (4,467,355) (6,021,865) (7,639,098)	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790) (8,669,175)	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,486,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,823,014) (6,391,345) (8,024,124) (9,726,365)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355) (9,064,191) (10,812,493)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397) (2,409,030) (3,670,330) (5,181,526) (6,764,637) (8,412,939) (10,132,241) (11,928,231)
CIL £psm	105% 110% 115% 120% 125% 0 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 	1,500 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 1,208,481 75,280 (1,096,426) (2,309,525) (3,567,161) (5,657,145) (6,634,895) (8,277,838)	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 Sit 3,000 8,585,948 7,674,933 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 514,737 (641,721) (1,838,739) (3,078,900) (4,467,355) (6,021,865) (6,021,865) (7,639,098) (9,324,691)	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790) (7,010,470) (7,010,470) (8,669,175) (10,399,766)	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 6,549,656 3,966,656 3,526,758 2,468,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,823,014) (6,391,345) (8,024,124) (9,726,365) (11,504,215)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355) (9,064,191) (10,812,493) (10,812,493) (10,812,493) (12,633,881)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397) (2,409,030) (3,670,330) (5,181,526) (6,764,637) (8,412,939) (10,132,241) (11,1928,231) (11,1928,231) (11,1928,231) (11,1928,231)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 220 360 400 400 440 480 520 560 600 640	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832 (369,848) (1,557,184) (2,787,023) (4,115,186) (5,655,456) (7,257,825) (8,927,060)	1,500 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 1,208,481 75,280 (1,096,426) (2,309,525) (3,567,161) (5,057,145) (6,634,895) (6,634,895) (6,634,895)	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 3,000 8,585,948 7,674,933 5,211,167 4,786,994 3,767,711 2,717,289 1,633,790 514,737 (641,721) (1,838,739) (4,467,355) (6,021,865) (7,639,098) (9,324,691) (11,084,611)	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790) (7,010,470) (8,669,175) (10,399,766) (12,206,289)	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 6,549,656 3,966,656 3,526,758 2,468,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,823,014) (6,391,345) (8,024,124) (9,726,365) (11,504,215) (13,344,961)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355) (9,064,191) (10,812,493) (12,633,881) (14,498,673)	707,282 2,518,162 4,308,128 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397) (2,409,030) (3,670,330) (5,181,526) (6,764,637) (8,412,939) (10,132,241) (11,928,231) (13,778,024) (15,667,490)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320 360 400 440 440 440 480 520 560 600 600	9,301,297 12,866,772 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,965 1,888,315 777,832 (369,848) (1,557,184) (2,787,782) (4,115,186) (5,665,456) (7,257,825) (8,927,060) (10,669,076)	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280 (1,096,426) (2,309,525) (6,634,895) (6,634,895) (8,277,838) (9,991,134) (11,780,985)	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 1,633,790 (541,721) (1,838,739) (3,078,900) (4,467,355) (6,021,865) (7,639,098) (9,324,691) (11,084,611) (11,084,611)	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790) (8,669,175) (10,399,766) (10,399,766) (10,399,766) (10,399,766) (10,399,766) (10,399,766) (10,399,766) (10,399,766) (12,206,289) (14,062,372)	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,895,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,486,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,823,014) (6,391,34) (6,391,34) (6,391,34) (1,504,215) (11,504,215) (11,504,215) (11,504,215) (11,504,215) (11,504,215) (11,504,215)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355) (9,064,191) (10,812,493) (12,633,881) (14,498,673) (14,498,673) (14,498,673) (16,403,570)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397) (2,409,030) (3,670,330) (5,181,526) (6,764,637) (8,412,939) (10,132,241) (11,928,231) (13,778,024) (15,667,490) (17,597,481)
CIL £psm	105% 110% 115% 120% 125% 20 40 80 143 160 200 240 280 320 360 400 440 480 520 560 600 640 680 720	9,301,297 12,886,772 16,441,702 19,975,001 23,491,912 26,996,938 - 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 6,002,697 5,019,316 4,007,018 2,963,985 1,888,315 777,832 (369,848) (1,557,184) (2,787,023) (4,115,186) (5,655,456) (7,257,825) (8,927,060) (10,669,076) (10,669,076) (10,669,076) (12,485,745)	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280 (1,096,426) (2,309,525) (3,567,161) (5,057,145) (6,634,895) (8,277,838) (17,7838) (11,780,985) (13,628,092)	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 83,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 4,786,994 1,633,790 514,737 (641,721) (1,838,739) (3,078,900) (4,467,355) (6,021,865) (7,639,098) (9,324,691) (11,084,611) (11,084,611) (11,084,611) (11,084,611) (11,084,611) (11,084,611) (11,084,611)	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790) (8,669,175) (10,399,766) (12,006,289) (14,062,372) (15,957,530)	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,885,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,486,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,823,014) (6,391,345) (8,024,124) (9,726,365) (11,504,215) (13,344,961) (13,344,961) (13,344,961) (13,344,961) (13,344,961) (13,245,320) (17,145,757)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 2,878,911 1,800,377 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355) (9,064,191) (10,812,493) (12,633,881) (14,498,673) (14,498,673) (14,498,673) (16,403,570) (18,877,031)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397) (2,409,030) (3,670,330) (5,181,526) (6,764,637) (1,192,8241) (11,928,231) (13,778,024) (15,667,490) (17,597,481) (23,204,555)
CIL £psm	105% 110% 115% 120% 125% 5,809,879 0 40 80 143 160 200 240 280 320 360 400 440 440 440 480 520 560 600 600	9,301,297 12,866,772 19,975,001 23,491,912 26,996,938 9,676,344 8,794,041 7,888,591 6,412,229 6,002,697 5,019,316 4,007,018 2,963,965 1,888,315 777,832 (369,848) (1,557,184) (2,787,782) (4,115,186) (5,665,456) (7,257,825) (8,927,060) (10,669,076)	6,808,785 9,488,109 12,147,390 14,792,533 17,426,655 20,052,778 1,500 9,135,478 8,239,114 7,318,560 5,816,933 5,400,212 4,399,210 3,368,195 2,305,300 1,208,481 75,280 (1,096,426) (2,309,525) (6,634,895) (6,634,895) (8,277,838) (9,991,134) (11,780,985)	6,309,435 8,807,754 11,288,182 13,755,650 16,213,292 18,663,599 3,000 8,585,948 7,674,933 6,738,973 5,211,167 4,786,994 1,633,790 (541,721) (1,838,739) (3,078,900) (4,467,355) (6,021,865) (7,639,098) (9,324,691) (11,084,611) (11,084,611)	5,809,879 8,127,399 10,428,973 12,718,712 14,999,929 17,274,420 te Specific S106 4,500 8,027,609 7,101,306 6,149,463 4,594,542 4,162,646 3,124,403 2,053,865 948,653 (193,128) (1,374,315) (2,597,511) (3,886,492) (5,417,790) (8,669,175) (10,399,766) (10,399,766) (10,399,766) (10,399,766) (10,399,766) (10,399,766) (10,399,766) (10,399,766) (12,206,289) (14,062,372)	5,309,821 7,446,486 9,569,218 11,681,774 13,786,566 15,895,241 £1,500 6,000 7,459,941 6,517,994 5,549,656 3,966,656 3,526,758 2,486,859 1,377,157 249,706 (916,023) (2,122,660) (3,373,322) (4,823,014) (6,391,34) (6,391,34) (6,391,34) (1,504,215) (11,504,215) (11,504,215) (11,504,215) (11,504,215) (11,504,215) (11,504,215)	2,836,225 4,809,242 6,765,498 8,709,453 10,644,555 12,572,913 14,496,062 7,500 6,882,673 5,924,627 4,939,165 3,327,097 686,927 (463,722) (1,654,320) (2,887,735) (4,236,673) (5,782,024) (7,389,355) (9,064,191) (10,812,493) (12,633,881) (14,498,673) (14,498,673) (14,498,673) (16,403,570)	707,282 2,518,162 4,308,128 6,083,818 7,849,262 9,607,070 11,359,057 13,106,587 9,000 6,295,590 5,320,827 4,317,593 2,675,441 2,218,437 1,118,666 (17,283) (1,192,397) (2,409,030) (3,670,330) (5,181,526) (6,764,637) (8,412,939) (10,132,241) (11,928,231) (13,778,024) (15,667,490) (17,597,481)

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(17,441,088)

(19,943,159)

(24,270,684)

(16,249,051)



Scheme Ref: Title: Notes: G 600 No. Units Greeenfield allocation

Notes:	Greeenfield allo Enhanced S106							
ASSUMPTIONS - RESIDENTIAL US		00010						
Total number of units in scheme			600 U	nits				
AH Policy requirement (% Target)			35%					
AH tenure split %	Af	fordable Rent:		53.0%				
	Sh	ared ownership		25.0%				
	Int	ermediate		21.6%				
Open Market Sale (OMS) housing			65%					
(, , ,			100%					
CIL Rate (£ psm)			143.29 £	nsm				
()				F				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	12.9	0.0%	0.0		2%	12.9	
2 bed House	20.9%	81.5	57.4%	120.4		34%	201.9	
3 bed House	40.8%	159.1	23.5%	49.4		35%	208.5	
4 bed House	35.0%	136.5	2.8%	5.8		24%	142.3	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	34.4		6%	34.4	
2 bed Flat								
	0.0%	0.0	0.0%	0.0		0%	0.0	
Total number of units	100.0%	390.0	100.0%	210.0		100%	600.0	
	Not and a second		Notes On "		_	(014) '		
	Net area per unit	(4)	Net to Gross %		Gro	ss (GIA) per uni		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
B bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
I bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		Gro	ss (GIA) per uni	t	
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
I bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
B bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	1,044				0.0	1,044	
			05.0%					
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total 0	GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	746	8,035	0	0		746	8,035	
2 bed House	6,439	69,312	8,430	90,745		14,870	160,057	
3 bed House	14,321	154,148	4,147	44,640		18,468	198,788	
4 bed House	15,015	161,620	562	6,052		15,577	167,672	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	2,023	21,780		2,023	21,780	
2 bed Flat	0	0	0	0		0	0	
	36,522	393,115	15,163	163,216		51,685	556,330	
AH % by floor are		,		H % by floor area du	ie to mix	,	,	
,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	.,				
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			tota	al MV £ (no AH)	
bed House	180,000	3,103	288			.016	2,316,600	
2 bed House	250,000	3,165	294				50,486,250	
2 ded House 3 bed House			299					
3 bed House 4 bed House	290,000	3,222					60,462,390	
	350,000	3,182	296				49,803,600	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				5,503,680	
2 bed Flat	190,000	3,115	289			_	0	
							168,572,520	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of
l bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	8
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	8
3 bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	8
bed House	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	-
5 bed House	0	#DIV/0!	50%	#DIV/0!	70%	0	#DIV/0!	-
1 bed Flat	80,000	1,600	50% 112,000	2,240	70%	128,000	2,560	8
2 bed Flat	95,000	1,557	50% 133,000	2,180	70%	152,000	2,492	8



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G 600 No. Units Greeenfield allocation Enhanced S106 costs Scheme Ref: Title: Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	12.9	@	180,000	2,316,600
2 bed House	81.5	@	250,000	20,377,500
B bed House	159.1	@	290,000	46,144,800
bed House	136.5	@	350,000	47,775,000
bed House	0.0	@	0	- · · · · · · · · · · · · · · · · · · ·
bed Flat	0.0	@	160,000	-
bed Flat	0.0	@	190,000	-
	390.0		<u> </u>	116,613,900
ffordable Rent GDV -				
bed House	0.0	@	90,000	-
bed House	63.8	@	125,000	7,978,819
bed House	26.2	@	145,000	3,794,161
bed House	3.1	@	175,000	537,579
bed House	0.0	@	0	-
l bed Flat	18.2	@	80,000	1,458,475
bed Flat	0.0	@	95,000	-
	111.3		,	13,769,034
hared ownership				1-1,-1-1
bed House	0.0	@	126,000	-
bed House	30.2	@	175,000	5,277,462
bed House	12.4	@	203,000	2,509,587
bed House	1.5	@	245,000	355,573
bed House	0.0	@	0	-
bed Flat	8.6	@	112,000	964,685
bed Flat	0.0	@	133,000	304,003
bed Hat	52.6		100,000	9,107,307
Intermediate				
2 bed House	0.0	@	144,000	-
B bed House	26.0	@	200,000	5,202,792
bed House	10.7	@	232,000	2,474,080
bed House	1.3	@	250,000	312,984
bed Flat	0.0	@	0	-
bed Flat	7.4	@	128,000	951,036
.00%	0.0	@	152,000	-
	45.4			8,940,891
Sub-total GDV Residential	599.2			148,431,133
AH on-site cost analysis:				£MV less £GDV 20,141,387
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)
Grant	600	@	0	

 Scheme Ref:
 G

 Title:
 600 No. Units

 Notes:
 Greeenfield allocation

 Enhanced \$106 costs



Scheme Ref: G
Title: 600 No. Units
Notes: Greenfield allocation
Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				19,104,703
SDLT		19,104,703 @	5.0% (slabbed)	(944,735)
Acquisition Agent fees		19,104,703 @	1.0%	(191,047)
Acquisition Legal fees		19,104,703 @	0.5%	(95,524)
interest on Land		19,104,703 @	7.5%	(1,432,853)
Residual Land Value				16,440,545
RLV analysis:	27,401 £ per plot	931,631 £ per ha	377,026 £ per acre	

THRESHOLD LAND VALUE								
Residential Density			34.0	dp net ha				
Site Area (Resi)			17.65	net ha	43.61	net acres		
Density analysis:			2,929	sqm/ha	12,758	sqft/ac		
Threshold Land Value	8,823 £ per plot		299,987	£ per net ha	121,403	£ per net acre	5,293,885	
		70%		Gross to net	25.21	Gross hectares		

BALANCE			
Surplus/(Deficit)	631,644 £ per ha	255,623 £ per acre	11,146,660

G 600 No. Units Greeenfield allocation Enhanced S106 costs Scheme Ref: Title: Notes:

					AH - % on site 35	5%		
Balance (RLV - TLV)	11,146,660	0%	25%	30%	35%	40%	45%	50%
	0	25,480,925	19,171,951	17,909,330	16,645,685	15,381,494	14,116,785	12,850,78
	80	20,746,669	15,651,289	14,629,965	13,608,442	12,585,656	11,562,109	10,536,653
	100	19,541,409	14,755,299	13,796,200	12,836,132	11,875,204	10,912,991	9,949,029
	120	18,327,188	13,853,092	12,956,737	12,058,607	11,160,047	10,259,648	9,357,682
	140	17,102,941	12,944,598	12,111,054	11,275,807	10,440,102	9,602,030	8,762,567
CIL £psm	160	15,869,751	12,029,745	11,259,249	10,487,672	9,714,884	8,940,089	8,163,64
143.29	180	14,627,519	11,108,462	10,401,514	9,694,140	8,984,768	8,273,773	7,560,859
	200	13,375,407	10,179,902	9,537,782	8,894,889	8,249,696	7,603,031	6,954,174
	220	12,113,061	9,244,534	8,667,986	8,089,659	7,509,613	6,927,813	6,343,543
	240	10,841,314	8,302,477	7,791,842	7,278,813	6,764,461	6,248,068	5,728,90
	260	9,559,824	7,353,655	6,908,771	6,462,286	6,014,182	5,563,553	5,109,892
	280	8,267,053	6,397,564	6,019,392	5,640,017	5,258,508	4,874,072	4,486,769
	300	6,964,511	5,433,810	5,123,632	4,811,848	4,497,094	4,179,877	3,859,486
	320	5,651,794	4,463,021	4,221,422	3,976,998	3,730,346	3,480,915	3,227,996
	340	4,327,285	3,485,119	3,311,749	3,136,172	2,958,202	2,777,130	2,592,250
	360	2,992,621	2,499,245	2,395,280	2,289,303	2,180,602	2,068,468	1,952,200
	380	1,646,756	1,505,525	1,472,102	1,436,326	1,397,288	1,354,741	1,307,79
	400	289,150	504,409	542,024	576,336	607,716	635,458	658,863
	420	(1,079,008)	(504,555)	(396,064)	(290,154)	(187,531)	(88,899)	5,046
	440	(2,460,017)	(1,522,205)	(1,341,128)	(1,162,997)	(988,518)	(818,389)	(653,303
	460	(3,852,128)	(2,547,542)	(2,293,243)	(2,042,363)	(1,795,341)	(1,553,067)	(1,316,235
	480	(5,256,403)	(3,581,050)	(3,253,581)	(2,929,336)	(2,609,018)	(2,293,322)	(1,983,802
	500	(6,898,950)	(4,623,663)	(4,221,482)	(3,822,915)	(3,428,662)	(3,039,417)	(2,656,057
	520	(8,558,812)	(5,737,897)	(5,196,711)	(4,723,171)	(4,254,341)	(3,790,909)	(3,333,560
	540	(10,231,490)	(6,969,375)	(6,326,444)	(5,687,885)	(5,086,585)	(4,547,858)	(4,016,076
	340	(10,231,490)	(0,303,373)	(0,320,444)	(3,007,003)	(3,000,303)	(4,547,656)	(4,010,070
					AH - % on site 35	5%		
					741 70 011 0110 00	,,,		
Balance (RLV - TLV)	11,146,660	0%	25%	30%	35%	40%	45%	50%
Balance (RLV - TLV)	11,146,660	0% 17,882,690	25% 13,765,551	30% 12,939,625			45% 10,450,877	50% 9,617,038
Balance (RLV - TLV)	11,146,660 - 1,500				35%	40%		
Balance (RLV - TLV)	-	17,882,690	13,765,551	12,939,625	35% 12,111,399	40% 11,282,005	10,450,877	9,617,039
Balance (RLV - TLV)	1,500	17,882,690 16,900,628	13,765,551 12,794,681	12,939,625 11,971,131	35% 12,111,399 11,146,660	40% 11,282,005 10,320,889	10,450,877 9,493,408	9,617,039 8,664,413
Balance (RLV - TLV)	1,500 3,000	17,882,690 16,900,628 15,912,566	13,765,551 12,794,681 11,816,532	12,939,625 11,971,131 10,995,136	35% 12,111,399 11,146,660 10,173,570	40% 11,282,005 10,320,889 9,350,834	10,450,877 9,493,408 8,527,284	9,617,039 8,664,413 7,701,998
Balance (RLV - TLV) Site Specific S106	1,500 3,000 4,500	17,882,690 16,900,628 15,912,566 14,918,433	13,765,551 12,794,681 11,816,532 10,830,051	12,939,625 11,971,131 10,995,136 10,011,714	35% 12,111,399 11,146,660 10,173,570 9,191,895	40% 11,282,005 10,320,889 9,350,834 8,372,076	10,450,877 9,493,408 8,527,284 7,551,358	9,617,039 8,664,413 7,701,998 6,729,793
	1,500 3,000 4,500 6,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849	9,617,039 8,664,413 7,701,999 6,729,793 5,747,438
Site Specific S106	1,500 3,000 4,500 6,000 7,500	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988	9,617,039 8,664,41; 7,701,996 6,729,79; 5,747,436 4,754,086
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452	9,617,039 8,664,413 7,701,998 6,729,793 5,747,438 4,754,086 3,750,210
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955	9,617,039 8,664,413 7,701,998 6,729,793 5,747,438 4,754,086 3,750,210 2,735,533
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 3,338,962	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374	9,617,036 8,664,411 7,701,996 6,729,793 5,747,436 4,754,086 3,750,210 2,735,533 1,709,783
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855 3,932,910	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 3,338,962 2,302,814	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 1,487,767	9,617,038 8,664,413 7,701,998 6,729,793 5,747,438 4,754,086 3,750,210 2,735,533 1,709,783 672,678
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008 7,783,297	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855 3,932,910 2,889,533	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 4,364,374 2,302,814 1,256,970	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 1,487,767 440,242	9,617,03 8,664,41; 7,701,99(6,729,79; 5,747,43; 4,754,08(3,750,21(2,735,53; 1,709,78; 672,679; (376,487
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008 7,783,297 6,737,912	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294 2,654,645	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855 3,932,910 2,889,533 1,836,846 774,887	35% 12,11,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 3,338,962 2,302,814 1,256,970 200,942	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 1,487,767 440,242 (618,135) (1,687,650)	9,617,036 8,664,41; 7,701,996 6,729,795 5,747,436 4,754,086 3,750,216 2,735,53; 1,709,78; 672,679 (376,487 (1,437,567 (2,510,821
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,884,123 8,822,008 7,783,297 6,737,912 5,685,683 4,626,207	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294 2,654,645 1,594,320 525,634	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 2,899,533 1,836,846 774,887 (296,328)	35% 12,11,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996) (1,119,499)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 3,338,962 2,302,814 1,256,970 200,942 (866,167) (1,943,596)	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 2,524,374 1,487,767 440,242 (618,135) (1,687,650) (2,769,030)	9,617,036 8,664,413 7,701,996 6,729,793 5,747,434 4,754,084 3,750,210 2,735,533 1,709,781 672,679 (376,487 (1,437,567 (2,510,821 (3,596,552
Site Specific S106	1,500 3,000 4,500 6,000 7,500 10,500 12,000 13,500 15,000 16,500 19,500 21,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,398,873 10,879,719 9,854,123 8,822,008 7,783,297 6,737,912 5,685,683 4,626,207 3,559,778	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294 2,654,645 1,594,320 525,634 (552,007)	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855 3,932,910 2,889,533 1,836,846 774,887 (296,328) (1,377,440)	35% 12,111,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996) (1,119,499) (2,203,944)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 3,338,962 2,302,814 1,256,970 200,942 (866,167) (1,943,596) (3,031,902)	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 1,487,767 440,242 (618,135) (1,687,650) (2,769,030) (3,862,376)	9,617,036 8,664,412 7,701,998 6,729,793 5,747,434 4,754,086 3,750,216 2,735,533 1,709,783 672,673 (3,76,487 (1,437,567 (2,510,821 (3,596,552 (4,695,071
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008 7,783,297 6,737,912 5,685,683 4,622,007 3,559,778 2,486,316	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,988 3,705,294 2,654,645 1,594,320 525,634 (552,007) (1,639,293)	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 7,010,634 5,993,210 4,967,855 3,932,910 2,889,533 1,836,846 774,887 (296,328) (1,377,440) (2,467,993)	35% 12,11,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996) (1,119,499) (2,203,944) (3,298,742)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 4,364,374 1,256,970 200,942 (866,167) (1,943,596) (3,031,902) (4,131,958)	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 1,487,767 440,242 (618,135) (1,687,650) (2,769,030) (3,862,376) (4,967,680)	9,617,036 8,664,412 7,701,996 6,729,795 5,747,431 4,754,086 3,750,211 2,735,533 1,709,783 672,674 (376,484) (1,437,567 (2,510,821 (3,596,552 (4,695,071 (5,891,882
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008 7,783,297 6,737,912 5,685,683 4,626,207 3,559,778 2,486,316 1,405,740	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294 2,654,645 1,594,320 525,634 (552,007) (1,639,293) (2,735,107)	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855 3,932,910 2,889,533 1,836,846 774,887 (296,328) (1,377,440) (2,467,993) (3,568,846)	35% 12,11,399 11,146,660 11,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996) (1,119,499) (2,203,944) (3,298,742) (4,404,593)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 1,256,970 200,942 (866,167) (1,943,596) (3,031,902) (4,131,958) (5,243,131)	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 440,242 (618,135) (1,687,650) (2,769,030) (3,862,376) (4,967,680) (6,215,784)	9,617,031 8,664,411 7,701,991 6,729,792 5,747,431 4,754,081 3,750,211 2,735,533 1,709,781 672,672 (376,487 (376,487 (2,510,821 (3,596,502 (4,695,071 (5,891,882 (7,199,948
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008 7,783,297 6,737,912 5,685,683 4,626,207 3,559,778 2,486,316 1,405,740 317,965	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294 2,654,645 1,594,320 525,634 (552,007) (1,639,293) (2,735,107) (3,841,506)	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 5,993,210 4,967,855 3,932,910 2,889,533 1,836,846 774,887 (296,328) (1,377,440) (2,467,993) (3,568,846) (4,679,569)	35% 12,11,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996) (1,119,499) (2,203,944) (3,298,742) (4,404,593) (5,559,343)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 1,256,970 200,942 (866,1627) (1,943,596) (3,031,902) (4,131,958) (5,243,131) (6,541,758)	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 1,487,767 440,242 (618,135) (1,687,650) (2,769,030) (3,862,376) (4,967,680) (6,215,784) (7,529,483)	9,617,03 8,664,41 7,701,98 6,729,79 5,747,43 4,754,08 3,750,21 2,735,53 1,709,78 672,67 (3,76,487 (1,437,567 (2,510,821 (3,596,552 (4,695,071 (5,891,882 (7,199,948 (6,523,493
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	17,882,690 16,900,628 15,912,566 14,918,433 13,918,155 12,911,660 11,898,873 10,879,719 9,854,123 8,822,008 7,783,297 6,737,912 5,685,683 4,626,207 3,559,778 2,486,316 1,405,740	13,765,551 12,794,681 11,816,532 10,830,051 9,836,259 8,835,076 7,825,340 6,807,628 5,782,233 4,747,958 3,705,294 2,654,645 1,594,320 525,634 (552,007) (1,639,293) (2,735,107)	12,939,625 11,971,131 10,995,136 10,011,714 9,019,213 8,019,054 7,010,634 5,993,210 4,967,855 3,932,910 2,889,533 1,836,846 774,887 (296,328) (1,377,440) (2,467,993) (3,568,846)	35% 12,11,399 11,146,660 10,173,570 9,191,895 8,202,167 7,203,032 6,195,927 5,178,792 4,153,477 3,117,862 2,073,699 1,018,894 (44,996) (1,119,499) (2,203,944) (3,298,742) (4,404,593)	40% 11,282,005 10,320,889 9,350,834 8,372,076 7,384,162 6,387,010 5,380,694 4,364,374 1,256,970 200,942 (866,167) (1,943,596) (3,031,902) (4,131,958) (5,243,131)	10,450,877 9,493,408 8,527,284 7,551,358 6,565,849 5,570,988 4,565,452 3,549,955 2,524,374 440,242 (618,135) (1,687,650) (2,769,030) (3,862,376) (4,967,680) (6,215,784)	9,617,031 8,664,411 7,701,991 6,729,792 5,747,431 4,754,081 3,750,211 2,735,533 1,709,781 672,672 (376,487 (376,487 (2,510,821 (3,596,502 (4,695,071 (5,891,882 (7,199,948

Scheme Ref: Title: Notes: G 600 No. Units Greeenfield allocation Enhanced S106 costs

					AH - % on site 3	5%		
Balance (RLV - TLV)	11,146,660	0%	25%	30%	35%	40%	45%	50%
` 1	50,000	20,014,218	15,908,272	15,084,722	14,260,250	13,434,480	12,606,999	11,778,004
	75,000	18,924,071	14,818,125	13,994,575	13,170,103	12,344,333	11,516,852	10,687,85
TLV (per net acre)	100,000	17,833,924	13,727,978	12,904,428	12,079,956	11,254,186	10,426,705	9,597,710
121,403	125,000	16,743,777	12,637,830	11,814,281	10,989,809	10,164,039	9,336,558	8,507,560
.=.,	150,000	15,653,630	11,547,683	10,724,134	9,899,662	9,073,892	8,246,411	7,417,416
	175,000	14,563,483	10,457,536	9,633,986	8,809,515	7,983,745	7,156,264	6,327,269
	200,000	13,473,336	9,367,389	8,543,839	7,719,368	6,893,597	6,066,117	5,237,122
	225,000	12,383,189	8,277,242	7,453,692	6,629,221	5,803,450	4,975,970	4,146,97
	250,000	11,293,042	7,187,095	6,363,545	5,539,074	4,713,303	3,885,823	3,056,828
	275,000	10,202,895	6,096,948	5,273,398	4,448,927	3,623,156	2,795,676	1,966,68
					AH - % on site 3	5%		
Balance (RLV - TLV)	11,146,660	0%	25%	30%	35%	40%	45%	50%
` 1	5	(20,520,901)	(24,594,812)	(25,410,053)	(26,225,295)	(27,040,537)	(27,855,779)	(28,671,243
	10	1,432,108	(2,657,143)	(3,476,577)	(4,296,396)	(5,116,689)	(5,938,254)	(6,760,621
Density (dph)	15	8,739,271	4,642,790	3,821,225	2,999,659	2,176,434	1,352,760	526,990
34	20	12,391,698	8,290,181	7,468,511	6,644,961	5,821,165	4,995,394	4,168,268
	25	14,581,884	10,478,616	9,655,498	8,831,948	8,006,745	7,180,710	6,352,483
	30	16,041,834	11,937,039	11,113,489	10,289,569	9,463,799	8,636,853	7,808,37
	32	16,498,068	12,392,661	11,569,111	10,744,899	9,919,128	9,091,898	8,263,146
	35	17,084,655	12,978,461	12,154,911	11,330,322	10,504,551	9,676,956	8,847,849
	40	17,866,771	13,759,528	12,935,978	12,110,886	11,285,116	10,457,033	9,627,450
	45	18,475,083	14,367,024	13,543,474	12,717,992	11,891,986	11,063,759	10,233,812
	50	18,961,733	14,853,021	14,029,447	13,203,676	12,377,367	11,549,140	10,718,899
					AH - % on site 3	5%		
Balance (RLV - TLV)	11,146,660	0%	25%	30%	35%	40%	45%	50%
` 1	95%	20,873,101	16,525,771	15,652,458	14,778,382	13,902,290	13,023,837	12,143,058
	100%	16,900,628	12,794,681	11,971,131	11,146,660	10,320,889	9,493,408	8,664,413
Build rate (£psm)	105%	12,888,015	9,022,178	8,247,314	7,472,347	6,696,749	5,920,105	5,142,574
	110%	8,824,704	5,194,807	4,468,241	3,741,675	3,015,110	2,288,433	1,560,956
	115%	4,698,023	1,295,498	614,993	(65,512)	(746,017)	(1,426,522)	(2,107,027
	120%	490,040	(2,701,153)	(3,340,719)	(3,980,854)	(4,621,954)	(5,264,288)	(6,009,693
	125%	(3,824,418)	(7,088,462)	(7,795,654)	(8,506,718)	(9,222,545)	(9,940,001)	(10,660,016
	130%	(8,768,856)	(12,078,181)	(12,744,237)	(13,414,581)	(14,087,239)	(14,763,901)	(15,447,386
					ALL 0/it 0	0/		
Balance (RLV - TLV)	11,146,660	0%	25%	30%	AH - % on site 0	40%	45%	50%
	75%	(17,920,855)	(12,656,793)	(11,611,309)	(10,567,813)	(9,527,921)	(8,494,018)	(7,472,031
	80%	(9,649,937)	(6,539,433)	(5,932,421)	(5,333,044)	(4,817,952)	(4,318,300)	(3,828,279
hnges in sales values (£)	85%	(2,187,414)	(1,361,549)	(1,204,557)	(1,051,133)	(901,852)	(757,807)	(618,957
	90%	4,338,101	3,453,108	3,270,857	3,086,579	2,899,761	2,709,895	2,516,47
	95%	10,676,044	8,158,051	7,651,247	7,143,106	6,632,707	6,120,456	5,605,738
	100%	16,900,628	12,794,681	11,971,131	11,146,660	10,320,889	9,493,408	8,664,413
	105%							
		23,050,690	17,385,366	16,250,025	15,114,685	13,977,958	12,840,515	11,701,22
	110%	29,149,600	21,942,658	20,500,020	19,057,381	17,612,988	16,168,453	14,722,452
	115%	35,210,899	26,476,795	24,728,681	22,980,567	21,232,060	19,482,108	17,732,15
		44.044.040	00 000 500	00 044 000	00 000 005			
	120% 125%	41,244,912 47,257,113	30,992,586 35,495,214	28,941,922 33,141,586	26,889,965 30,787,957	24,837,752 28,434,329	22,785,540 26,080,465	20,732,149

				te Specific S106	£1,500		
-	ce (RLV - TLV) 11,146,660	1,500	3,000	4,500	6,000	7,500	9,000
65,063	0	16,645,685	15,718,886	14,783,956	13,841,844	12,891,518	11,933,165
68,778	40	15,137,461	14,197,679	13,250,456	12,295,492	11,331,865	10,360,708
52,714	80	13,608,442	12,656,057	11,696,280	10,727,429	9,750,878	8,765,609
22,714	143	11,158,043	10,185,092	9,203,486	8,213,900	7,214,835	6,207,810
58,066	160	10,487,672	9,508,982	8,521,478	7,525,904	6,520,760	5,507,555
78,609	CIL £psm 200	8,894,889	7,901,825	6,900,873	5,890,105	4,871,121	3,842,147
77,347	143.29 240	7,278,813	6,272,175	5,255,955	4,231,107	3,196,434	2,152,818
52,398	280	5,640,017	4,618,268	3,587,496	2,547,042	1,497,319	437,360
04,356	320	3,976,998	2,940,244	1,893,926	838,035	(228,048)	(1,303,658)
32,099	360	2,289,303	1,237,040	174,919	(897,374)	(1,979,405)	(3,072,564)
34,629	400	576,336	(492,076)	(1,570,664)	(2,659,180)	(3,758,909)	(4,868,748)
8,232)	440	(1,162,997)	(2,247,969)	(3,343,034)	(4,449,422)	(5,612,102)	(6,923,560)
7,894)	480	(2,929,336)	(4,031,014)	(5,144,152)	(6,427,801)	(7,747,161)	(9,079,338)
4,816)	520	(4,723,171)	(5,934,275)	(7,248,405)	(8,575,745)	(9,914,176)	(11,258,116)
1,724)	560	(6,751,922)	(8,073,974)	(9,409,372)	(10,750,260)	(12,098,001)	(13,452,607)
4,486)	600	(8,904,568)	(10,244,211)	(11,590,145)	(12,941,682)	(14,298,904)	(15,662,988)
9,407)	640	(11,082,289)	(12,430,756)	(13,786,644)	(15,148,974)	(16,517,104)	(17,891,120)
2,175)	680	(13,275,718)	(14,634,960)	(15,999,983)	(17,372,313)	(18,751,498)	(20,136,685)
0,946)	720	(15,485,030)	(16,855,191)	(18,231,251)	(19,613,293)	(21,002,265)	(22,398,773)
8,070)	760	(17,711,003)	(19,091,629)	(20,478,872)	(21,872,217)	(23,271,751)	(24,677,565)
1,382)	800	(19,955,480)	(21,345,661)	(22,743,029)	(24,147,826)	(25,558,933)	(26,976,439)

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Scheme Ref: Title: Notes: G 1000 No. Units Greenfield allocation

	Enhanced S106	costs					
ASSUMPTIONS - RESIDENTIAL US	SES						
L., , ,							
Total number of units in scheme			1,000 Ui	nits			
AH Policy requirement (% Target)			35%				
AH tenure split %		fordable Rent:		53.0%			
		nared ownership		25.0%			
	In	termediate		21.6%			
Open Market Sale (OMS) housing			65%				
			100%				
CIL Rate (£ psm)			143.29 £	psm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	21.5	0.0%	0.0	2%	21.5	
2 bed House	20.9%	135.9	57.4%	200.7	34%	336.6	
3 bed House	40.8%	265.2	23.5%	82.3	35%	347.5	
4 bed House	35.0%	227.5	2.8%	9.7	24%	237.2	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	57.3	6%	57.3	
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0	
Total number of units	100.0%	650.0	100.0%	350.0	100%	1,000.0	
	Net area per unit		Net to Gross %		Gross (GIA) per uni		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	58.0	624			58.0	624	
2 bed House	79.0	850			79.0	850	
3 bed House	90.0	969			90.0	969	
4 bed House	110.0	1,184			110.0	1,184	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per uni	t	
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Mkt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	1,244	13,391	0	0	1,244	13,391	
2 bed House	10,732	115,520	14,051	151,241	24,783	266,761	
3 bed House	23,868	256,913	6,912	74,400	30,780	331,313	
4 bed House	25,025	269,367	937	10,086	25,962	279,453	
5 bed House	0	0	0	0	0	0	
1 bed Flat	0	0	3,372	36,300	3,372	36,300	
2 bed Flat	0	0	0	0	0	0	
	60,869	655,191	25,272	272,026	86,141	927,217	
AH % by floor are	ea:		29.34% AI	H % by floor area du	e to mix		
		_					
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		tol	al MV £ (no AH)	
1 bed House	180,000	3,103	288			3,861,000	
2 bed House	250,000	3,165	294			84,143,750	
3 bed House	290,000	3,222	299			100,770,650	
4 bed House	350,000	3,182	296			83,006,000	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	160,000	3,200	297			9,172,800	
2 bed Flat	190,000	3,115	289		_	0	
						280,954,200	
L		_		_			
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70% 144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70% 200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70% 232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000	2,577	71%
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70% 0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50% 112,000	2,240	70% 128,000	2,560	80%
2 bed Flat	95,000	1,557	50% 133,000	2,180	70% 152,000	2,492	80%

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Scheme Ref: Title: Notes: G 1000 No. Units Greeenfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	21.5	@	180,000	3,861,000
2 bed House	135.9	@	250,000	33,962,500
B bed House	265.2	@	290,000	76,908,000
bed House	227.5	@	350,000	79,625,000
bed House	0.0	@	0	
bed Flat	0.0	@	160,000	
2 bed Flat	0.0	@	190,000	<u> </u>
	650.0			194,356,500
Affordable Rent GDV -				
bed House	0.0	@	90,000	
2 bed House	106.4	@	125,000	13,298,031
3 bed House	43.6	@	145,000	6,323,602
1 bed House	5.1	@	175,000	895,965
5 bed House	0.0	@	0	
I bed Flat	30.4	@	80,000	2,430,792
bed Flat	0.0	@	95,000	<u> </u>
	185.5			22,948,391
hared ownership				
bed House	0.0	@	126,000	
bed House	50.3	@	175,000	8,795,770
bed House	20.6	@	203,000	4,182,645
bed House	2.4	@	245,000	592,622
5 bed House	0.0	@	0	
l bed Flat	14.4	@	112,000	1,607,808
bed Flat	0.0	@	133,000	
	87.6			15,178,845
ntermediate	-			
2 bed House	0.0	@	144,000	
3 bed House	43.4	@	200,000	8,671,320
1 bed House	17.8	@	232,000	4,123,466
5 bed House	2.1	@	250,000	521,640
1 bed Flat	0.0	@	0	
2 bed Flat	12.4	@	128,000	1,585,060
0.00%	0.0	@	152,000	<u> </u>
	75.6			14,901,486
Sub-total GDV Residential	998.7			247,385,221
AH on-site cost analysis:				£MV less £GDV 33,568,979
	390 £ psm	(total GIA sqm)		33,569 £ per unit (total units)
Grant	1,000	@	0	

Scheme Ref: G

Title: 1000 No. Units
Notes: Greenfield allocation
Enhanced S106 costs





Scheme Ref: Title: Notes: G 1000 No. Units Greeenfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE								
Residual Land Value (gross)							32,104,613	
SDLT			32,104,613	@	5.0%	(slabbed)	(1,594,731)	
Acquisition Agent fees			32,104,613	@	1.0%		(321,046)	
Acquisition Legal fees			32,104,613	@	0.5%		(160,523)	
Interest on Land			32,104,613	@	7.5%		(2,407,846)	
Residual Land Value							27,620,467	
RLV an	nalysis:	27,620 £ per plot	939,096	£ per ha	380,047	£ per acre		
	nalysis:	27,620 £ per plot	939,096	£ per ha	380,047	£ per acre	27,620,467	

THRESHOLD LAND VALUE						
Residential Density		34.0	dp net ha			
Site Area (Resi)	_	29.41	net ha	72.68	net acres	
Density analysis:		2,929	sqm/ha	12,758	sqft/ac	
Threshold Land Value	9,502 £ per plot	323,063	£ per net ha	130,742	£ per net acre	9,501,867
	6	65.00%	Gross to net	45.25	Gross hectares	

BALANCE			
Surplus/(Deficit)	616,032 £ per ha	249,305 £ per acre	18,118,600

Scheme Ref: Title: Notes:

G 1000 No. Units Greeenfield allocation Enhanced S106 costs

J								
					AH - % on site 3	5%		
Balance (RLV - TLV)	18,118,600	0%	25%	30%	35%	40%	45%	50%
1	0	43,367,154	32,322,853	30,113,993	27,905,011	25,695,652	23,486,292	21,276,933
	80	35,149,323	26,196,771	24,405,625	22,613,803	20,821,604	19,028,825	17,235,428
	100	32,981,983	24,586,301	22,905,644	21,224,987	19,543,274	17,861,229	16,177,897
	120	30,765,836	22,940,768	21,374,572	19,807,145	18,239,367	16,670,325	15,100,120
	140	28,498,386	21,259,816	19,810,097	18,359,960	16,908,232	15,455,514	14,001,371
CIL £psm	160	26,177,046	19,541,179	18,211,628	16,881,012	15,549,309	14,216,084	12,880,907
143.29	180	23,799,134	17,783,163	16,577,439	15,369,930	14,160,975	12,950,221	11,737,242
	200	21,361,866	15,984,204	14,905,346	13,824,936	12,742,472	11,657,750	10,570,126
	220	18,862,358	14,142,245	13,194,113	12,244,062	11,291,666	10,336,503	9,378,153
	240	16,297,621	12,255,152	11,441,781	10,626,076	9,807,615	8,985,979	8,160,559
	260	13,663,295	10,320,715	9,646,318	8,969,122	8,288,711	7,604,669	6,915,721
	280	10,956,592	8,336,642	7,805,616	7,271,276	6,733,211	6,191,009	5,642,898
	300	8,172,185	6,299,492	5,916,835	5,530,543	5,139,306	4,743,338	4,340,658
	320	5,306,434	4,207,517	3,977,926	3,744,105	3,505,123	3,260,085	3,007,516
	340	2,354,212	2,056,713	1,986,141	1,910,250	1,828,517	1,739,392	1,641,932
	360	(689,849)	(155,602)	(61,661)	26,079	106,881	179,489	242,310
	380	(3,831,513)	(2,433,351)	(2,168,886)		(1,661,490)		(1,193,007)
	400				(1,911,017) (3,904,698)	(3,480,085)	(1,421,500) (3,066,477)	(2,665,734)
	420	(7,078,153)	(4,780,640)	(4,338,747)				
	440	(10,589,544)	(7,201,763)	(6,575,158)	(5,957,810)	(5,351,286)	(4,757,127)	(4,178,274)
		(14,632,636)	(9,735,373)	(8,882,217)	(8,074,063)	(7,278,290)	(6,496,714)	(5,732,411)
	460	(18,825,085)	(12,739,619)	(11,553,969)	(10,382,363)	(9,264,580)	(8,287,900)	(7,330,986)
	480	(23,177,985)	(15,847,795)	(14,417,932)	(13,004,993)	(11,610,475)	(10,238,296)	(8,976,185)
	500	(27,703,965)	(19,067,872)	(17,382,707)	(15,716,295)	(14,071,736)	(12,452,273)	(10,862,978)
	520	(32,417,567)	(22,408,266)	(20,454,742)	(18,522,800)	(16,616,099)	(14,738,607)	(12,894,855)
	540	(37,335,464)	(25,877,864)	(23,642,233)	(21,431,761)	(19,250,131)	(17,101,414)	(14,991,694)
					AH - % on site 3	E0/		
						3 70		
Balance (PLV TLV)	19 119 600	0%	25%	30%		40%		50%
Balance (RLV - TLV)	18,118,600	0%	25%	30%	35%	40% 18 463 207	45%	50% 15 574 160
Balance (RLV - TLV)	-	29,947,448	22,780,096	21,342,976	35% 19,904,039	18,463,207	17,020,055	15,574,160
Balance (RLV - TLV)	- 1,500	29,947,448 28,120,288	22,780,096 20,979,641	21,342,976 19,549,638	35% 19,904,039 18,118,600	18,463,207 16,686,777	17,020,055 15,253,496	15,574,160 13,818,603
Balance (RLV - TLV)	- 1,500 3,000	29,947,448 28,120,288 26,258,463	22,780,096 20,979,641 19,136,177	21,342,976 19,549,638 17,711,023	35% 19,904,039 18,118,600 16,285,868	18,463,207 16,686,777 14,859,748	17,020,055 15,253,496 13,433,598	15,574,160 13,818,603 12,006,544
Balance (RLV - TLV)	- 1,500 3,000 4,500	29,947,448 28,120,288 26,258,463 24,360,001	22,780,096 20,979,641 19,136,177 17,247,572	21,342,976 19,549,638 17,711,023 15,824,941	35% 19,904,039 18,118,600 16,285,868 14,402,310	18,463,207 16,686,777 14,859,748 12,979,678	17,020,055 15,253,496 13,433,598 11,557,047	15,574,160 13,818,603 12,006,544 10,134,416
	1,500 3,000 4,500 6,000	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616	21,342,976 19,549,638 17,711,023 15,824,941 13,888,879	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211	17,020,055 15,253,496 13,433,598 11,557,047 9,620,377	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544
Site Specific S106	1,500 3,000 4,500 6,000 7,500	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334	21,342,976 19,549,638 17,711,023 15,824,941 13,888,879 11,899,582	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836	17,020,055 15,253,496 13,433,598 11,557,047 9,620,377 7,619,788	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637
	- 1,500 3,000 4,500 6,000 7,500 9,000	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622	21,342,976 19,549,638 17,711,023 15,824,941 13,888,879 11,899,582 9,854,696	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877	17,020,055 15,253,496 13,433,598 11,557,047 9,620,377 7,619,788 5,550,339	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686	21,342,976 19,549,638 17,711,023 15,824,941 13,888,879 11,899,582 9,854,696 7,750,890	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802	17,020,055 15,253,496 13,433,598 11,557,047 9,620,377 7,619,788 5,550,339 3,407,533	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660 1,951,668
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009	21,342,976 19,549,638 17,711,023 15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424 4,123,863	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802 2,658,443	17,020,055 15,253,496 13,433,598 11,557,047 9,620,377 7,619,788 5,550,339 3,407,533 1,185,999	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660 1,951,668 (294,507)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379	21,342,976 19,549,638 17,711,023 15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094	17,020,055 15,253,496 13,433,598 11,557,047 9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315)	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	29,947,448 26,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,269 9,928,261	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288	21,342,976 19,549,638 17,711,023 15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600)	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427)	17,020,055 15,253,496 13,433,598 11,557,047 9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474)	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660 1,951,688 (294,507) (2,634,240) (5,075,338)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631	21,342,976 19,549,638 17,711,023 15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113)	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828)	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740)	17,020,055 15,253,496 13,433,598 11,557,047 9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679)	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 18,000	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886)	21,342,976 19,549,638 17,771,023 15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238)	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920)	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835)	17,020,055 15,253,496 13,433,598 11,557,047 9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (6,015,679) (8,620,527)	15,574,160 13,818,603 12,006,544 10,134,416 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961 3,025,502	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162)	21,342,976 19,549,638 17,711,023 16,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238) (6,335,074)	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (480,600) (487,282,828) (5,372,920) (7,967,445)	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835) (9,656,819)	17,020.055 15,253.496 13,433.598 11,557,047 9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (11,644,164)	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (13,696,415)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 3,025,502 611,884	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162) (7,316,678)	21,342,976 19,549,638 17,711,023 15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (6,335,074) (8,972,171)	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920) (7,967,445) (10,854,401)	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835) (9,656,819) (12,873,610)	17,020,055 15,253,496 13,433,598 11,557,047 9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (11,644,164) (14,958,917)	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (13,696,415) (17,131,605)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 10,500 12,000 13,500 15,000 18,000 19,500 21,000 22,500	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961 3,025,502 611,884 (1,862,732)	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162)	21,342,976 19,549,638 17,711,023 16,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238) (6,335,074)	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (480,600) (487,282,828) (5,372,920) (7,967,445)	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835) (9,656,819)	17,020.055 15,253.496 13,433.598 11,557,047 9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (11,644,164)	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (17,131,605) (20,757,295)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 3,025,502 611,884	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162) (7,316,678)	21,342,976 19,549,638 17,711,023 15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (6,335,074) (8,972,171)	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920) (7,967,445) (10,854,401)	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835) (9,656,819) (12,873,610)	17,020,055 15,253,496 13,433,598 11,557,047 9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (11,644,164) (14,958,917)	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660 1,951,668 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (13,696,415) (17,131,605)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 10,500 12,000 13,500 15,000 18,000 19,500 21,000 22,500	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961 3,025,502 611,884 (1,862,732)	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162) (7,316,678) (10,074,706)	21,342,976 19,549,638 17,711,023 15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238) (6,335,074) (8,972,171) (12,069,366)	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920) (7,967,445) (10,854,401) (14,117,781)	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835) (9,656,819) (12,873,610) (16,234,295)	17,020,055 15,253,496 13,433,598 11,557,047 9,620,377 7,619,788 5,550,339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (11,644,164) (14,958,917) (18,438,314)	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (17,131,605) (20,757,295)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961 3,025,502 611,884 (1,862,732) (4,401,321)	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162) (7,316,678) (10,074,706) (13,298,723)	21,342,976 19,549,638 17,771,023 15,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238) (6,335,074) (8,972,171) (12,069,366) (15,374,892)	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920) (7,967,445) (10,854,401) (14,117,781) (17,520,048)	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,980,835) (9,656,819) (12,873,610) (16,234,295) (19,752,793)	17,020.055 15,253.496 13,433.598 11,557,047 9,620.377 7,619,788 5,550.339 3,407,533 1,185,999 (1,120.315) (3,518,474) (6,015,679) (8,620,527) (11,644,164) (14,958,917) (18,438,314) (22,098,795)	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (13,696,415) (17,131,605) (20,757,295) (24,595,791)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000 25,500	29,947,448 28,120,288 26,258,463 24,360,001 22,424,067 20,449,397 18,433,708 16,375,713 14,273,404 12,125,289 9,928,261 7,681,001 5,380,961 3,025,502 611,884 (1,862,732) (4,401,321) (7,008,370)	22,780,096 20,979,641 19,136,177 17,247,572 15,311,616 13,325,334 11,286,622 9,192,686 7,040,009 4,825,379 2,545,288 195,631 (2,227,886) (4,730,162) (7,316,678) (10,074,706) (13,298,723) (16,643,126)	21,342,976 19,549,638 17,711,023 16,824,941 13,888,879 11,899,582 9,854,696 7,750,890 5,584,417 3,351,358 1,047,611 (1,331,113) (3,790,238) (6,335,074) (8,972,171) (12,069,366) (15,374,892) (18,815,026)	35% 19,904,039 18,118,600 16,285,868 14,402,310 12,466,045 10,473,708 8,421,741 6,306,424 4,123,863 1,869,986 (460,600) (2,872,828) (5,372,920) (7,967,445) (10,854,401) (14,117,781) (17,520,048) (21,073,997)	18,463,207 16,686,777 14,859,748 12,979,678 11,043,211 9,046,836 6,986,877 4,858,802 2,658,443 380,094 (1,981,427) (4,432,740) (6,990,835) (9,656,819) (12,873,610) (16,234,295) (19,752,793) (23,444,195)	17,020.055 15,253.496 13,433.598 11,557,047 9,620.377 7,619,788 5,550.339 3,407,533 1,185,999 (1,120,315) (3,518,474) (6,015,679) (8,620,527) (11,644,164) (14,988,917) (18,438,314) (22,098,795) (25,960,563)	15,574,160 13,818,603 12,006,544 10,134,416 8,197,544 6,191,637 4,111,660 (294,507) (2,634,240) (5,075,338) (7,627,579) (10,432,706) (17,131,605) (20,757,295) (20,757,295) (24,595,791) (28,673,772)

 Scheme Ref:
 G

 Title:
 1000 No. Units

 Notes:
 Greeenfield allocation

 Enhanced S106 costs

					AH - % on site 3			
Balance (RLV - TLV)	18,118,600	0%	25%	30%	35%	40%	45%	50%
	50,000	33,988,332	26,847,684	25,417,682	23,986,644	22,554,821	21,121,540	19,686,646
	75,000	32,171,420	25,030,772	23,600,770	22,169,732	20,737,909	19,304,628	17,869,735
TLV (per net acre)	100,000	30,354,508	23,213,861	21,783,858	20,352,820	18,920,997	17,487,716	16,052,823
130,742	125,000	28,537,597	21,396,949	19,966,947	18,535,908	17,104,085	15,670,805	14,235,911
	150,000	26,720,685	19,580,037	18,150,035	16,718,996	15,287,174	13,853,893	12,418,999
	175,000	24,903,773	17,763,125	16,333,123	14,902,085	13,470,262	12,036,981	10,602,088
	200,000	23,086,861	15,946,214	14,516,211	13,085,173	11,653,350	10,220,069	8,785,176
	225,000	21,269,950	14,129,302	12,699,300	11,268,261	9,836,438	8,403,158	6,968,264
	250,000	19,453,038	12,312,390	10,882,388	9,451,349	8,019,527	6,586,246	5,151,352
	275,000	17,636,126	10,495,478	9,065,476	7,634,438	6,202,615	4,769,334	3,334,440
	273,000	17,030,120	10,495,476	9,000,470	7,034,430	0,202,013	4,703,334	3,334,440
					AH - % on site 3			
Balance (RLV - TLV)	18,118,600	0%	25%	30%	35%	40% (E0 365 111)	45% (51.697.410)	50%
	5	(38,886,719)	(45,998,214)	(47,420,513)	(48,842,812)	(50,265,111)	(51,687,410)	(53,109,709)
	10	422,356	(6,699,612)	(8,124,766)	(9,549,930)	(10,976,080)	(12,402,230)	(13,829,475
Density (dph)	15	13,506,216	6,376,605	4,949,314	3,521,611	2,093,036	663,606	(766,707
34	20	20,045,308	12,911,043	11,482,468	10,053,411	8,623,409	7,192,235	5,759,932
	25	23,967,745	16,830,412	15,401,294	13,971,292	12,540,229	11,108,208	9,674,79
	30	26,582,685	19,443,217	18,013,215	16,582,748	15,151,177	13,718,204	12,283,859
	32	27,399,537	20,259,442	18,829,440	17,398,669	15,967,098	14,533,828	13,099,192
	35	28,449,775	21,308,874	19,878,872	18,447,711	17,015,768	15,582,487	14,147,476
	40	29,850,092	22,708,117	21,278,005	19,846,433	18,413,981	16,980,321	15,545,020
	45	30,939,227	23,796,417	22,365,900	20,934,329	19,501,479	18,067,431	16,631,750
	50	31,810,536	24,667,057	23,236,216	21,804,645	20,371,478	18,937,119	17,501,134
					AH - % on site 3	5%		
Balance (RLV - TLV)	18,118,600	0%	25%	30%	35%	40%	45%	50%
	95%	34,655,576	27,130,575	25,622,475	24,113,087	22,601,779	21,088,396	19,572,716
	100%	28,120,288	20,979,641	19,549,638	18,118,600	16,686,777	15,253,496	13,818,603
Build rate (£psm)	105%	21,524,185	14,764,995	13,412,136	12,059,277	10,705,817	9,351,942	7,997,304
	110%	14,851,271	8,465,766	7,188,665	5,911,564	4,634,321	3,357,035	2,079,748
	115%	8,079,618	2,051,949	845,791	(360,822)	(1,567,568)	(2,775,120)	(3,983,193
	120%	1,177,883			(6,815,977)	(7,966,287)	(9,120,880)	
			(4,523,806)	(5,668,683)				(10,409,474
	125%	(5,900,716)	(11,639,939)	(12,924,069)	(14,219,514)	(15,529,667)	(16,860,363)	(18,220,563
	130%	(13,836,189)			(22,626,499)	(24,007,820)		(27,050,757
		(10,000,100)	(20,004,452)	(21,297,161)	(22,020,100)	(21,007,020)	(25,467,366)	(),
		(10,500,100)	(20,004,432)	(21,297,101)			(20,401,000)	():::/::
Polones (PLV, TLV)	19 119 600				AH - % on site 0	%		
Balance (RLV - TLV)	18,118,600 75%	0%	25%	30%	AH - % on site 0 ^o	% 40%	45%	50%
Balance (RLV - TLV)	75%	0% (33,096,913)	25% (23,022,342)	30% (21,102,615)	AH - % on site 0' 35% (19,218,910)	% 40% (17,373,613)	45% (15,568,912)	50% (13,807,757)
	75% 80%	0% (33,096,913) (16,933,233)	25% (23,022,342) (11,821,975)	30% (21,102,615) (10,829,531)	AH - % on site 0' 35% (19,218,910) (9,849,481)	40% (17,373,613) (8,968,372)	45% (15,568,912) (8,150,672)	50% (13,807,757) (7,347,998)
Balance (RLV - TLV) Cahnges in sales values (£)	75% 80% 85%	0% (33,096,913) (16,933,233) (4,025,019)	25% (23,022,342) (11,821,975) (2,880,476)	30% (21,102,615) (10,829,531) (2,662,377)	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322)	40% (17,373,613) (8,968,372) (2,241,644)	45% (15,568,912) (8,150,672) (2,040,267)	50% (13,807,757) (7,347,998) (1,846,103)
	75% 80% 85% 90%	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432	40% (17,373,613) (8,968,372) (2,241,644) 4,205,491	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341	50% (13,807,757) (7,347,998) (1,846,103) 3,471,061
	75% 80% 85% 90% 95%	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450	40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544	50% (13,807,757) (7,347,998) (1,846,103) 3,471,061 8,679,580
	75% 80% 85% 90% 95% 100%	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432	40% (17,373,613) (8,968,372) (2,241,644) 4,205,491	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341	50% (13,807,757) (7,347,998) (1,846,103) 3,471,061 8,679,580
	75% 80% 85% 90% 95%	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450	40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544	50% (13,807,757] (7,347,998] (1,846,103] 3,471,061 8,679,580 13,818,603
	75% 80% 85% 90% 95% 100%	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496	50% (13,807,757 (7,347,998 (1,846,103 3,471,061 8,679,580 13,818,603 18,910,438
	75% 80% 85% 90% 95% 100%	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651	40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320	50% (13,807,757 (7,347,998 (1,846,103 3,471,061 8,679,580 13,818,603 18,910,438 23,968,387
	75% 80% 85% 90% 95% 100% 105% 110%	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,367,296 37,913,485	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328	45% (15,568,912) (8,150,672) (2,040,2673) 3,840,341 9,588,544 15,253,496 26,432,262 31,973,172	50% (13,807,757 (7,347,998 (1,846,103 3,471,06' 8,679,58(13,818,603 18,910,434 23,968,387 29,001,840
	75% 80% 85% 90% 95% 100% 105%	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262	50% (13,807,757 (7,347,998 (1,846,103 3,471,061 8,679,580 13,818,603 18,910,438 23,968,387 29,001,846 34,016,776
	75% 80% 85% 90% 95% 100% 105% 110% 115%	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066	50% (13,807,757 (7,347,998 (1,846,103 3,471,061 8,679,580 13,818,603 18,910,438 23,968,387 29,001,846 34,016,776
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 115% 120%	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 3,400,541 45,583,318 58,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific S106	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 26,432,262 31,973,172 37,492,066 42,994,637	50% (13,807,757 (7,347,998 (1,846,103 3,471,061 8,679,58(13,818,603 18,910,438 23,968,387 29,001,84(34,016,776 39,017,110
	75% 80% 85% 90% 95% 100% 115% 120% 125%	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 58,683,318 58,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500	% 40% (17,373,613) (8,988,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637	50% (13,807,757 (7,347,998 (1,846,103 3,471,06* 8,679,58(13,818,603 18,910,434 23,968,387 29,001,844 34,016,776 39,017,110
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 1120% 125%	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	25% (23.022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,843,529 47,916,697 54,927,062	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637	50% (13,807,757 (7,347,998 (1,846,103 3,471,061 8,679,580 13,818,603 18,910,438 23,968,387 29,001,840 34,016,776 39,017,110
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 120% 125% 18,118,600 0 40	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) (5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 21,972,394	% 40% (17,373,613) (8,988,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571	45% (15.568,912) (8,150,672) (2,040,2673) 3,840,341 9,588,544 15,253,496 20,882,320 26,432,262 31,973,172 37,492,066 42,994,637	50% (13,807,757 (7,347,998 (1,846,103 3,471,061 8,679,58(13,818,603 18,910,438 23,968,387 29,001,84(34,016,776 39,017,110
Cahnges in sales values (£)	75% 80% 85% 95% 100% 115% 120% 125% 148,118,600 0 40 80	0% (33,096,913) (16,932,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,367,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 221,972,394 19,139,046	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110	50% (13,807,757 (7,347,998 (1,846,103 3,471,061 8,679,58(13,818,603 18,910,438 23,968,387 29,001,84(34,016,776 39,017,11(9,000 19,576,75(16,640,466 13,573,03(
Cahnges in sales values (£)	75% 80% 85% 95% 100% 115% 120% 125% 0 40 80 143	0% (33,096,913) (16,932,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 45,583,318 56,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875	30% (21,102,615) (10,829,531) (2,662,377) (4,962,631 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 21,972,394 19,139,046 14,424,770	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542	50% (13,807,757 (7,347,998 (1,846,103 3,471,06* 8,679,580 13,818,600 18,910,438 23,968,387 29,001,844 34,016,776 39,017,110 9,000 19,576,750 16,640,466 13,573,030 8,446,190
Cahnges in sales values (£)	75% 80% 85% 95% 100% 115% 120% 125% 148,118,600 0 40 80	0% (33,096,913) (16,932,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,367,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 221,972,394 19,139,046	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110	50% (13,807,757 (7,347,998 (1,846,103 3,471,06* 8,679,580 13,818,600 18,910,438 23,968,387 29,001,844 34,016,776 39,017,110 9,000 19,576,750 16,640,466 13,573,030 8,446,190
Cahnges in sales values (£)	75% 80% 85% 95% 100% 115% 120% 125% 0 40 80 143	0% (33,096,913) (16,932,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 45,583,318 56,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875	30% (21,102,615) (10,829,531) (2,662,377) (4,962,631 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 21,972,394 19,139,046 14,424,770	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542	50% (13,807,757 (7,347,998 (1,846,103 3,471,06: 8,679,58(13,818,603 23,968,38; 29,001,84(34,016,776; 39,017,110 9,000 19,576,75(16,640,46; 13,573,03(8,446,19(6,994,29(
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 115% 120% 125% 0 40 80 143 160	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 56,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 16,307,693 15,014,429	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 4,500 24,693,612 21,972,394 19,139,046 14,422,770 13,095,336	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741	50% (13,807,757 (7,347,998 (1,846,103 3,471,06* 8,679,58(13,818,600 18,910,434 23,968,38; 29,001,844 34,016,776 39,017,110 9,000 19,576,75(16,640,468 13,573,03(8,446,190 3,452,858
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 95% 100% 115% 120% 125% 143 1600 200 240	0% (33,096,913) (16,932,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,367,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 221,972,394 19,139,046 14,424,770 13,095,336 9,861,681 6,468,409	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,666,070 2,042,773	50% (13,807,757 (7,347,998 (1,846,103 3,471,06* 8,679,58(13,818,600 18,910,436 23,968,381 29,001,84(34,016,77(39,017,11(9,000 19,576,75(16,640,466 13,573,03(8,446,19(6,994,29(3,452,855((281,450)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 95% 100% 115% 120% 125% 2 80 143 160 200 240 280	0% (33,096,913) (16,932,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 45,583,318 58,697,230 68,761,086 78,787,565 29,455,881 26,920,218 24,287,460 19,924,807 18,699,538 15,723,647 12,614,363 9,357,393	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276	30% (21,102,615) (10,829,531) (2,662,377) (4,962,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 21,972,394 19,139,046 14,424,770 13,095,336 9,861,681 6,468,409 2,898,706	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,656,070 2,042,773 (1,771,106)	50% (13,807,757 (7,347,988 (1,846,103 3,471,06* 8,679,58(13,818,60) 18,910,438 23,968,38; 29,001,84(34,016,77(39,017,11(9,000 19,576,75(16,640,468; 13,573,03(8,446,19(6,994,29(3,452,856) (281,450 (4,230,701)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 200 240 280 320	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 56,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 53,3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 45,094,691 te Specific S106 4,500 24,693,612 21,972,394 19,139,046 14,424,770 13,095,336 9,861,681 6,468,409 2,898,706 (866,672)	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 (3,293,467)	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,666,070 2,042,773 (1,771,106) (5,809,209)	9,000 19,576,751 16,446,193 3,471,061 8,679,58(13,818,603 23,968,381 29,001,84(34,016,776 39,017,11(9,000 19,576,75(16,640,46(13,573,03) 8,446,19(6,994,29(3,452,85((281,450)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 80 40 40 80 143 160 200 240 280 320 360	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 56,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) (5,282,529 13,203,440 20,979,641 26,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105 26,079	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453 (2,368,705)	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 1et Specific S106 4,500 24,693,612 21,972,394 19,139,046 14,424,770 13,095,336 9,861,681 6,468,409 2,898,706 (866,672) (4,850,166)	% 40% (17,373,613) (8,988,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 603,628 (3,293,467) (7,424,810)	45% (15.568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,656,070 2,042,773 (1,771,106) (5,809,209) (10,198,502)	50% (13,807,757 (7,347,988 (1,846,103 3,471,06 8,679,581 13,818,60: 18,910,32 23,968,38 29,001,841 34,016,777 39,017,111 9,000 19,576,751 16,640,461 13,573,031 8,446,199 3,452,851 (281,450 (4,230,701 (8,420,527 (13,434,688
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 115% 120% 125% 143 1600 200 240 280 320 400 400	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565 29,455,881 26,920,218 24,287,460 19,924,807 18,698,538 15,723,647 12,614,363 9,357,393 5,938,663 2,340,345 (1,456,481)	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105 26,079 (3,904,698)	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453 (2,368,705) (6,443,201)	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 11,399,450 18,118,600 24,763,651 31,367,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 221,972,394 19,139,046 14,424,770 13,095,336 14,424,770 13,095,336 6,468,409 2,898,706 (866,672) (4,850,166) (9,079,361)	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 (3,293,467) (7,424,810) (12,199,598)	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,666,070 2,042,773 (1,771,106) (5,809,209) (10,198,502) (15,519,628)	50% (13,807,757 (7,347,998 (1,846,103 3,471,06* 8,679,58(18,910,436 23,968,38; 29,001,84(34,016,77(39,017,11(9,000 19,576,75(16,640,466 13,573,03(8,446,19(6,994,296) (281,450 (4,230,701 (8,420,527 (13,434,688 (18,983,307
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 95% 100% 115% 120% 125% 20 360 240 280 320 360 400 440 440	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 45,583,318 56,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) (5,282,529 13,203,440 20,979,641 26,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105 26,079	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453 (2,368,705)	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 1et Specific S106 4,500 24,693,612 21,972,394 19,139,046 14,424,770 13,095,336 9,861,681 6,468,409 2,898,706 (866,672) (4,850,166)	% 40% (17,373,613) (8,988,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 603,628 (3,293,467) (7,424,810)	45% (15.568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,656,070 2,042,773 (1,771,106) (5,809,209) (10,198,502)	50% (13,807,757 (7,347,998 (1,846,103 3,471,06* 8,679,58(18,910,436 23,968,38; 29,001,84(34,016,77(39,017,11(9,000 19,576,75(16,640,466 13,573,03(8,446,19(6,994,296) (281,450 (4,230,701 (8,420,527 (13,434,688 (18,983,307
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 143 1600 200 240 280 320 400 400	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565 29,455,881 26,920,218 24,287,460 19,924,807 18,698,538 15,723,647 12,614,363 9,357,393 5,938,663 2,340,345 (1,456,481)	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105 26,079 (3,904,698)	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453 (2,368,705) (6,443,201)	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 11,399,450 18,118,600 24,763,651 31,367,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 221,972,394 19,139,046 14,424,770 13,095,336 14,424,770 13,095,336 6,468,409 2,898,706 (866,672) (4,850,166) (9,079,361)	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 (3,293,467) (7,424,810) (12,199,598)	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,666,070 2,042,773 (1,771,106) (5,809,209) (10,198,502) (15,519,628)	50% (13,807,757 (7,347,988 (1,846,103 3,471,06* 8,679,58(13,818,60) 18,910,438 23,968,38; 29,001,84(34,016,77(39,017,11(9,000 19,576,76(16,640,468; 13,573,03(8,446,19(6,994,29(3,452,855) (281,450 (4,230,701) (8,420,527 (13,434,688) (18,983,307) (24,946,936)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 95% 100% 115% 120% 125% 20 360 240 280 320 360 400 440 440	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 45,583,318 56,697,230 68,761,086 78,787,565	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105 26,079 (3,904,698) (8,074,063)	30% (21,102,615) (10,829,531) (2,662,377) (4,962,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453 (2,368,705) (6,443,201) (10,983,717)	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 50,949,691 te Specific \$106 4,500 24,693,612 21,972,394 19,139,046 14,424,770 13,095,336 9,861,681 6,468,409 2,898,706 (866,672) (4,850,166) (9,079,361) (14,252,304)	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 (3,293,467) (7,424,810) (12,199,598) (17,660,576)	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,666,047 5,666,047 5,666,047 5,666,047 5,668,04	9,000 19,576,75 16,440,103 18,910,434 23,968,381 29,001,844 34,016,776 39,017,110 9,000 19,576,756 16,640,468 13,573,030 8,446,190 (4,230,701 (8,420,527 (13,434,688 (18,983,037 (24,946,936 (31,391,484
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 200 240 280 320 360 440 480	0% (33,096,913) (16,932,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 56,697,230 68,761,086 78,787,565 29,455,881 26,920,218 24,287,460 19,924,807 18,698,538 15,723,647 12,614,363 9,357,393 5,938,663 2,340,345 (1,456,481) (5,475,752) (9,785,696) (15,078,525)	25% (23,022,342) (11,821,975) (2,880,476) (2,880,476) (5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105 26,079 (3,904,698) (8,074,063) (13,004,993) (18,522,800)	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453 (2,368,705) (6,443,201) (10,983,717) (10,983,717) (16,359,270) (22,122,758)	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 650,949,691 14 Specific S106 4,500 24,693,612 21,972,394 19,139,046 14,424,770 13,095,336 9,861,681 6,468,409 2,898,706 (866,672) (4,850,166) (9,079,361) (14,252,304) (19,860,440) (25,892,216)	% 40% (17,373,613) (8,988,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 (3,293,467) (7,424,810) (12,199,598) (17,660,576) (23,522,368) (29,848,459)	45% (15.568,912) (8,150,672) (2,040,2673) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,656,070 2,042,773 (1,771,106) (5,809,209) (10,198,502) (15,519,628) (21,220,760) (27,360,106) (34,010,692)	50% (13,807,757 (7,347,998 (1,846,103 3,471,06° 8,679,58(13,818,600 18,910,438 23,968,381 29,001,844 34,016,774 39,017,110 9,000 19,576,75(16,640,468 13,573,03(8,446,190 (281,450 (4,230,701 (8,420,527 (13,434,688 (18,983,307 (24,946,936 (31,391,484 (38,400,105
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 95% 100% 105% 115% 120% 125% 120% 240 280 320 440 440 440 480 520 560	0% (33,096,913) (16,933,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 58,697,230 68,761,086 78,787,565 29,455,881 26,920,218 24,287,460 19,924,807 18,698,538 15,723,647 12,614,363 9,357,393 5,938,663 2,340,345 (1,456,481) (5,475,752) (9,785,696) (15,078,525) (20,747,205)	25% (23,022,342) (11,821,975) (2,880,476) 5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105 26,079 (3,904,698) (8,074,063) (13,004,993) (13,004,993) (13,004,993) (13,004,993) (13,004,993) (13,004,993) (13,004,993)	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453 (2,368,705) (6,443,201) (10,983,717) (16,359,270) (22,122,758) (22,122,758) (22,122,758) (28,334,577)	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 11,399,450 18,118,600 24,763,651 31,367,296 37,913,485 44,442,346 50,949,691 te Specific S106 4,500 24,693,612 221,972,394 19,139,046 14,424,770 13,095,336 14,424,770 13,095,336 (866,672) (4,850,166) (9,079,361) (14,252,304) (19,860,440) (19,860,440) (25,892,216) (32,416,589)	% 40% (17,373,613) (8,968,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 (3,293,467) (7,424,810) (12,199,598) (17,660,576) (23,522,368) (17,660,576) (23,522,368) (36,718,640)	45% (15,568,912) (8,150,672) (2,040,267) 3,840,341 9,588,544 15,253,496 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,666,070 2,042,773 (1,771,106) (5,809,209) (10,198,502) (15,519,628) (21,220,760) (27,360,106) (34,010,692) (41,222,000)	50% (13,807,757) (7,347,998) (1,846,103) 3,471,061 8,679,580 13,818,603 18,910,438 23,968,387 29,001,840 34,016,776 39,017,110 9,000 19,576,750 16,640,468 13,573,030 8,446,190 6,994,290 (4,230,701) (8,420,527) (13,434,688) (18,983,307) (24,946,936) (31,391,484) (38,400,105) (45,847,215)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 20 240 280 320 360 440 480 520	0% (33,096,913) (16,932,233) (4,025,019) 7,036,365 17,694,283 28,120,288 38,400,541 48,583,318 56,697,230 68,761,086 78,787,565 29,455,881 26,920,218 24,287,460 19,924,807 18,698,538 15,723,647 12,614,363 9,357,393 5,938,663 2,340,345 (1,456,481) (5,475,752) (9,785,696) (15,078,525)	25% (23,022,342) (11,821,975) (2,880,476) (2,880,476) (5,282,529 13,203,440 20,979,641 28,662,022 36,280,260 43,852,695 51,391,047 58,903,812 1,500 27,905,011 25,310,267 22,613,803 18,139,875 16,881,012 13,824,936 10,626,076 7,271,276 3,744,105 26,079 (3,904,698) (8,074,063) (13,004,993) (18,522,800)	30% (21,102,615) (10,829,531) (2,662,377) 4,926,231 12,302,125 19,549,638 26,713,155 33,818,922 40,883,529 47,916,697 54,927,062 Si 3,000 26,318,017 23,661,631 20,898,441 16,307,693 15,014,429 11,871,785 8,578,656 5,119,989 1,477,453 (2,368,705) (6,443,201) (10,983,717) (10,983,717) (16,359,270) (22,122,758)	AH - % on site 0' 35% (19,218,910) (9,849,481) (2,449,322) 4,567,432 11,399,450 18,118,600 24,763,651 31,357,296 37,913,485 44,442,346 650,949,691 14 Specific S106 4,500 24,693,612 21,972,394 19,139,046 14,424,770 13,095,336 9,861,681 6,468,409 2,898,706 (866,672) (4,850,166) (9,079,361) (14,252,304) (19,860,440) (25,892,216)	% 40% (17,373,613) (8,988,372) (2,241,644) 4,205,491 10,495,046 16,686,777 22,813,437 28,894,779 34,943,328 40,967,357 46,972,164 £1,500 6,000 23,029,928 20,240,571 17,333,225 12,489,193 11,121,203 7,791,030 4,291,469 603,628 (3,293,467) (7,424,810) (12,199,598) (17,660,576) (23,522,368) (29,848,459)	45% (15.568,912) (8,150,672) (2,040,2673) 3,840,341 9,588,544 15,253,496 20,862,320 26,432,262 31,973,172 37,492,066 42,994,637 7,500 21,325,030 18,464,103 15,479,110 10,497,542 9,088,741 5,656,070 2,042,773 (1,771,106) (5,809,209) (10,198,502) (15,519,628) (21,220,760) (27,360,106) (34,010,692)	50% (13,807,757 (7,347,998 (1,846,103 3,471,06 8,679,58(13,818,60: 18,910,43(23,968,38: 29,001,84(34,016,77(39,017,11(9,000 19,576,75(16,640,46(13,573,03(8,446,19) 4,942,93 3,452,85((281,450) (4,23),701 (8,420,527 (13,434,688) (18,983,307) (24,946,936 (31,391,484 (38,400,105

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(76,670,593)

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(109,104,521)

(81,329,729)

(101,399,303)

680 720 760

(48,171,050)

(64,306,238)

(84,375,811)

Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation

	Enhanced S106	costs					
ASSUMPTIONS - RESIDENTIAL USE	S						
Total number of units in scheme			8 U	nits			
AH Policy requirement (% Target)			0%				
AH tenure split %	Δf	fordable Rent:	070	53.0%			
Tar tonaro opiit 70		nared ownership		25.0%			
		termediate		21.6%			
Open Market Sale (OMS) housing	Ini	Confectate	100%	21.070			
Open market date (Omo) housing			100%				
CII Bata (Cnam)							
CIL Rate (£ psm)			143.29 £	psm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	3.3%	0.3	0.0%	0.0	3%	0.3	
2 bed House	20.9%	1.7	0.0%	0.0	21%	1.7	
3 bed House	40.8%	3.3	23.5%	0.0	41%	3.3	
4 bed House	35.0%	2.8	2.8%	0.0	35%	2.8	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	0.0	0%	0.0	
2 bed Flat	0.0%	0.0	57.4%	0.0	0%	0.0	
Total number of units	100.0%	8.0	100.0%	0.0	100%	8.0	
	Net area per unit		Net to Gross %		Gross (GIA) per u		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	58.0	624			58.0	624	
2 bed House	79.0	850			79.0	850	
3 bed House	90.0	969			90.0	969	
4 bed House	110.0	1,184			110.0	1,184	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
AH Unit Floor areas -	Net area per unit	(Net to Gross %		Gross (GIA) per u		
	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Mkt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	15	165	0	0	15	165	
2 bed House	132	1,422	0	0	132	1,422	
3 bed House	294	3,162	0	0	294	3,162	
4 bed House	308	3,315	0	0	308	3,315	
5 bed House	0	0,515	0	0	0	0,515	
1 bed Flat	0	0	0	0	0	0	
2 bed Flat	0	0	0	0	0	0	
	749	8,064	0	0	749	8,064	
AH % by floor area		•	0.00% A	H % by floor area du			
One of Market Orles welves (2)	C OMC (nor us it)	Cnom	Const		4.	stal MV/C (no. ALD	
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		to	otal MV £ (no AH)	
1 bed House	180,000	3,103	288			47,520	
2 bed House	250,000	3,165	294			418,000	
3 bed House	290,000	3,222	299			946,560	
4 bed House	350,000	3,182	296			980,000	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	160,000	3,200	297			0	
2 bed Flat	190,000	3,115	289			0 000 000	
						2,392,080	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of
1 bed House	90,000	1,800	50% 126,000	2,520	70% 144,000	2,880	8
2 bed House	125,000	1,786	50% 175,000	2,500	70% 200,000	2,857	8
3 bed House	145,000	1,726	50% 203,000	2,417	70% 232,000	2,762	8
4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000	2,577	7
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70% 230,300	#DIV/0!	7
/ 10000		1,600	50% 112,000	2,240	70% 128,000	2,560	81
1 bed Flat	80.000						
1 bed Flat 2 bed Flat	80,000 95,000	1,557	50% 133,000	2,180	70% 152,000	2,492	80

Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation Enhanced S106 costs

bod House	DMS GDV -	(part houses due to % mix)				
17			@	180,000		47,520
black House 3.3	bed House	1.7		250,000		418,000
bed House	bed House	3.3				946,560
Seed House	bed House	2.8				980,000
1 bed Flat 2 bed Flat 3 0.0 @ 160,000 2 .392,086 Affordable Rent GDV - 1 bed House 2 bed House 3 0.0 @ 90,000 2 125,000 3 bed House 4 bed House 5 bed House 6 0.0 @ 175,000 5 bed House 7 0.0 @ 175,000 7 0.0 @ 180,000 7 0.0	bed House	0.0		0		
2 bed Flat 0.0 @ 190,000 2,392,086 Affordable Rent GDV - 1 bed House 0.0 @ 90,000 2,125,000 3 bed House 3 bed House 4 bed House 5 bed House 6 0.0 @ 175,000 6 196,000 7 bed Flat 7 bed House 7 bed Flat 8 bed House 8 0.0 @ 175,000 9 6,000 9 6,00	bed Flat	0.0		160,000		
Affordable Rent GDV - 1 bed House 2 bed House 3 0.0 @ 90,000 3 bed House 4 bed House 5 bed House 5 bed House 7 bed Flat 7 bed Flat 8 bed House 9 conditions and selections are selected as a selection of the sele	bed Flat	0.0	_	190,000		
Affordable Rent GDV - 1 bed House				,		2.392.080
2 bed House	Affordable Rent GDV -					_,,
2 bed House		0.0	@	90.000		
3 bed House						
# bed House						
5 bed House 1 bed Flat 2 bed Flat 0.0 @ 80,000 2 bed Flat 0.0 @ 95,000 3 bared ownership 1 bed House 2 bed House 3 bed House 3 bed House 4 bed House 5 bed House 6 bed Flat 7 bed Flat 8 bed Flat 8 bed Flat 9 concept of the Flat 9 concept of t						
1 bed Flat 2 bed Flat 0 0 0 0 95,000 Shared ownership 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 6 bed House 7 bed Flat 7 bed Flat 8 bed Flat 8 bed House 9 bed Flat 9 be						
Shared ownership 1 bed House 0.0 @ 126,000 2 bed House 0.0 @ 175,000 3 bed House 0.0 @ 245,000 4 bed House 0.0 @ 245,000 5 bed House 0.0 @ 245,000 5 bed House 0.0 @ 112,000 5 bed House 0.0 @ 128,000 5 bed House 0.0 @ 200,000 5 bed House 0.0 @ 250,000 5 bed House 0						
Shared ownership						
Shared ownership 1 bed House 0.0			<u> </u>	50,500		
bed House 0.0	shared ownership	0.0				
2 bed House	•	0.0	@	126 000		
Seed House						
# bed House						
Ded Flat						
bed Flat						
1						
D.0						
Number N	Ded Flat		w.	133,000		
Debt House		0.0				
bed House	ntermediate					
Sub-total GDV Residential	bed House	0.0	@	144,000		
# bed House	bed House	0.0		200,000		
1 bed Flat	bed House	0.0	_			
1 bed Flat	bed House	0.0				
2 bed Flat	bed Flat	0.0		0		
0.0 @ 152,000	bed Flat	0.0		128,000		
0.0						
AH on-site cost analysis: ### Description of Epsm (total GIA sqm) #### Description of Epsm (total units)						
AH on-site cost analysis: ### Description of Epsm (total GIA sqm) #### Description of Epsm (total units)	Sub-total GDV Residential	8.0				2.392.080
. 0 £ psm (total GIA sqm) 0 £ per unit (total units)		0.0			£MV less £GDV	
Grant 8 @ 0	on old doc analysis.	0 £ psm	(total GIA sqm)			·
	Grant	8	@	0		

 Scheme Ref:
 H

 Title:
 8 No. Units

 Notes:
 Brownfield allocation

 Enhanced \$106 costs



Scheme Ref: H
Title: 8 No. Units
Notes: Brownfield allocation
Enhanced \$106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				204,201
SDLT		204,201 @	5.0% (slabbed)	290
Acquisition Agent fees		204,201 @	1.0%	(2,042)
Acquisition Legal fees		204,201 @	0.5%	(1,021)
Interest on Land		204,201 @	7.5%	(15,315)
Residual Land Value				186,113
RLV analysis:	23,264 £ per plot	511,810 £ per ha	207,127 £ per acre	

THRESHOLD LAND VALUE						
Residential Density		22.0	dp net ha			
Site Area (Resi)		0.3	net ha	0.90	net acres	
Density analysis:		2,06) sqm/ha	8,974	sqft/ac	
Threshold Land Value	18,720 £ per plot	411,83	£ per net ha	166,667	£ per net acre	149,758
		90%	Gross to net	0.40	Gross hectares	

BALANCE			
Surplus/(Deficit)	99,976 £ per ha	40,460 £ per acre	36,355

Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation Enhanced S106 costs

					AH - % on site 0%			
Balance (RLV - TLV)	36,355	0%	10%	15%	20%	25%	30%	35%
	0	136,801	83,811	57,316	30,821	4,326	(22,170)	(48,665
	20	122,781	71,193	45,399	19,605	(6,189)	(31,984)	(57,778
	40	108,761	58,575	33,482	8,389	(16,704)	(41,797)	(66,891
	60	94,741	45,957	21,565	(2,827)	(27,219)	(51,611)	(76,004
	80	80,721	33,339	9,648	(14,043)	(37,734)	(61,425)	(85,116
CIL £psm	100	66,701	20,721	(2,269)	(25,259)	(48,249)	(71,239)	(94,279
143.29	120	52,681	8,103	(14,186)	(36,475)	(58,764)	(81,067)	(103,448
	140	38,661	(4,515)	(26,103)	(47,691)	(69,279)	(90,940)	(112,616
	160	24,641	(17,133)	(38,020)	(58,907)	(79,843)	(100,813)	(121,784
	180	10,621	(29,751)	(49,937)	(70,156)	(90,421)	(110,686)	(130,952
	200	(3,399)	(42,369)	(61,879)	(81,439)	(101,000)	(120,560)	(140,260
	220	(17,418)	(55,013)	(73,868)	(92,723)	(111,578)	(130,433)	(150,921
	240	(31,438)	(67,708)	(85,857)	(104,007)	(122,157)	(140,477)	(161,581
	260	(45,513)	(80,402)	(97,846)	(115,291)	(132,735)	(151,957)	(172,242
	280	(59,618)	(93,096)	(109,835)	(126,574)	(143,974)	(163,438)	(182,902
	300	(73,723)	(105,790)	(121,824)	(137,858)	(156,275)	(174,919)	(193,563
	320	(87,827)	(118,485)	(133,813)	(150,751)	(168,575)	(186,399)	(204,223
	340	(101,932)	(131,179)	(146,868)	(163,872)	(180,876)	(197,880)	(214,884
	360	(116,037)	(144,624)	(160,808)	(176,992)	(193,176)	(209,360)	(225,544
	380	(130,141)	(159,385)	(174,749)	(190,113)	(205,477)	(220,841)	(236,205
	400	(145,058)	(174,146)	(188,690)	(203,234)	(217,778)	(232,321)	(246,865
	420	(143,050)	(188,907)	(202,630)	(216,354)	(230,078)	(243,802)	(257,526
	440	(177,860)	(203,667)	(216,571)	(229,475)	(242,379)	(255,283)	(268,186
	460	(194,260)	(218,428)	(230,512)	(242,596)	(254,679)	(266,763)	(278,891
	480	(210,661)	(233,189)	(244,452)	(255,716)	(266,980)	(278,244)	(289,615
	.00	(2.10,001)	(200, 100)	(211,102)	(200,1 10)	(200,000)	(270,211)	(200,010
					AH - % on site 0%			
Balance (RLV - TLV)	36,355	0%	10%	15%	20%	25%	30%	35%
		47,584	4,638	(16,835)	(38,308)	(59,780)	(81,268)	(102,827
				(-//				
	1,500	36,355	(6,591)	(28,063)	(49,536)	(71,009)	(92,564)	(114,124
	1,500 3,000	36,355 25,126	(6,591) (17,819)		(49,536) (60,765)	(71,009) (82,301)	(92,564) (103,860)	(114,124 (125,420
				(28,063)				
	3,000	25,126	(17,819)	(28,063) (39,292)	(60,765)	(82,301)	(103,860)	(125,420
Site Specific S106	3,000 4,500	25,126 13,898	(17,819) (29,048)	(28,063) (39,292) (50,520)	(60,765) (72,037)	(82,301) (93,597)	(103,860) (115,157)	(125,420 (136,717
Site Specific S106 1,500	3,000 4,500 6,000	25,126 13,898 2,669	(17,819) (29,048) (40,276)	(28,063) (39,292) (50,520) (61,774)	(60,765) (72,037) (83,334)	(82,301) (93,597) (104,893)	(103,860) (115,157) (126,453)	(125,420 (136,717 (149,438
	3,000 4,500 6,000 7,500	25,126 13,898 2,669 (8,559)	(17,819) (29,048) (40,276) (51,510)	(28,063) (39,292) (50,520) (61,774) (73,070)	(60,765) (72,037) (83,334) (94,630)	(82,301) (93,597) (104,893) (116,190)	(103,860) (115,157) (126,453) (137,750)	(125,420 (136,717 (149,438 (162,574
	3,000 4,500 6,000 7,500 9,000	25,126 13,898 2,669 (8,559) (19,788)	(17,819) (29,048) (40,276) (51,510) (62,807)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367)	(60,765) (72,037) (83,334) (94,630) (105,926)	(82,301) (93,597) (104,893) (116,190) (127,486)	(103,860) (115,157) (126,453) (137,750) (150,639)	(125,420 (136,717 (149,438 (162,574 (175,709
	3,000 4,500 6,000 7,500 9,000 10,500	25,126 13,898 2,669 (8,559) (19,788) (31,016)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844
	3,000 4,500 6,000 7,500 9,000 10,500 12,000	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (191,247)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181) (216,316)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250 (241,386
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169) (87,466) (98,762)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289) (130,585) (142,309)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108) (154,243) (167,378)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177) (179,313) (192,448)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (191,247) (204,382) (217,517)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181) (216,316) (229,452) (242,587)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250 (241,386 (254,521 (267,656
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169) (87,466) (98,762) (110,058)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289) (130,585) (142,309) (155,444)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108) (154,243) (167,378) (180,514)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177) (179,313) (192,448) (205,583)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (191,247) (204,382) (217,517) (230,653)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181) (216,316) (229,452) (242,587) (255,722)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250 (241,386 (254,521 (267,656 (280,847
	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169) (87,466) (98,762) (110,058) (121,355)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289) (130,585) (142,309) (155,444) (168,580)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108) (154,243) (167,378) (180,514) (193,649)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177) (179,313) (192,448) (205,583) (218,719)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (191,247) (204,382) (217,517) (230,653) (243,788)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181) (216,316) (229,452) (242,587) (255,722) (268,858)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250 (241,386 (254,521 (267,656 (280,847 (294,062
	3,000 4,500 6,000 7,500 9,000 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169) (87,466) (98,762) (110,058) (121,355) (132,651)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289) (130,585) (142,309) (155,444) (186,580) (181,715)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108) (154,243) (167,378) (180,514) (193,649) (206,784)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177) (179,313) (192,448) (205,583) (218,719) (231,854)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (191,247) (204,382) (217,517) (230,653) (243,788) (256,923)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181) (216,316) (229,452) (242,587) (255,722) (268,858) (282,015)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250 (241,386 (254,521 (267,662 (280,847 (294,062 (307,277
	3,000 4,500 6,000 7,500 9,000 12,000 13,500 15,000 16,500 18,000 21,000 22,500 24,000 25,500	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169) (87,466) (98,762) (110,058) (121,355) (132,651) (144,711)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289) (130,585) (142,309) (155,444) (168,580) (181,715) (194,850)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108) (154,243) (167,378) (180,514) (193,649) (206,784) (219,920)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177) (179,313) (192,448) (205,583) (218,719) (231,854) (244,989)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (204,382) (217,517) (230,653) (243,788) (256,923) (270,059)	(103,860) (115,157) (126,453) (137,750) (150,639) (153,775) (176,910) (190,046) (203,181) (216,316) (229,452) (242,587) (255,722) (268,858) (282,015) (295,230)	(125,420 (136,717 (149,438 (162,574 (175,709) (188,844 (201,980 (215,115 (228,250 (241,386 (254,521 (267,656 (280,847 (294,062 (307,277 (320,491
	3,000 4,500 6,000 7,500 9,000 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	25,126 13,898 2,669 (8,559) (19,788) (31,016) (42,280) (53,576) (64,873) (76,169) (87,466) (98,762) (110,058) (121,355) (132,651)	(17,819) (29,048) (40,276) (51,510) (62,807) (74,103) (85,400) (96,696) (107,992) (119,289) (130,585) (142,309) (155,444) (186,580) (181,715)	(28,063) (39,292) (50,520) (61,774) (73,070) (84,367) (95,663) (106,959) (118,256) (129,552) (141,108) (154,243) (167,378) (180,514) (193,649) (206,784)	(60,765) (72,037) (83,334) (94,630) (105,926) (117,223) (128,519) (139,906) (153,042) (166,177) (179,313) (192,448) (205,583) (218,719) (231,854)	(82,301) (93,597) (104,893) (116,190) (127,486) (138,783) (151,841) (164,976) (178,111) (191,247) (204,382) (217,517) (230,653) (243,788) (256,923)	(103,860) (115,157) (126,453) (137,750) (150,639) (163,775) (176,910) (190,046) (203,181) (216,316) (229,452) (242,587) (255,722) (268,858) (282,015)	(125,420 (136,717 (149,438 (162,574 (175,709 (188,844 (201,980 (215,115 (228,250 (241,386 (254,521 (267,662 (280,847 (294,062 (307,277

Scheme Ref: Title: Notes: H 8 No. Units Brownfield allocation

					AH - % on site 0%	<u> </u>		
Balance (RLV - TLV)	36,355	0%	10%	15%	20%	25%	30%	35%
	50,000	141,185	98,240	76,767	55,294	33,821	12,266	(9,293)
	75,000	118,722	75,776	54,303	32,831	11,358	(10,197)	(31,757)
TLV (per net acre)	100,000	96,258	53,312	31,840	10,367	(11,106)	(32,661)	(54,221)
166,667	125,000	73,794	30,849	9,376	(12,097)	(33,570)	(55,125)	(76,684)
	150,000	51,331	8,385	(13,088)	(34,560)	(56,033)	(77,588)	(99,148)
	175,000	28,867	(14,078)	(35,551)	(57,024)	(78,497)	(100,052)	(121,612)
	200,000	6,403	(36,542)	(58,015)	(79,488)	(100,960)	(122,515)	(144,075)
	225,000	(16,060)	(59,006)	(80,478)	(101,951)	(123,424)	(144,979)	(166,539)
	250,000	(38,524)	(81,469)	(102,942)	(124,415)	(145,888)	(167,443)	(189,003)
	275,000	(60,987)	(103,933)	(125,406)	(146,879)	(168,351)	(189,906)	(211,466)
								,
					AH - % on site 0%	5		
Balance (RLV - TLV)	36,355	0%	10%	15%	20%	25%	30%	35%
	5	(934,587)	(985,110)	(1,010,372)	(1,035,633)	(1,367,939)	(1,733,118)	(2,098,296)
	10	(291,712)	(337,414)	(362,483)	(387,553)	(412,622)	(437,692)	(462,831)
Density (dph)	15	(91,050)	(134,077)	(155,637)	(177,197)	(198,757)	(222,135)	(247,205)
22	20	9,054	(33,892)	(55,364)	(76,837)	(98,380)	(119,939)	(141,499)
	25	69,116	26,171	4,698	(16,775)	(38,248)	(59,720)	(81,273)
	30	109,158	66,212	44,739	23,267	1,794	(19,679)	(41,152)
	35	137,759	94,813	73,341	51,868	30,395	8,922	(12,551)
	40	159,210	116,264	94,791	73,319	51,846	30,373	8,900
	45	175,894	132,948	111,475	90,003	68,530	47,057	25,584
	50	189,241	146,295	124,822	103,350	81,877	60,404	38,931
	55	200,161	157,216	135,743	114,270	92,797	71,325	49,852
	55	200,101	107,210	100,140	114,210	32,131	71,020	43,002
					AH - % on site 0%			
Balance (RLV - TLV)	36,355	0%	10%	15%	20%	25%	30%	35%
	95%	88,159	44,428	22,563	697	(21,168)	(43,034)	(64,899)
	100%	36,355	(6,591)	(28,063)	(49,536)	(71,009)	(92,564)	(114,124)
Build rate (£psm)	105%	(15,449)	(57,652)	(78,817)	(99,981)	(121,146)	(142,808)	(167,418)
bullu rate (Epsili)	110%	(67,439)	(108,979)	(129,748)	(152,351)	(176,502)	(200,653)	(224,804)
	115%	(119,556)	(163,732)		(211,115)	(234,807)	(258,498)	(282,254)
	120%			(187,424)				(339,986)
	125%	(176,950) (237,552)	(223,415) (283,097)	(246,647)	(269,879)	(293,160)	(316,573)	(339,966)
	130%	(298,153)	(343,007)	(365,496)	(387,985)	(351,817) (410,474)	(432,963)	(455,452)
	130 /6	(290, 133)	(343,007)	(303,490)	(367,963)	(410,474)	(432,903)	(455,452)
					AH - % on site 0%			
Balance (RLV - TLV)	36,355	0%	10%	15%	20%	25%	30%	35%
	75%	(401,047)	(404,688)	(406,508)	(408,329)	(410,150)	(470,168)	(598,809)
	80%	(307,282)	(320,300)	(326,809)	(333,317)	(339,826)	(346,335)	(352,843)
Cahnges in sales values (£)	85%	(213,988)	(236,183)	(247,280)	(258,377)	(269,502)	(280,699)	(291,896)
	90%	(123,419)	(152,350)	(168, 105)	(183,859)	(199,614)	(215,369)	(231,124)
	95%	(43,312)	(78,421)	(95,975)	(113,530)	(131,084)	(150,166)	(170,578)
	100%	36,355	(6,591)	(28,063)	(49,536)	(71,009)	(92,564)	(114,124)
	105%	116,011	65,100	39,645	14,189	(11,267)	(36,722)	(62,178)
	110%	195,668	136,791	107,352	77,914	48,476	19,037	(10,401)
	115%	275,321	208,482	175,060	141,639	108,218	74,797	41,375
	120%	354,606	279,965	242,644	205,324	167,960	130,556	93,152
	125%	433,892	351,322	310,037	268,752	227,467	186,182	144,897
	.2070	100,002	001,022	0.0,007	200,102	LL1, 101	100,102	,007
				Site	Specific S106	£1,500		
Balance (RLV - TLV)	36,355	-	1,500	3,000	4,500	6,000	7,500	9,000
,··=· ·=·/	0	148,029	136,801	125,572	114,344	103,115	91,887	80,658
	20	134,009	122,781	111,552	100,324	89,095	77,867	66,638
	40	119,990	108,761	97,532	86,304	75,075	63,847	52,618
l l		105,970	94,741	83,513	72,284	61,055	49,827	38,598
				00,010	12,204		45,021	30,390
	60			60 402	58 264	47.036	35.807	24 570
CII Speni	80	91,950	80,721	69,493 55,473	58,264	47,036 33,016	35,807	24,578
CIL £psm	80 100	91,950 77,930	80,721 66,701	55,473	44,244	33,016	21,787	10,559
CIL £psm 143.29	80 100 120	91,950 77,930 63,910	80,721 66,701 52,681	55,473 41,453	44,244 30,224	33,016 18,996	21,787 7,767	10,559 (3,461)
	80 100	91,950 77,930	80,721 66,701	55,473	44,244	33,016	21,787	10,559

		£1,500	Specific S106	SILE				
9,000	7,500	6,000	4,500	3,000	1,500	-	36,355	Balance (RLV - TLV)
80,658	91,887	103,115	114,344	125,572	136,801	148,029	0	
66,638	77,867	89,095	100,324	111,552	122,781	134,009	20	
52,618	63,847	75,075	86,304	97,532	108,761	119,990	40	
38,598	49,827	61,055	72,284	83,513	94,741	105,970	60	
24,578	35,807	47,036	58,264	69,493	80,721	91,950	80	
10,559	21,787	33,016	44,244	55,473	66,701	77,930	100	CIL £psm
(3,461)	7,767	18,996	30,224	41,453	52,681	63,910	120	143.29
(17,481)	(6,253)	4,976	16,204	27,433	38,661	49,890	140	
(31,501)	(20,273)	(9,044)	2,184	13,413	24,641	35,870	160	
(45,576)	(34,293)	(23,064)	(11,836)	(607)	10,621	21,850	180	
(59,681)	(48,385)	(37,088)	(25,856)	(14,627)	(3,399)	7,830	200	
(73,786)	(62,489)	(51,193)	(39,897)	(28,647)	(17,418)	(6,190)	220	
(87,890)	(76,594)	(65,298)	(54,001)	(42,705)	(31,438)	(20,210)	240	
(101,995)	(90,699)	(79,402)	(68,106)	(56,810)	(45,513)	(34,230)	260	
(116,100)	(104,803)	(93,507)	(82,211)	(70,914)	(59,618)	(48,321)	280	
(130,205)	(118,908)	(107,612)	(96,315)	(85,019)	(73,723)	(62,426)	300	
(145,132)	(133,013)	(121,716)	(110,420)	(99,124)	(87,827)	(76,531)	320	
(161,532)	(148,397)	(135,821)	(124,525)	(113,228)	(101,932)	(90,635)	340	
(177,933)	(164,798)	(151,663)	(138,629)	(127,333)	(116,037)	(104,740)	360	
(194,334)	(181,199)	(168,063)	(154,928)	(141,793)	(130,141)	(118,845)	380	
(210,735)	(197,599)	(184,464)	(171,329)	(158,193)	(145,058)	(132,950)	400	

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Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation

Notes:	Brownfield alloc Enhanced S106							
ASSUMPTIONS - RESIDENTIAL US		00010						
Total number of units in scheme			8 Ui	nits				
AH Policy requirement (% Target)			35%					
AH tenure split %	Af	fordable Rent:		53.0%				
	Sh	ared ownership		25.0%				
	Int	ermediate		21.6%				
Open Market Sale (OMS) housing			65%					
			100%					
CIL Rate (£ psm)			143.29 £	nem				
OIZ Tato (Z pom)			110.25	pom				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.2	0.0%	0.0		2%	0.2	
2 bed House	20.9%	1.1	0.0%	0.0		14%	1.1	
3 bed House	40.8%	2.1	23.5%	0.7		35%	2.8	
4 bed House								
	35.0%	1.8	2.8%	0.1		24%	1.9	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	0.5		6%	0.5	
2 bed Flat	0.0%	0.0	57.4%	1.6		20%	1.6	
Total number of units	100.0%	5.2	100.0%	2.8		100%	8.0	
	Net area per unit		Net to Gross %		Gre	oss (GIA) per uni	t	
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
I bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
2 Ded Flat	01.0	037	65.0 %			71.0	112	
	Not and a second		Net to Gross %		0-	(014)		
	Net area per unit				Gro	oss (GIA) per uni		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
I bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total	GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	10	107	0	0		10	107	
2 bed House	86	924	0	0		86	924	
3 bed House	191	2,055	55	595		246	2,651	
4 bed House	200	2,155	7	80		208	2,235	
5 bed House	0	2,155	0	0		0	2,235	
b bed House 1 bed Flat	0	0	27	290		27	290	
2 bed Flat	0	0	115	1,242		115	1,242	
	487	5,242	205	2,208		692	7,449	
AH % by floor are	a:		29.63% A	H % by floor area du	e to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			tota	al MV £ (no AH)	
I bed House	180,000	3,103	288				30,888	
2 bed House	250,000	3,165	294				271,700	
B bed House	290,000	3,222	299				806,165	
1 bed House	350,000	3,182	296				663,950	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				73,382	
2 bed Flat	190,000	3,115	289				305,368	
z pod i iat	150,000	3,113	203			_		
							2,151,454	
Affordable Housing values (C)	Affordable Dest	£	% of MV Shared aumoration	£	% of MV	Intermediate	Coom	% of
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm		Intermediate	£psm	
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	8
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	8
		1,726	50% 203,000	2,417	70%	232,000	2,762	8
3 bed House	145,000							7
	145,000 175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	
3 bed House 4 bed House 5 bed House		1,804 #DIV/0!	50% 245,000 50% 0	2,526 #DIV/0!	70% 70%	250,000 0	2,577 #DIV/0!	7
4 bed House	175,000							
4 bed House 5 bed House	175,000 0	#DIV/0!	50% 0	#DIV/0!	70%	0	#DIV/0!	



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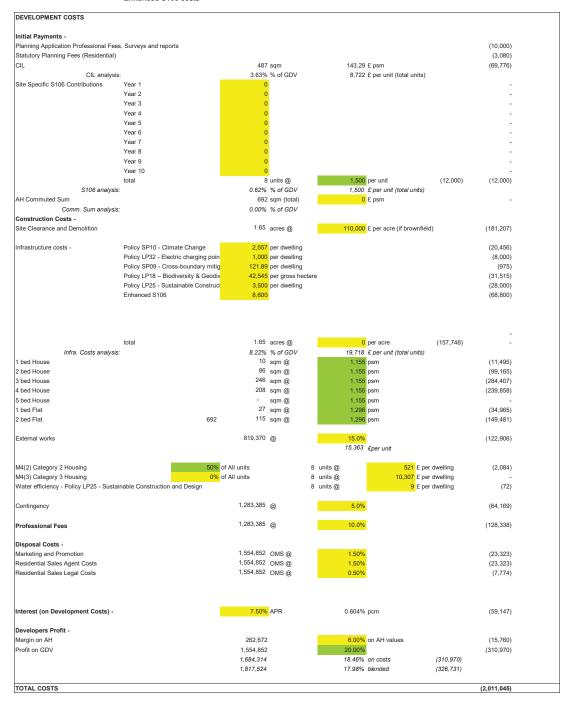


Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation Enhanced S106 costs

DMS GDV -	GROSS DEVELOPMENT VALUE					
1 bed House	OMS GDV -	(part houses due to % mix)				
2 bed House	1 bed House		@	180,000		30,888
1	2 bed House	1.1		250,000		271,700
South House	3 bed House	2.1	@	290,000		615,264
1 bed Flait	4 bed House	1.8		350,000		637,000
1 bed Flat	5 bed House	0.0		0		-
2 bed Flat 0.0	1 bed Flat	0.0		160,000		-
Name	2 bed Flat	0.0		190,000		-
1 bed House		5.2				1,554,852
2 bed House	Affordable Rent GDV -					
Deed House	bed House	0.0	@	90,000		-
State House	P bed House	0.0		125,000		-
Seed House 0.0	B bed House	0.3	@	145,000		50,589
1 bed Flat	l bed House	0.0	@	175,000		7,142
1 bed Flat	5 bed House	0.0		0		-
1.5 158,099	I bed Flat	0.2		80,000		19,446
Shared ownership 1 bed House 0.0	2 bed Flat	0.9		95,000		80,923
bed House		1.5				158,099
2 bed House	Shared ownership					
1	bed House	0.0	@	126,000		-
Dear House 0.0	2 bed House	0.0	@	175,000		-
Ded Flat	B bed House	0.2	@	203,000		33,461
1 bed Flat	1 bed House	0.0	@	245,000		4,724
2 bed Flat 0.4 @ 133,000 53,525 0.7 104,572 Intermediate 2 bed House 0.0 @ 144,000 8 bed House 0.0 @ 200,000 8 bed House 0.1 @ 232,000 32,988 5 bed House 0.0 @ 250,000 4,158 1 bed Flat 0.0 @ 0 2 bed Flat 0.0 @ 0 2 bed Flat 0.0 @ 128,000 12,680 0.00% 0.1 @ 128,000 12,680 0.00% 0.3 @ 152,000 52,768 0.6 102,594 Sub-total GDV Residential AH on-site cost analysis: 8.0 \$\frac{EMV \less EGDV}{28,917 \text{ Eper unit (total units)}} \frac{1,920,118}{231,336}	5 bed House	0.0	@	0		-
104,572 104,	1 bed Flat	0.1	@	112,000		12,862
Number N	2 bed Flat	0.4	@	133,000		53,525
2 bed House 0.0 @ 144,000 3 bed House 0.0 @ 200,000 4 bed House 0.0 @ 200,000 5 bed House 0.1 @ 232,000 32,988 5 bed House 0.0 @ 250,000 4,158 6 bed House 0.0 @ 250,000 4,158 6 bed Flat 0.0 @ 0 5 bed Flat 0.1 @ 128,000 12,680 0.00% 0.3 @ 152,000 52,768 0.6 0.6 102,594 0.5 Sub-total GDV Residential 8.0 10,00% 28,917 £ per unit (total units) 29,118 AH on-site cost analysis: 334 £ psm (total GIA sqm) 28,917 £ per unit (total units)		0.7				104,572
3 bed House	Intermediate					
4 bed House 0.1 @ 232,000 32,988 5 bed House 0.0 @ 250,000 4,158 1 bed Flat 0.0 @ 0 - 1 bed Flat 0.1 @ 128,000 12,680 12,680 10,00% 0.3 @ 152,000 52,768 0.6 102,594 102,594 102,594 102,594 103,000 1	2 bed House	0.0	@	144,000		-
Sub-total GDV Residential	B bed House	0.0		200,000		-
5 bed House	1 bed House	0.1		232,000		32,988
bed Flat	5 bed House	0.0		250,000		4,158
2 bed Flat	I bed Flat	0.0		0		-
0.00% 0.3 @ 152,000 52,768 0.6 102,594	2 bed Flat	0.1		128,000		12,680
0.6 102,594	0.00%	0.3		152,000		52,768
AH on-site cost analysis: £MV less £GDV 231,336 334 £ psm (total GIA sqm) 28,917 £ per unit (total units)		0.6				102,594
AH on-site cost analysis: £MV less £GDV 231,336 334 £ psm (total GIA sqm) 28,917 £ per unit (total units)	Sub-total GDV Residential	8.0				1,920,118
	AH on-site cost analysis:				£MV less £GDV	
		334 £ p	sm (total GIA sqm)		28,917 £ per unit (total units)	
Grant 8 @ U -	Grant	8	@	0		-
Total GDV 1,920,118	Total GDV					1.920.118

Scheme Ref:

Title: 8 No. Units (with AFH)
Notes: Brownfield allocation
Enhanced S106 costs



Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(90,928)
SDLT		- @	5.0% (slabbed)	10,500
Acquisition Agent fees		- @	1.0%	-
Acquisition Legal fees		- @	0.5%	-
Interest on Land		- @	7.5%	-
Residual Land Value				(80,428)
RLV analysis:	(10,053) £ per plot	(120,641) £ per ha	(48,823) £ per acre	

THRESHOLD LAND VALUE						
Residential Density			12.0 dp net ha			
Site Area (Resi)			0.67 net ha	1.65	net acres	
Density analysis:			1,038 sqm/ha	4,522	sqft/ac	
Threshold Land Value	34,319 £ per plot	4	11,833 £ per net ha	166,667	£ per net acre	274,556
		90%	Gross to net	0.74	Gross hectares	

BALANCE			
Surplus/(Deficit)	(532,475) £ per ha	(215,490) £ per acre	(354,983)

Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation Enhanced S106 costs

					AH - % on site 35%	%		
Balance (RLV - TLV)	(354,983)	0%	10%	15%	20%	25%	30%	35%
	0	(90,708)	(143,698)	(170,193)	(196,731)	(223,344)	(249,956)	(278,606
	20	(104,728)	(156,316)	(182,110)	(208,015)	(233,922)	(259,830)	(289,266
	40	(118,748)	(168,934)	(194,097)	(219,299)	(244,501)	(270,622)	(299,927
	60	(132,768)	(181,589)	(206,086)	(230,583)	(255,079)	(282,103)	(310,587
	80	(146,788)	(194,283)	(218,075)	(241,866)	(265,919)	(293,583)	(321,248
CIL £psm	100	(160,807)	(206,978)	(230,064)	(253,150)	(278,219)	(305,064)	(331,908
143.29	120	(174,910)	(219,672)	(242,053)	(264,496)	(290,520)	(316,544)	(342,569
	140	(189,015)	(232,366)	(254,042)	(277,616)	(302,821)	(328,025)	(353,229
	160	(203,119)	(245,060)	(266,352)	(290,737)	(315,121)	(339,506)	(363,890
	180	(217,224)	(257,755)	(280,293)	(303,857)	(327,422)	(350,986)	(374,551
	200	(231,329)	(271,490)	(294,234)	(316,978)	(339,722)	(362,467)	(385,211
	220	(245,433)	(286,250)	(308,175)	(330,099)	(352,023)	(373,947)	(395,872
	240	(259,538)	(301,011)	(322,115)	(343,219)	(364,324)	(385,428)	(406,593
	260	(275,203)	(315,772)	(336,056)	(356,340)	(376,624)	(396,908)	(417,318
	280	(291,604)	(330,532)	(349,997)	(369,461)	(388,925)	(408,421)	(428,043
	300	(308,005)	(345,293)	(363,937)	(382,581)	(401,225)	(419,971)	(438,768
	320	(324,406)	(360,054)	(377,878)	(395,702)	(413,548)	(431,521)	(449,493
	340	(340,807)	(374,815)	(391,819)	(408,823)	(425,923)	(443,071)	(460,218
	360	(357,207)	(389,575)	(405,759)	(421,976)	(438,298)	(454,621)	(470,943
	380	(373,608)	(404,336)	(419,700)	(435,176)	(450,673)	(466,170)	(481,668
	400	(390,009)	(419,097)	(433,703)	(448,376)	(463,048)	(477,720)	(492,393
	420	(406,410)	(433,881)	(447,728)	(461,576)	(475,423)	(489,270)	(503,118
	440	(422,811)	(448,731)	(461,753)	(474,775)	(487,798)	(500,820)	(513,843
	460	(439,211)	(463,581)	(475,778)	(487,975)	(500,173)	(512,370)	(524,568
	480	(455,686)	(478,431)	(489,803)	(501,175)	(512,548)	(523,920)	(535,293
	400	(433,000)	(470,431)	(409,003)	(301,173)	(312,340)	(323,920)	(333,293
					AH - % on site 35%			
Balance (RLV - TLV)	(354,983)	0%	10%	15%	20%	25%	30%	35%
Dalatice (ICLV - TLV)					(266,639)	(291,709)	(316,778)	(341,848
Balance (NEV - TEV)	-	(180,038)	(223,158)	(244,718)				
Balance (NEV = TEV)	- 1,500	(191,335)	(234,454)	(256,014)	(279,775)	(304,844)	(329,914)	(354,983
Balance (NEV - TEV)	3,000	(191,335) (202,631)	(234,454) (245,751)	(256,014) (267,840)	(279,775) (292,910)	(304,844) (317,979)	(329,914) (343,049)	(368,118
Balance (NEV = TEV)		(191,335)	(234,454)	(256,014)	(279,775)	(304,844)	(329,914)	
Balance (NEV - TEV)	3,000	(191,335) (202,631)	(234,454) (245,751)	(256,014) (267,840)	(279,775) (292,910)	(304,844) (317,979)	(329,914) (343,049)	(368,118
Site Specific S106	3,000 4,500	(191,335) (202,631) (213,928)	(234,454) (245,751) (257,047)	(256,014) (267,840) (280,976)	(279,775) (292,910) (306,045)	(304,844) (317,979) (331,115)	(329,914) (343,049) (356,184)	(368,118 (381,254
	3,000 4,500 6,000	(191,335) (202,631) (213,928) (225,224)	(234,454) (245,751) (257,047) (269,042)	(256,014) (267,840) (280,976) (294,111)	(279,775) (292,910) (306,045) (319,181)	(304,844) (317,979) (331,115) (344,250)	(329,914) (343,049) (356,184) (369,320)	(368,118 (381,254 (394,389
Site Specific S106	3,000 4,500 6,000 7,500	(191,335) (202,631) (213,928) (225,224) (236,520)	(234,454) (245,751) (257,047) (269,042) (282,177)	(256,014) (267,840) (280,976) (294,111) (307,246)	(279,775) (292,910) (306,045) (319,181) (332,316)	(304,844) (317,979) (331,115) (344,250) (357,385)	(329,914) (343,049) (356,184) (369,320) (382,455)	(368,118 (381,254 (394,389 (407,592
Site Specific S106	3,000 4,500 6,000 7,500 9,000	(191,335) (202,631) (213,928) (225,224) (236,520) (247,817)	(234,454) (245,751) (257,047) (269,042) (282,177) (295,312)	(256,014) (267,840) (280,976) (294,111) (307,246) (320,382)	(279,775) (292,910) (306,045) (319,181) (332,316) (345,451)	(304,844) (317,979) (331,115) (344,250) (357,385) (370,521)	(329,914) (343,049) (356,184) (369,320) (382,455) (395,590)	(368,118 (381,254 (394,389 (407,592 (420,806
Site Specific S106	3,000 4,500 6,000 7,500 9,000 10,500	(191,335) (202,631) (213,928) (225,224) (236,520) (247,817) (259,113)	(234,454) (245,751) (257,047) (269,042) (282,177) (295,312) (308,448)	(256,014) (267,840) (280,976) (294,111) (307,246) (320,382) (333,517)	(279,775) (292,910) (306,045) (319,181) (332,316) (345,451) (358,587)	(304,844) (317,979) (331,115) (344,250) (357,385) (370,521) (383,656)	(329,914) (343,049) (356,184) (369,320) (382,455) (395,590) (408,759)	(368,118 (381,254 (394,389 (407,592 (420,806 (434,021
Site Specific S106	3,000 4,500 6,000 7,500 9,000 10,500 12,000	(191,335) (202,631) (213,928) (225,224) (236,520) (247,817) (259,113) (271,444)	(234,454) (245,751) (257,047) (269,042) (282,177) (295,312) (308,448) (321,583)	(256,014) (267,840) (280,976) (294,111) (307,246) (320,382) (333,517) (346,653)	(279,775) (292,910) (306,045) (319,181) (332,316) (345,451) (358,587) (371,722)	(304,844) (317,979) (331,115) (344,250) (357,385) (370,521) (383,656) (396,792)	(329,914) (343,049) (356,184) (369,320) (382,455) (395,590) (408,759) (421,974)	(368,118 (381,254 (394,389 (407,592 (420,806 (434,021 (447,236
Site Specific S106	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	(191,335) (202,631) (213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579)	(234,454) (245,751) (257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718)	(256,014) (267,840) (280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788)	(279,775) (292,910) (306,045) (319,181) (332,316) (345,451) (385,587) (371,722) (384,857)	(304,844) (317,979) (331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927)	(329,914) (343,049) (356,184) (369,320) (382,455) (395,590) (408,759) (421,974) (435,189)	(368,118 (381,254 (394,389 (407,592 (420,806 (434,021 (447,236 (460,451
Site Specific S106	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	(191,335) (202,631) (213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715)	(234,454) (245,751) (257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854)	(256,014) (267,840) (280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923)	(279,775) (292,910) (306,045) (319,181) (332,316) (345,451) (385,887) (371,722) (384,857) (397,993)	(304,844) (317,979) (331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142)	(329,914) (343,049) (356,184) (369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404)	(368,118 (381,254 (394,389 (407,592 (420,806 (434,021 (447,236 (460,451 (473,665
Site Specific S106	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	(191,335) (202,631) (213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850)	(234,454) (245,751) (257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989)	(256,014) (267,840) (280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059)	(279,775) (292,910) (306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128)	(304,844) (317,979) (331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357)	(329,914) (343,049) (356,184) (369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618)	(368,118 (381,254 (394,389 (407,592 (420,806 (434,021 (447,236 (460,451 (473,665 (486,880
Site Specific S106	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	(191,335) (202,631) (213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850) (323,985) (337,121)	(234,454) (245,751) (257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989) (374,124)	(256,014) (267,840) (280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329)	(279,775) (292,910) (306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525)	(304,844) (317,979) (331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572)	(329,914) (343,049) (356,184) (369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048)	(368,118 (381,254 (394,389 (407,592 (420,806 (434,021 (447,236 (460,451 (473,665 (486,880 (500,095
Site Specific S106	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000	(191,335) (202,631) (213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850) (323,985) (337,121) (350,256)	(234,454) (245,751) (257,047) (259,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989) (374,124) (387,260) (400,395)	(256,014) (267,840) (280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329) (425,478)	(279,775) (292,910) (306,045) (319,181) (322,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525) (450,739)	(304,844) (317,979) (331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572) (462,786) (476,001)	(329,914) (343,049) (356,184) (369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048) (501,263)	(368,118 (381,254 (394,389 (407,592 (420,806 (434,021 (447,236 (460,451 (473,665 (486,880 (500,095 (513,310 (526,524
Site Specific S106	3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500	(191,335) (202,631) (213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (310,850) (323,985) (337,121) (350,256) (363,391)	(234,454) (245,751) (257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989) (374,124) (387,260) (400,395) (413,530)	(256,014) (267,840) (280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329) (425,478) (438,692)	(279,775) (292,910) (306,045) (319,181) (322,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525) (450,739) (463,954)	(304,844) (317,979) (331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572) (462,786) (476,001) (489,216)	(329,914) (343,049) (356,184) (369,320) (382,455) (395,590) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048) (501,263) (514,477)	(368,118 (381,254 (394,389 (407,592 (420,806 (434,021 (447,236 (460,451 (473,665 (486,880 (500,095 (513,310 (526,524 (539,739
Site Specific S106	3,000 4,500 6,000 7,500 9,000 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	(191,335) (202,631) (202,631) (213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850) (323,985) (337,121) (350,256) (363,391) (376,527)	(234,454) (245,751) (257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989) (374,124) (387,260) (400,395) (413,530) (426,666)	(256,014) (267,840) (280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329) (425,478) (438,692) (451,907)	(279,775) (292,910) (306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525) (450,739) (463,954) (477,169)	(304,844) (317,979) (331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572) (462,786) (476,001) (489,216) (502,431)	(329,914) (343,049) (356,184) (369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048) (501,263) (514,477) (527,692)	(368,118 (381,254 (394,389 (407,592 (420,806 (434,021) (447,236 (460,451 (473,665 (486,880 (500,035) (513,310 (526,524 (539,739 (552,954
Site Specific S106	3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 21,000 22,500 24,000 25,500	(191,335) (202,631) (213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850) (323,985) (337,121) (350,256) (363,391) (376,527) (389,662)	(234,454) (245,751) (267,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989) (374,124) (387,260) (400,395) (413,530) (426,666) (439,860)	(256,014) (267,840) (280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329) (425,478) (438,692) (451,907) (465,122)	(279,775) (292,910) (306,045) (319,181) (322,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525) (450,739) (463,954) (477,169) (490,384)	(304,844) (317,979) (331,1115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572) (446,786) (476,001) (489,216) (502,431) (515,645)	(329,914) (343,049) (356,184) (369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048) (501,263) (514,477) (527,692) (540,907)	(368,118 (381,254 (394,389 (407,592 (420,806 (434,021 (447,236 (460,451 (473,665 (500,095 (513,310 (526,524 (539,739 (566,169
Site Specific S106	3,000 4,500 6,000 7,500 9,000 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	(191,335) (202,631) (202,631) (213,928) (225,224) (236,520) (247,817) (259,113) (271,444) (284,579) (297,715) (310,850) (323,985) (337,121) (350,256) (363,391) (376,527)	(234,454) (245,751) (257,047) (269,042) (282,177) (295,312) (308,448) (321,583) (334,718) (347,854) (360,989) (374,124) (387,260) (400,395) (413,530) (426,666)	(256,014) (267,840) (280,976) (294,111) (307,246) (320,382) (333,517) (346,653) (359,788) (372,923) (386,059) (399,194) (412,329) (425,478) (438,692) (451,907)	(279,775) (292,910) (306,045) (319,181) (332,316) (345,451) (358,587) (371,722) (384,857) (397,993) (411,128) (424,310) (437,525) (450,739) (463,954) (477,169)	(304,844) (317,979) (331,115) (344,250) (357,385) (370,521) (383,656) (396,792) (409,927) (423,142) (436,357) (449,572) (462,786) (476,001) (489,216) (502,431)	(329,914) (343,049) (356,184) (369,320) (382,455) (395,590) (408,759) (421,974) (435,189) (448,404) (461,618) (474,833) (488,048) (501,263) (514,477) (527,692)	(368,118 (381,254 (394,389 (407,592 (420,806 (434,021) (447,236 (460,451 (473,665 (486,880 (500,035) (513,310 (526,524 (539,739 (552,954

Scheme Ref: Title: Notes: H 8 No. Units (with AFH) Brownfield allocation Enhanced S106 costs

					AH - % on site 35	%		
Balance (RLV - TLV)	(354,983)	0%	10%	15%	20%	25%	30%	35%
	50,000	854	(42,265)	(63,825)	(87,586)	(112,655)	(137,725)	(162,794
	75,000	(40,329)	(83,449)	(105,009)	(128,769)	(153,839)	(178,908)	(203,978
TLV (per net acre)	100,000	(81,512)	(124,632)	(146, 192)	(169,952)	(195,022)	(220,091)	(245,161
166,667	125,000	(122,696)	(165,815)	(187,375)	(211,136)	(236,205)	(261,275)	(286,344
	150,000	(163,879)	(206,999)	(228,559)	(252,319)	(277,389)	(302,458)	(327,528
	175,000	(205,062)	(248,182)	(269,742)	(293,502)	(318,572)	(343,641)	(368,711
	200,000	(246,246)	(289,365)	(310,925)	(334,686)	(359,755)	(384,825)	(409,894
	225,000	(287,429)	(330,549)	(352,109)	(375,869)	(400,939)	(426,008)	(451,078
	250,000	(328,612)	(371,732)	(393,292)	(417,052)	(442,122)	(467,191)	(492,261
	275,000	(369,796)	(412,915)	(434,475)	(458,236)	(483,305)	(508,375)	(533,444
	.,,,,,	(****)	()/	(- , -,			(,)	()
Deleges (DIA) TIAN	(054.000)	00/	400/	450/	AH - % on site 35 20%		200/	0.50
Balance (RLV - TLV)	(354,983)	0%	10%	15%		25%	30%	35%
	5	(934,587)	(985,110)	(1,010,372)	(1,035,633)	(1,367,939)	(1,733,118)	(2,098,296
Donald (1.1)	10	(291,712)	(337,414)	(362,483)	(387,553)	(412,622)	(437,692)	(462,831
Density (dph)	15	(91,050)	(134,077)	(155,637)	(177,197)	(198,757)	(222,135)	(247,205
12	20	9,054	(33,892)	(55,364)	(76,837)	(98,380)	(119,939)	(141,499
	25	69,116	26,171	4,698	(16,775)	(38,248)	(59,720)	(81,273
	30	109,158	66,212	44,739	23,267	1,794	(19,679)	(41,152
	35	137,759	94,813	73,341	51,868	30,395	8,922	(12,551
	40	159,210	116,264	94,791	73,319	51,846	30,373	8,900
	45	175,894	132,948	111,475	90,003	68,530	47,057	25,58
	50	189,241	146,295	124,822	103,350	81,877	60,404	38,93
	55	200,161	157,216	135,743	114,270	92,797	71,325	49,85
	55	200,161	157,216	135,743	114,270 AH - % on site 35		71,325	49,852
Balance (RLV - TLV)	(354,983)	200,161	157,216	135,743			71,325	
Balance (RLV - TLV)					AH - % on site 35	%		35%
Balance (RLV - TLV)	(354,983)	0% (139,350)	10% (183,127)	15% (205,082)	AH - % on site 35 20% (227,037)	% 25% (248,992)	30% (272,068)	35% (297,597
, ,	(354,983) 95%	0% (139,350) (191,335)	10% (183,127) (234,454)	15% (205,082) (256,014)	AH - % on site 35 20% (227,037) (279,775)	% 25% (248,992) (304,844)	30% (272,068) (329,914)	35% (297,597 (354,983
Balance (RLV - TLV) Build rate (£psm)	(354,983) 95% 100%	0% (139,350)	10% (183,127)	15% (205,082)	AH - % on site 35 20% (227,037)	% 25% (248,992)	30% (272,068)	35% (297,597 (354,983 (412,465
, ,	(354,983) 95% 100% 105% 110%	0% (139,350) (191,335) (243,452) (300,699)	10% (183,127) (234,454) (289,318) (349,001)	15% (205,082) (256,014) (313,928) (373,151)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302)	% 25% (248,992) (304,844) (363,149) (421,523)	30% (272,068) (329,914) (387,759) (445,861)	35% (297,597 (354,983 (412,465 (470,198
Ì	(354,983) 95% 100% 105% 110% 115%	0% (139,350) (191,335) (243,452) (300,699) (361,300)	10% (183,127) (234,454) (289,318) (349,001) (408,683)	15% (205,082) (256,014) (313,928) (373,151) (432,429)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305)	25% (248,992) (304,844) (363,149) (421,523) (480,180)	30% (272,068) (329,914) (387,759) (445,861) (504,056)	35% (297,597 (354,983 (412,465 (470,198 (527,931
`	(354,983) 95% 100% 105% 110% 115% 120%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424)	25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250)	35° (297,597 (354,983 (412,465 (470,198 (527,931 (585,664
, ,	(354,983) 95% 100% 105% 110% 115%	0% (139,350) (191,335) (243,452) (300,699) (361,300)	10% (183,127) (234,454) (289,318) (349,001) (408,683)	15% (205,082) (256,014) (313,928) (373,151) (432,429)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305)	25% (248,992) (304,844) (363,149) (421,523) (480,180)	30% (272,068) (329,914) (387,759) (445,861) (504,056)	359 (297,597 (354,983 (412,465 (470,198 (527,931 (585,664 (1,024,446
, ,	(354,983) 95% 100% 105% 110% 115% 120% 125%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314)	35% (297,597 (354,983 (412,465
Build rate (£psm)	(354,983) 95% 100% 105% 110% 115% 120% 125% 130%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662) AH - % on site 0%	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008)	35% (297,597 (354,983 (412,465 (470,198 (527,931 (585,664 (1,024,446 (1,500,332
`	(354,983) 95% 100% 105% 115% 120% 125% 130%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662) AH - % on site 0% 20%	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008)	35% (297,597 (354,983 (412,465 (470,198 (527,931 (585,664 (1,024,446 (1,500,332
Build rate (£psm)	(354,983) 95% 100% 105% 110% 115% 120% 125% 130%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662) AH - % on site 0%	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008)	35% (297,597 (354,983 (412,465 (470,198 (527,931 (585,664 (1,024,446 (1,500,332
Build rate (£psm)	(354,983) 95% 100% 105% 115% 120% 125% 130%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662) AH - % on site 0% 20%	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008)	35% (297,597 (364,983 (412,465 (470,198 (527,931 (1,524,444 (1,500,332
Build rate (£psm)	(354,983) 95% 100% 105% 110% 115% 120% 125% 130%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662) AH - % on site 0% 20% (1,334,080)	25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008)	35% (297,597 (354,983 (412,465 (470,198 (527,931) (585,664 (1,024,446 (1,500,332
Build rate (£psm) Balance (RLV - TLV)	(354,983) 95% 100% 105% 110% 115% 120% 125% 130% (354,983) 75% 80%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684)	15% (205.082) (256.014) (313.928) (373.151) (432.429) (492.011) (551.592) (611.173)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (633,662) AH - % on site 0% 20% (1,334,080) (578,995)	% 25% (248.992) (304.844) (363.149) (421.523) (480.180) (538.837) (597.494) (815.685) 25% (1.462.721) (753.109)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008)	359 (297,597 (354,983 (412,465 (470,198) (527,931 (585,664 (1,024,464) (1,500,332 (1,720,004 (1,105,007) (537,574
Build rate (£psm) Balance (RLV - TLV)	(354,983) 95% 100% 105% 115% 110% 125% 130% (354,983) 75% 80% 85%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706) 0% (819,516) (552,960) (459,195)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684) 10% (1,076,798) (565,977) (481,589)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173) 15% (1,205,439) (572,486) (492,786)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662) AH - % on site 0% 20% (1,334,080) (578,995) (503,983)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) (1,462,721) (753,109) (515,180)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008) 30% (1,591,362) (929,058) (526,377)	359 (297,597 (354,983 (412,456 (470,198) (527,931 (586,664 (1,024,446 (1,500,332 (1,720,004 (1,105,007 (637,574 (476,627
Build rate (£psm) Balance (RLV - TLV)	(354,983) 95% 100% 105% 115% 120% 125% 130% (354,983) 75% 80% 85% 90%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706) 0% (819,516) (552,960) (459,195) (366,791) (272,644)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684) 10% (1,076,798) (565,977) (481,589) (397,301) (313,468)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173) 15% (1,205,439) (572,486) (492,786) (413,086) (333,880)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (6374,543) (633,662) AH - % on site 09 20% (1,334,080) (678,995) (603,983) (428,971) (354,292)	% 25% (248.992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) (1,462,721) (753,109) (515,180) (444,856) (374,705)	30% (272.068) (329.914) (387.759) (445.861) (504.056) (562.250) (678.314) (1.158.008) 30% (1.591,362) (929.058) (526.377) (460.741) (395.117)	35% (297,597 (354,983 (412,465,1470,198 (527,931 (1,024,446 (1,500,332 (1,720,004 (1,105,007 (537,574 (476,627)
Build rate (£psm) Balance (RLV - TLV)	(354,983) 95% 100% 105% 110% 115% 120% 1255% 130% (354,983) 75% 80% 85% 90% 95%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706) 0% (819,516) (552,960) (459,195) (366,791) (272,6444) (191,335)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684) 10% (1,076,798) (565,977) (481,589) (397,301) (313,468) (234,454)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173) 15% (1,205,439) (572,486) (492,786) (413,086) (333,886) (333,866) (256,014)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662) AH - % on site 0% 20% (1,334,080) (579,995) (503,983) (428,971) (354,292) (279,775)	25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) 25% (1,462,721) (753,109) (515,180) (444,856) (374,705) (304,844)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008) 30% (1,591,362) (929,058) (526,377) (460,741) (395,117) (329,914)	359 (297,597 (354,983 (412,465 (527,931 (585,664 (1,500,332 (1,500,332 (1,720,004 (1,105,007 (476,627 (476,627 (476,627 (476,627 (476,627 (476,627)
Build rate (£psm) Balance (RLV - TLV)	(354,983) 95% 100% 105% 115% 120% 125% 130% (354,983) 75% 80% 85% 90% 95% 100%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706) 0% (819,516) (552,960) (459,195) (365,791) (272,644) (191,335) (111,497)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684) 10% (1,076,798) (665,977) (481,589) (397,301) (313,468) (234,454) (162,409)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173) 15% (1,205,439) (572,486) (492,786) (413,086) (333,880) (256,014) (187,923)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662) AH - % on site 09 20% (1,334,080) (578,995) (503,983) (428,971) (354,292) (279,775) (213,488)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) (1,462,721) (753,109) (515,180) (444,856) (374,705) (304,844) (239,054)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (562,250) (678,314) (1,158,008) 30% (1,591,362) (929,058) (526,377) (460,741) (395,117) (329,914) (264,710)	35% (297,597 (354,983 (412,465 (470,198) (527,931 (585,664 (1,500,332 (1,500,332 (1,720,004 (1,105,007) (537,577 (476,627 (415,680 (354,983) (294,437
Build rate (£psm) Balance (RLV - TLV)	(354,983) 95% 100% 105% 110% 115% 120% 125% 130% (354,983) 75% 80% 85% 90% 95% 100% 105% 110%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706) 0% (819,516) (552,960) (459,195) (366,791) (272,644) (191,335) (111,497) (31,841)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684) 10% (1,076,798) (665,977) (481,589) (397,301) (313,468) (234,454) (162,409) (90,718)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173) 15% (1,205,439) (572,486) (492,786) (433,086) (333,880) (256,014) (187,923) (120,156)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662) AH - % on site 0% 20% (1,334,080) (578,995) (503,983) (428,971) (354,292) (279,775) (213,488) (149,595)	25% (248,992) (304,844) (363,149) (421,523) (480,180) (597,494) (815,685) 25% (1,462,721) (753,109) (515,180) (515,180) (444,856) (374,705) (304,844) (239,054) (179,033)	30% (272.068) (329.914) (387.759) (445.861) (504.056) (652.250) (678.314) (1.158.008) 30% (1.591.362) (929.058) (526.377) (460.741) (395.117) (329.914) (264.710) (208.544)	35% (297,597 (364,983 (412,465,64) (527,931 (527,931 (1,500,332 (1,500,332 (1,105,007 (415,680 (364,983 (294,437) (238,114
Build rate (£psm) Balance (RLV - TLV)	(354,983) 95% 100% 105% 110% 115% 120% 125% 130% (354,983) 75% 80% 85% 90% 95% 100% 105% 110%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706) 0% (819,516) (552,960) (459,195) (365,791) (272,644) (191,335) (111,497) (31,841) 47,815	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684) 10% (1,076,798) (565,977) (481,589) (397,301) (313,468) (234,454) (162,409) (90,718) (19,027)	15% (205.082) (256.014) (313.928) (373.151) (432.429) (492.011) (551.592) (611.173) 15% (1,205.439) (572.486) (492.786) (413.086) (333.880) (256.014) (187.923) (120.156) (52.448)	AH - % on site 35 20% (227,9775) (338,538) (397,302) (456,305) (515,424) (634,543) (633,662) AH - % on site 0% 20% (1,334,080) (578,995) (503,983) (428,971) (354,292) (279,775) (213,488) (149,595) (85,870)	% 25% (248,992) (304,844) (363,149) (421,523) (480,180) (538,837) (597,494) (815,685) 25% (1,462,721) (753,109) (515,180) (444,856) (374,705) (304,844) (239,054) (179,033) (119,291)	30% (272,068) (329,914) (387,759) (445,861) (504,056) (662,250) (678,314) (1,158,008) 30% (1,591,362) (929,058) (526,377) (460,741) (395,117) (329,914) (264,710) (208,544) (152,712)	359 (297,597 (354,983 (412,465 (470,198) (527,931 (585,664 (1,500,332 (1,720,004 (1,105,007 (537,574 (415,680 (354,983 (294,437 (238,114) (186,133
Build rate (£psm) Balance (RLV - TLV)	(354,983) 95% 100% 105% 110% 115% 120% 125% 130% (354,983) 75% 80% 85% 90% 95% 100% 105% 110%	0% (139,350) (191,335) (243,452) (300,699) (361,300) (421,901) (482,738) (543,706) 0% (819,516) (552,960) (459,195) (366,791) (272,644) (191,335) (111,497) (31,841)	10% (183,127) (234,454) (289,318) (349,001) (408,683) (468,597) (528,641) (588,684) 10% (1,076,798) (665,977) (481,589) (397,301) (313,468) (234,454) (162,409) (90,718)	15% (205,082) (256,014) (313,928) (373,151) (432,429) (492,011) (551,592) (611,173) 15% (1,205,439) (572,486) (492,786) (433,086) (333,880) (256,014) (187,923) (120,156)	AH - % on site 35 20% (227,037) (279,775) (338,538) (397,302) (456,305) (515,424) (574,543) (633,662) AH - % on site 0% 20% (1,334,080) (578,995) (503,983) (428,971) (354,292) (279,775) (213,488) (149,595)	25% (248,992) (304,844) (363,149) (421,523) (480,180) (597,494) (815,685) 25% (1,462,721) (753,109) (515,180) (515,180) (444,856) (374,705) (304,844) (239,054) (179,033)	30% (272.068) (329.914) (387.759) (445.861) (504.056) (652.250) (678.314) (1.158.008) 30% (1.591.362) (929.058) (526.377) (460.741) (395.117) (329.914) (264.710) (208.544)	359 (297,597 (354,983 (412,468 (470,198 (527,931 (1,500,332 (1,500,332 (1,720,004 (1,105,007 (476,627 (415,680 (354,983 (294,433 (238,114)

16	e Specific S1	ite Specific	S106 £1	21,500		
				6.000	7,500	9,000
	(304,8					(344,283)
	(315,5					(354,943)
3) ((326,19	(326	5,198) (339,	9,333) ((365,604)
3) ((336,8	(336	6,858) (349,	9,993) ((363,129)	(376,264)
9) ((347,5	(347	7,519) (360,	0,654) ((373,789)	(386,925)
9) ((358,17	(358	3,179) (371,	1,314) ((384,450)	(397,592)
0) ((368,84	(368	3,840) (381,	1,975) ((395,110)	(408,317)
4) ((381,2	(381	1,254) (394,	4,389) ((407,592)	(420,806)
1) ((390,10	(390),161) (403,	3,338) ((416,552)	(429,767)
3) ((400,84	(400	0,848) (414,	4,063) ((427,277)	(440,492)
3) ((411,5	(411	1,573) (424,	4,787) ((438,002)	(451,217)
3) ((422,29	(422	2,298) (435,	5,512) ((448,727)	(461,942)
3) ((433,02	(433	3,023) (446,	6,237) ((459,452)	(472,667)
3) ((443,74	(443	3,748) (456,	6,962) ((470,177)	(483,392)
3) ((454,47	(454	1,473) (467,	7,687) ((480,902)	(494,117)
3) ((465,19	(465	5,198) (478,	8,412) ((491,627)	(504,842)
3) ((475,92	(475	5,923) (489,	9,137) ((502,352)	(515,567)
7) ((486,64	(486	5,647) (499,	9,862) ((513,077)	(526, 292)
2) ((497,3	(497	7,372) (510,	0,587) ((523,802)	(537,017)
7) ((508,09	(508	3,097) (521,	1,312) ((534,527)	(547,742)
2) ((518,82	(518	3,822) (532,	2,037) ((545,252)	(558,467)

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L:_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2_B&MS District Councils_Appraisals\20102 As Residential Appraisals_BETA_2.7\BF 8 Units (AFH) (S106)

Scheme Ref: Title: Notes: I 15 No. Units Brownfield allocation

	Enhanced S106	costs						
ASSUMPTIONS - RESIDENTIAL US	ES							
Total number of units in scheme			15 U	Inits				
AH Policy requirement (% Target)			35%					
AH tenure split %		fordable Rent:		53.0%				
		nared ownership		25.0%				
	Int	termediate		21.6%				
Open Market Sale (OMS) housing			65%					
			100%					
CIL Rate (£ psm)			143.29 £	psm				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.3	0.0%	0.0		2%	0.3	
2 bed House	20.9%	2.0	0.0%	0.0		14%	2.0	
3 bed House	40.8%	4.0	23.5%	1.2		35%	5.2	
4 bed House	35.0%	3.4	2.8%	0.1		24%	3.6	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	0.9		6%	0.9	
2 bed Flat	0.0%	0.0	57.4%	3.0		20%	3.0	
Total number of units	100.0%	9.8	100.0%	5.3		100%	15.0	
	Net area per unit		Net to Gross %		G	ross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Net area per unit		Net to Gross %		G	ross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	50.0	538				50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House	84.0	904				84.0	904	
4 bed House	97.0	1,044				97.0	1,044	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Tot	al GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	19	201	0	0		19	201	
2 bed House	161	1,733	0	0		161	1,733	
3 bed House	358	3,854	104	1,116		462	4,970	
4 bed House	375	4,041	14	151		389	4,191	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	51	544		51	544	
2 bed Flat	0	0	216	2,328		216	2,328	
	913	9,828	385	4,139		1,298	13,967	
AH % by floor area	a:		29.63% A	H % by floor area du	e to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			total	MV £ (no AH)	
1 bed House	180,000	3,103	288				57,915	
2 bed House	250,000	3,165	294				509,438	
3 bed House	290,000	3,222	299				1,511,560	
4 bed House	350,000	3,182	296				1,244,906	
5 bed House	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				137,592	
2 bed Flat	190,000	3,115	289				572,565	
						_	4,033,976	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV	Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70%	144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70%	200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70%	232,000	2,762	80%
	175,000	1,804	50% 245,000	2,526	70%	250,000	2,577	71%
4 bed House	175,000							740/
4 bed House 5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70%	0	#DIV/0!	71%
			50% 0 50% 112,000	#DIV/0! 2,240	70% 70%	0 128,000	#DIV/0! 2,560	71% 80%
5 bed House	0	#DIV/0!						

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Scheme Ref: Title: Notes: I 15 No. Units Brownfield allocation Enhanced S106 costs

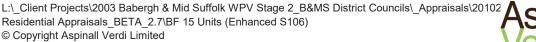
GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)				
1 bed House	0.3	@	180,000		57,915
bed House	2.0	@	250,000		509,438
bed House	4.0	@	290,000		1,153,620
bed House	3.4	@	350,000		1,194,375
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		
bed Flat	0.0	@	190,000		
	9.8				2,915,348
Affordable Rent GDV -					
bed House	0.0	@	90,000		
bed House	0.0	@	125,000		
3 bed House	0.7	@	145,000		94,854
4 bed House	0.1	@	175,000		13,391
5 bed House	0.0	@	0		
l bed Flat	0.5	@	80,000		36,462
2 bed Flat	1.6	@	95,000		151,730
	2.8		,		296,436
hared ownership					
bed House	0.0	@	126,000		
bed House	0.0	@	175,000		
bed House	0.3	@	203,000		62,740
l bed House	0.0	@	245,000		8,857
bed House	0.0	@	0		
1 bed Flat	0.2	@	112,000		24,117
2 bed Flat	0.8	@	133,000		100,359
	1.3		·		196,073
ntermediate	-				
2 bed House	0.0	@	144,000		-
3 bed House	0.0	@	200,000		
4 bed House	0.3	@	232,000		61,852
5 bed House	0.0	@	250,000		7,796
I bed Flat	0.0	@	0		
2 bed Flat	0.2	@	128,000		23,776
0.00%	0.7	@	152,000		98,939
	1.1				192,363
Sub-total GDV Residential	15.0				3,600,220
AH on-site cost analysis:				£MV less £GDV	433,755
	334 £ psm	(total GIA sqm)		28,917 £ per unit (total units)	
Grant	15	@	0		-
					3,600,220

Title: 15 No. Units Notes: Brownfield allocation Enhanced S106 costs



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Residential Appraisals_BETA_2.7\BF 15 Units (Enhanced S106) © Copyright Aspinall Verdi Limited



 Scheme Ref:
 I

 Title:
 15 No. Units

 Notes:
 Brownfield allocation

 Enhanced S106 costs

RESIDUAL LAND VALUE					
Residual Land Value (gross)					16,856
SDLT			16,856 @	5.0% (slabbed	9,657
Acquisition Agent fees			16,856 @	1.0%	(169)
Acquisition Legal fees			16,856 @	0.5%	(84)
Interest on Land			16,856 @	7.5%	(1,264)
Residual Land Value					24,996
RLV 8	analysis:	1,666 £ per plot	34,994 £ per ha	14,162 £ per ac	re
RLV 8	analysis:	1,666 £ per plot	34,994 £ per ha	14,162 £ per ac	re

THRESHOLD LAND VALUE					
Residential Density			21.0 dp net ha		
Site Area (Resi)			0.71 net ha	1.77 net acres	
Density analysis:			1,817 sqm/ha	7,913 sqft/ac	
Threshold Land Value	19,611 £ per plot		411,833 £ per net ha	166,667 £ per net acre	294,167
		90%	Gross to net	0.79 Gross hectares	

BALANCE			
Surplus/(Deficit)	(376,839) £ per ha	(152,505) £ per acre	(269,171)

Scheme Ref: Title: Notes: I 15 No. Units Brownfield allocation Enhanced S106 costs

					AH - % on site 35%	%		
Balance (RLV - TLV)	(269,171)	0%	10%	15%	20%	25%	30%	35%
	0	202,859	104,340	55,081	5,822	(43,437)	(92,810)	(142,245)
	20	175,767	79,958	32,053	(15,851)	(63,816)	(111,888)	(159,961)
	40	148,676	55,575	9,025	(37,548)	(84,257)	(130,967)	(177,677)
	60	121,584	31,193	(14,005)	(59,352)	(104,699)	(150,046)	(195,393)
	80	94,492	6,811	(37,172)	(81,156)	(125,140)	(169,124)	(213,109)
CIL £psm	100	67,401	(17,718)	(60,339)	(102,961)	(145,582)	(188,203)	(230,825)
143.29	120	40,269	(42,248)	(83,506)	(124,765)	(166,023)	(207,282)	(248,540)
	140	13,014	(66,778)	(106,674)	(146,569)	(186,465)	(226,361)	(266,256)
	160	(14,242)	(91,308)	(129,841)	(168,374)	(206,907)	(245,439)	(284,097)
	180	(41,497)	(115,837)	(153,008)	(190,178)	(227,348)	(264,518)	(304,822)
	200	(68,752)	(140,367)	(176,175)	(211,982)	(247,790)	(283,703)	(325,546)
	220	(96,008)	(164,897)	(199,342)	(233,786)	(268,278)	(306,022)	(346,271)
	240	(123,263)	(189,427)	(222,509)	(255,600)	(289,686)	(328,341)	(366,995)
	260	(150,518)	(213,957)	(245,676)	(277,536)	(313,598)	(350,659)	(387,720)
	280	(177,774)	(238,486)	(268,971)	(302,045)	(337,511)	(372,978)	(408,444)
	300	(205,029)	(263,147)	(293,679)	(327,552)	(361,424)	(395,297)	(429,169)
	320	(232,307)	(288,502)	(320,781)	(353,059)	(385,337)	(417,615)	(449,893)
	340	(259,727)	(317,198)	(347,882)	(378,566)	(409,250)	(439,934)	(470,618)
	360	(287,714)	(345,893)	(374,983)	(404,073)	(433,163)	(462,253)	(491,412)
	380	(319,598)	(374,589)	(402,084)	(429,580)	(453, 103)	(484,571)	(512,262)
	400	(351,481)	(403,284)	(402,084)	(455,087)	(480,989)	(507,002)	(533,112)
	420	(383,365)	(431,980)	(429,180)	(480,594)	(504,949)	(529,455)	(553,962)
	440	(415,249)	(460,675)	(483,388)	(506,104)	(504,949)	(529,455)	(574,811)
	460				(531,766)			(595,661)
	480	(447,133) (479,017)	(489,371) (518,066)	(510,490) (537,732)	(557,427)	(553,064) (577,122)	(574,363) (596,816)	(616,511)
	460	(479,017)	(516,000)	(337,732)	(557,427)	(377,122)	(390,610)	(010,511)
					AH - % on site 35%	%		
Balance (RLV - TLV)	(269,171)	0%	10%	15%	20%	25%	30%	35%
	-	30,359	(48,984)	(88,656)	(128,327)	(167,999)	(207,670)	(247,342)
	1,500	8,530	(70,813)	(110,484)	(150,156)	(189,828)	(229,499)	(269,171)
	3,000	(13,299)	(92,642)	(132,313)	(171,985)	(211,656)	(251,328)	(292,318)
	4,500	(35,127)	(114,470)	(154,142)	(193,814)	(233,485)	(273,195)	(317,854)
	6,000	(56,956)	(136,299)	(175,971)	(215,642)	(255,314)	(297,026)	(343,389)
	7,500	(78,785)	(158,128)	(197,799)	(237,471)	(277,243)	(322,561)	(368,925)
Site Specific S106	7,500		(179,957)	(219,628)	(259,331)	(301,733)	(348,097)	(394,461)
Site Specific S106 1,500	9,000	(100,613)	(110,001)				(070,000)	(419,996)
					(281,292)	(327,269)	(3/3,633)	
	9,000	(100,613) (122,442) (144,271)	(201,785) (223,614)	(241,457) (263,380)	(281,292) (306,441)	(327,269) (352,805)	(373,633) (399,168)	(445,532)
	9,000 10,500 12,000	(122,442) (144,271)	(201,785) (223,614)	(241,457) (263,380)	(306,441)	(352,805)	(399,168)	
	9,000 10,500 12,000 13,500	(122,442) (144,271) (166,100)	(201,785) (223,614) (245,468)	(241,457) (263,380) (285,613)	(306,441) (331,977)	(352,805) (378,340)	(399,168) (424,704)	(471,068)
	9,000 10,500 12,000 13,500 15,000	(122,442) (144,271) (166,100) (187,928)	(201,785) (223,614) (245,468) (267,428)	(241,457) (263,380) (285,613) (311,148)	(306,441) (331,977) (357,512)	(352,805) (378,340) (403,876)	(399,168) (424,704) (450,240)	(471,068) (496,705)
	9,000 10,500 12,000 13,500 15,000 16,500	(122,442) (144,271) (166,100) (187,928) (209,757)	(201,785) (223,614) (245,468) (267,428) (290,320)	(241,457) (263,380) (285,613) (311,148) (336,684)	(306,441) (331,977) (357,512) (383,048)	(352,805) (378,340) (403,876) (429,412)	(399,168) (424,704) (450,240) (475,775)	(471,068) (496,705) (522,395)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220)	(306,441) (331,977) (357,512) (383,048) (408,584)	(352,805) (378,340) (403,876) (429,412) (454,947)	(399,168) (424,704) (450,240) (475,775) (501,389)	(471,068) (496,705) (522,395) (548,085)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756)	(306,441) (331,977) (357,512) (383,048) (408,584) (434,119)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079)	(471,068) (496,705) (522,395) (548,085) (573,775)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565) (275,525)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392) (366,928)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756) (413,291)	(306,441) (331,977) (357,512) (383,048) (408,584) (434,119) (459,655)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483) (506,073)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079) (552,769)	(471,068) (496,705) (522,395) (548,085) (573,775) (599,465)
·	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565) (275,525) (299,736)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392) (366,928) (392,463)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756) (413,291) (438,827)	(306,441) (331,977) (357,512) (383,048) (408,584) (434,119) (459,655) (485,191)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483) (506,073) (531,763)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079) (552,769) (578,459)	(471,068) (496,705) (522,395) (548,085) (573,776) (599,465) (625,155)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565) (275,525) (299,736) (325,271)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392) (366,928) (392,463) (417,999)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756) (413,291) (438,827) (464,363)	(306,441) (331,977) (357,512) (363,048) (408,584) (434,119) (459,655) (485,191) (510,757)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483) (506,073) (531,763) (557,453)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079) (552,769) (578,459) (604,149)	(471,068) (496,705) (522,395) (548,085) (573,775) (599,465) (625,155) (650,845)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565) (275,525) (299,736) (325,271) (350,807)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392) (366,928) (392,463) (417,999) (443,535)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756) (413,291) (438,827) (464,363) (489,898)	(306,441) (331,977) (357,512) (383,048) (408,584) (434,119) (459,655) (485,191) (510,757) (536,447)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483) (506,073) (531,763) (557,453) (583,143)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079) (552,769) (578,459) (604,149) (629,839)	(471,068) (496,705) (522,395) (548,085) (573,775) (599,465) (625,155) (650,845) (676,535)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 21,000 22,500 24,000 25,500 27,000	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565) (275,525) (297,36) (325,271) (350,807) (376,343)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392) (366,928) (392,463) (417,999) (443,535) (469,070)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756) (413,291) (488,827) (464,363) (489,898) (515,441)	(306,441) (331,977) (357,512) (383,048) (408,584) (434,119) (459,655) (485,191) (510,757) (536,447) (562,137)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483) (506,073) (531,763) (557,453) (583,143) (608,833)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079) (552,769) (578,459) (604,149) (629,839) (655,529)	(471,068) (496,705) (522,395) (548,085) (573,775) (599,465) (625,155) (650,845) (676,535) (702,311)
	9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	(122,442) (144,271) (166,100) (187,928) (209,757) (231,604) (253,565) (275,525) (299,736) (325,271) (350,807)	(201,785) (223,614) (245,468) (267,428) (290,320) (315,856) (341,392) (366,928) (392,463) (417,999) (443,535)	(241,457) (263,380) (285,613) (311,148) (336,684) (362,220) (387,756) (413,291) (438,827) (464,363) (489,898)	(306,441) (331,977) (357,512) (383,048) (408,584) (434,119) (459,655) (485,191) (510,757) (536,447)	(352,805) (378,340) (403,876) (429,412) (454,947) (480,483) (506,073) (531,763) (557,453) (583,143)	(399,168) (424,704) (450,240) (475,775) (501,389) (527,079) (552,769) (578,459) (604,149) (629,839)	(471,068) (496,705) (522,395) (548,085) (573,775) (599,465) (625,155) (650,845) (676,535)

 Scheme Ref:
 I

 Title:
 15 No. Units

 Notes:
 Brownfield allocation

 Enhanced S106 costs

TLV (per net acre) 10.00 128,197 46,854 7,182 (2.489) (27.169) (113.001 (151.594) (151									
TLV (per rel acro) 75,000						AH - % on site 35	%		
TIV (per net serie) 100,000 120,197 4, 46,894 1156,697 125,600 120,197 2, 779 100,000 170,197 1, 100,000 170	Balance (RLV - TLV)	(269,171)	0%	10%				30%	35%
T. I. V. per not acro. 109,000 109,00		50,000	214,447	135,104	95,432	55,761	16,089	(23,583)	(63,254)
186,887 125,000 19,007 14,1396 16,168 170,179 16,168 175,000 19,000,181 129,000,18		75,000	170,322	90,979	51,307	11,636	(28,036)	(67,708)	(107,379)
150,000	TLV (per net acre)	100,000	126,197	46,854	7,182	(32,489)	(72,161)	(111,833)	(151,504)
175.000	166,667	125,000	82,072	2,729	(36,943)	(76,614)	(116,286)	(155,958)	(195,629)
220,000 (6),030 (129,649) (169,346) (208,346) (208,946) (288,873) (288,046)		150,000	37,947	(41,396)	(81,068)	(120,739)	(160,411)	(200,083)	(239,754)
255.000		175,000	(6,178)	(85,521)	(125,193)	(164,864)	(204,536)	(244,208)	(283,879)
200.000 (138.053) (277.989) (287.589) (287.239) (388.911) (276.883) (488.2789) (489.2789) (275.000) (152.6781) (286.0217) (388.1083) (489.2789)		200,000	(50,303)	(129,646)	(169,318)	(208,989)	(248,661)	(288,333)	(328,004)
200.000 (138.053) (277.989) (287.589) (287.239) (388.911) (276.883) (488.2789) (489.2789) (275.000) (152.6781) (286.0217) (388.1083) (489.2789)		225,000							
Balance (RLV - TLV) (289,171) (70) (10) (10) (10) (10) (10) (10) (10) (1									
Balance (RLV - TLV)									
Balance (PLLV - TLV) (269.171)			,			, , ,		, ,	, , ,
S									
Denaily (c)ph) 10	Balance (RLV - TLV)								
Density (John) 15 (208.796) (28.139) (327.205) (367.476) (406.296) (45.682) (501.026) (26.08.306) (27.096) (26.08.306) (27.096) (26.08.306) (27.096) (27.096) (26.08.306) (27.096) (27.096) (142.277) (192.248) (28.096) (2									
2 20									
25								(454,662)	
30 171,302 92,177 52,506 12,834 26,874 (10,15) (15,1	21		(18,635)	(97,978)	(137,650)	(177,321)	(216,993)	(256,664)	(296,386)
35 225,483 146,374 106,870 67,164 27,493 127,179 (51,850) 40 206,181 147,070 147,456 107,901 68,240 29,899 (11,103) 69,993 60,281 20,590 (11,103) 65,593 60,281 20,590 (11,103) 65,593 60,281 20,590 (11,103) 65,593 60,281 20,590 (11,103) 65,593 60,281 20,590 65,888 60,281 20,590 65,888 60,281			95,450	16,115	(23,556)	(63,228)	(102,899)	(142,571)	(182,243)
40 266,118 197,000 147,455 107,001 69,240 29,660 (11,103)		30	171,302	92,177	52,506	12,834	(26,837)	(66,509)	(106,180)
Head		35	225,483	146,374	106,820	67,164	27,493	(12,179)	(51,850)
Head		40	266,118	187,009	147,455	107,901	68,240	28,569	(11,103)
Balance (RLV - TLV) Case (AT - Sas		45	297,723	218,614	179,060	139,506	99,933	60,261	
Balance (RLV - TLV)									
Balance (RLV - TLV) 95% 107672 279.65 (1329) (239.63) (40,60) (154,515) (174,840) (17		55	343,694	264,586					
Balance (RLV - TLV) 95% 107672 279.65 (1329) (239.63) (40,60) (154,515) (174,840) (17		_							
95% 107,875 27,065 (13,239) (53,663) (94,089) (134,515) (174,940) (194,089) (194,515) (198,082) (229,499) (269,171) (109,490) (266,570) (308,851) (333,450) (386,049) (442,646) (472,722) (493,464) (473,672) (473,672) (473,686) (422,613) (463,630) (510,125) (564,158) (598,191) (125% (524,281) (606,071) (509,0599) (693,161) (125% (524,281) (606,071) (509,0599) (693,161) (736,374) (778,125) (260,787) (130,478) (1									
Bulld rate (Epsm) 105% (90.980) (168.815) (207.732) (246.649) (286.052) (231.533) (377.015) 110% (190.490) (266.977) (308.851) (335.453) (386.049) (442.648) (467.222) 115% (231.453) (378.896) (422.613) (466.330) (510.125) (554.158) (598.191) 125% (524.281) (606.701) (650.959) (693.216) (735.474) (778.125) (627.478) 125% (524.281) (606.701) (650.959) (693.216) (735.474) (778.125) (820.787) 130% (641.299) (724.038) (765.408) (807.050) (6448.818) (890.587) (1161.433) Balance (RLV - TLV) (269.171) (9% 10% 10% 15% 20% 25% 30% 35% 35% 662.717) (674.700) (685.844) (682.717) (674.700) (685.841) (696.844) (682.717) (674.700) (685.841) (696.844) (682.711) (1055.586) (12.286.461) (1461.389) (685.441) (696.844) (682.711) (1055.586) (12.286.461) (1461.389) (686.844) (682.711) (1055.586) (12.286.461) (1461.389) (686.844) (682.711) (1055.586) (12.286.461) (1461.389) (686.844) (682.711) (1055.586) (12.286.461) (1461.389) (686.844) (682.711) (1055.586) (12.286.461) (1461.389) (686.844) (682.711) (1055.586) (12.286.461) (1461.389) (686.844) (682.711) (1655.586) (12.286.461) (1461.389) (146	Balance (RLV - TLV)								
Bulld rate (Epsm) 105% (90.880) (168.815) (207.732) (246.649) (286.052) (331.533) (377.015) 110% (190.400) (266.570) (308.851) (353.450) (398.049) (442.648) (487.292) 115% (221.463) (377.898) (422.613) (4463.30) (310.125) (554.158) (996.191) 120% (407.872) (495.541) (636.509) (679.954) (622.800) (665.445) (7092.171) 130% (641.299) (724.038) (765.408) (807.059) (693.161) (736.474) (778.125) (202.0787) 130% (641.299) (724.038) (765.408) (807.059) (693.48) (899.587) (1.161.433) ***AH - % on sine 0%** ***Balance (RLV - TLV)** ***Callinges in sales values (c) 665.2717 (674.700) (695.691) (696.444) (700.177) (719.189) (730.380) 665.2717 (674.700) (695.691) (696.444) (700.177) (719.189) (730.380) 674.700 (695.691) (696.444) (700.177) (719.189) (730.380) 675.666.894) (354.277) (825.893) (411.489) (440.1189) (440.7575) 99% (221.789) (98.108) (136.264) (174.419) (212.574) (250.729) (268.941) (106.666									
110% (190,490) (266,970) (308,611) (353,460) (386,049) (442,648) (447,222) (115% (291,463) (378,896) (422,613) (466,330) (510,125) (554,158) (596,191) (120% (407,672) (493,541) (536,509) (693,216) (735,474) (778,125) (620,787) (130% (641,299) (724,038) (765,048) (897,050) (884,818) (899,587) (1.161,433) (641,299) (724,038) (765,408) (897,050) (848,818) (899,587) (1.161,433) (755,474) (778,125) (820,787) (130% (641,299) (724,038) (765,408) (807,050) (848,818) (899,587) (1.161,433) (899,587) (1.161,433) (899,587) (1.161,433) (899,587) (1.161,433) (899,587) (1.161,433) (899,587) (1.161,433) (899,587) (1.161,433) (899,587) (1.161,433) (899,587) (1.161,433) (899,587) (1.161,433) (899,587) (899,692) (89				(70,813)				(229,499)	
115% (291.463) (378.896) (422.613) (466.330) (510.122) (554.158) (598.191) (120% (407.872) (493.541) (536.509) (579.654) (622.800) (665.945) (709.217) (709.217) (130% (641.299) (724.038) (766.408) (807.050) (848.818) (890.587) (11.61.433) (641.299) (724.038) (766.408) (807.050) (848.818) (890.587) (11.61.433) (766.408) (807.050) (848.818) (890.587) (11.61.433) (766.408) (807.050) (848.818) (890.587) (11.61.433) (766.408) (807.050) (848.818) (890.587) (11.61.433) (759.408)	Build rate (£psm)	105%	(90,980)	(168,815)	(207,732)	(246,649)	(286,052)	(331,533)	(377,015)
120%		110%	(190,490)	(266,970)	(308,851)	(353,450)	(398,049)	(442,648)	(487,292)
125% (524_281) (608,701) (650,959) (693_216) (735,474) (775,125) (620,787)		115%	(291,463)	(378,896)	(422,613)	(466,330)	(510,125)	(554,158)	(598,191)
Balance (RLV - TLV)		120%	(407,872)	(493,541)	(536,509)	(579,654)	(622,800)	(665,945)	(709,217)
Balance (RLV - TLV) (269,171) 0% 10% 15% 20% 25% 30% 35% (836,302) (836,302) (836,844) (852,711) (1,055,586) (1,258,461) (1,461,336) (806,2717) (674,700) (885,691) (655,863) (573,760) (693,698) (131,615) (708,017) (719,189) (730,300) (7		125%	(524,281)	(608,701)	(650,959)	(693,216)	(735,474)	(778,125)	(820,787)
Balance (RLV - TLV) (269,171) 0% 10% 15% 20% 25% 30% 35% 75% (831,936) (836,302) (838,484) (852,711) (1,055,586) (1,258,461) (1,461,356) 80% (652,717) (674,700) (886,5691) (868,461) (708,017) (719,189) (730,300) (260,389) (136,415) (14,028) (533,946) (553,863) (573,780) (503,689) (816,615) 90% (296,984) (354,237) (382,863) (411,489) (440,116) (468,742) (497,575) 99% (217,99) (98,108) (136,024) (174,419) (212,574) (250,729) (288,481) 100% 8,530 (70,813) (110,484) (150,156) (189,828) (229,489) (269,171) 105% 159,591 (653,869) (18,036) (228,43) (228,43) (228,43) (23,350) (110,484) (150,156) (189,828) (229,489) (269,171) 115% 480,962 (336,890) 274,714 (212,555) (150,356) (88,177 (25,999) 120% 611,068 471,985 402,445) (332,996) (375,330) 298,892 (221,846) 125% 761,173 607,079 530,033 452,966 (375,533) 298,892 (221,846) 125% 761,173 (607,079) 530,033 452,966 (375,533) (225,469) (265,1388) (175,564) (195,594) (164,073) (164,073) (165,096) (225,447) (247,276) (269,174) 40 (155,848) (177,677) (199,505) (221,334) (243,163) (264,991) (287,429) (20,173,564) (195,393) (217,221) (239,050) (220,879) (222,765) (308,153) (213,439) (234,439) (236,469) (278,627) (303,342) (288,78) (217,221) (249,990) (230,735) (304,602) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (356,49) (440,666) (445,609) (446,		130%	(641,299)	(724,038)	(765,408)	(807,050)	(848,818)	(890,587)	(1,161,433)
Balance (RLV - TLV) (269,171) 0% 10% 15% 20% 25% 30% 35% 75% (831,936) (836,302) (838,484) (852,711) (1,055,586) (1,258,461) (1,461,356) 80% (652,717) (674,700) (886,5691) (868,461) (708,017) (719,189) (730,300) (260,389) (136,415) (14,028) (533,946) (553,863) (573,780) (503,689) (816,615) 90% (296,984) (354,237) (382,863) (411,489) (440,116) (468,742) (497,575) 99% (217,99) (98,108) (136,024) (174,419) (212,574) (250,729) (288,481) 100% 8,530 (70,813) (110,484) (150,156) (189,828) (229,489) (269,171) 105% 159,591 (653,869) (18,036) (228,43) (228,43) (228,43) (23,350) (110,484) (150,156) (189,828) (229,489) (269,171) 115% 480,962 (336,890) 274,714 (212,555) (150,356) (88,177 (25,999) 120% 611,068 471,985 402,445) (332,996) (375,330) 298,892 (221,846) 125% 761,173 607,079 530,033 452,966 (375,533) 298,892 (221,846) 125% 761,173 (607,079) 530,033 452,966 (375,533) (225,469) (265,1388) (175,564) (195,594) (164,073) (164,073) (165,096) (225,447) (247,276) (269,174) 40 (155,848) (177,677) (199,505) (221,334) (243,163) (264,991) (287,429) (20,173,564) (195,393) (217,221) (239,050) (220,879) (222,765) (308,153) (213,439) (234,439) (236,469) (278,627) (303,342) (288,78) (217,221) (249,990) (230,735) (304,602) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (355,66) (300,133) (356,49) (440,666) (445,609) (446,						*** *** ***	,		
T5%	Balance (RI V - TI V)	(269 171)	0%	10%				30%	35%
Cahnges in sales values (E) 85% (474,358) (514,028) (533,946) (653,863) (673,780) (593,698) (613,615) 99% (226,984) (354,237) (382,683) (411,499) (440,116) (468,742) (497,575) 99% (21,798) (98,108) (136,264) (174,419) (212,574) (250,729) (289,841) 100% 8,530 (70,813) (110,484) (150,156) (198,262) (229,499) (289,871) 110% 310,420 201,146 146,508 91,871 37,234 (17,403) (72,041) 111% 460,962 336,890 274,714 212,535 150,366 88,177 25,999 (21,798) 661,068 471,995 402,443 332,901 263,360 193,758 124,038 125% 761,173 607,079 530,033 452,986 375,939 298,892 221,845 Site Specific \$106 £1,500 Balance (RLV - TLV) (269,171) - 1,500 3,000 4,500 6,000 7,500 9,000 (120,416) (142,245) (164,073) (185,902) (207,731) (229,560) (251,388) 20 (138,132) (159,961) (181,789) (20,3618) (225,447) (247,276) (269,104) 40 (155,848) (177,677) (199,505) (221,334) (243,163) (264,991) (267,429) 60 (173,564) (195,393) (217,221) (239,050) (260,679) (282,765) (308,153) 80 (191,260) (231,310) (234,937) (256,766) (278,627) (303,342) (328,878) CIL £psm 100 (20,996) (230,825) (252,653) (274,489) (298,531) (324,067) (349,602) 143,29 120 (268,712) (248,540) (270,369) (393,720) (380,755) (386,240) (411,776) 160 (262,144) (264,428) (266,256) (288,999) (314,444) (339,980) (365,516) (391,051) 160 (262,144) (264,077) (309,633) (355,189) (380,705) (386,240) (411,776) 160 (30,011) (325,546) (351,082) (376,618) (402,154) (422,689) (436,602) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (439,502) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (439,502) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (439,502) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (439,502) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (458,522) 200 (300,011) (365,646) (351,082) (376,618) (402,154) (427,689) (458,522) 200 (300,011) (365,646) (351,082) (458,516) (448,603) (610,773) (636,643) 300 (403,633) (429,169) (448,444) (433,980) (459,516) (444,603) (605,933) (516,613) 3	, ,								
Cahnges in sales values (E) 85% (474,358) (514,028) (533,946) (553,863) (573,780) (593,698) (613,615) 90% (296,994) (354,237) (382,863) (411,489) (440,116) (468,742) (467,752) 99% (21,798) (98,108) (136,264) (174,419) (212,574) (250,729) (288,841) 100% 8,530 (70,813) (110,484) (150,156) (189,828) (229,499) (269,171) 105% 159,591 65,399 18,303 (28,843) (76,097) (123,350) (170,604) 1110% 310,420 201,146 146,508 918,71 37,224 (17,403) (72,041) 115% 460,962 336,890 274,714 212,535 150,356 88,177 25,999 120% 611,068 471,995 402,443 332,901 263,360 1193,758 124,038 125% 761,173 607,079 530,033 452,986 375,939 298,892 221,845 Site Specific S106 £1,500 Balance (RLV - TLV) (269,171) - 1,500 3,000 4,500 6,000 7,500 9,000 0 (120,416) (142,245) (164,073) (185,902) (207,731) (229,560) (251,388) 20 (138,132) (159,961) (181,789) (203,618) (225,447) (247,276) (269,104) 40 (155,848) (177,677) (199,505) (221,334) (243,163) (264,991) (287,429) 60 (173,564) (195,933) (217,221) (239,050) (260,879) (282,765) (303,142) (499,91) 143,29 120 (226,712) (248,540) (270,369) (239,572) (319,256) (344,791) (370,327) 143,29 120 (226,712) (248,540) (270,369) (239,572) (319,256) (344,791) (370,327) 143,29 120 (226,712) (248,540) (270,369) (238,372) (319,256) (344,791) (370,327) 143,29 120 (226,712) (248,540) (270,369) (238,372) (319,256) (344,791) (370,327) 143,29 120 (226,712) (248,540) (270,369) (337,20) (319,256) (344,791) (370,327) 143,29 120 (226,712) (248,540) (270,369) (337,720) (319,256) (344,791) (370,327) 143,29 120 (226,712) (248,540) (370,869) (337,70) (319,256) (344,791) (370,327) 143,29 120 (226,712) (248,540) (370,869) (393,720) (319,256) (344,791) (370,327) 143,29 120 (226,712) (248,540) (370,869) (393,720) (319,256) (344,791) (370,327) 144,329 120 (300,711) (325,546) (351,082) (376,618) (402,154) (449,89) (453,225) 220 (300,011) (325,546) (351,082) (376,618) (402,154) (449,89) (453,225) 220 (320,735) (346,271) (371,807) (397,342) (446,363) (469,651) (496,472) (498,933) (515,613) (496,487) (496,487) (49							(, , ,		
90% (296,984) (354,237) (382,863) (411,489) (440,116) (468,742) (497,575) 99% (21,798) (98,106) (136,264) (174,419) (212,574) (250,729) (298,841) 100% 8,530 (70,813) (110,484) (150,156) (188,828) (229,499) (229,491) (269,171) 105% 159,591 65,399 18,303 (28,843) (76,097) (123,350) (170,604) 110% 310,420 201,146 146,508 91,871 37,234 (17,403) (72,041) 115% 460,962 336,890 274,714 212,555 150,556 88,177 25,999 120% 611,068 471,985 402,443 332,901 263,360 193,758 124,038 125% 761,173 607,079 530,033 452,986 375,939 298,892 221,845	1		(652 717)	(674 700)		(696 846)	(708 017)	(719 189)	(730.360)
99% (21,798) (98,108) (136,264) (174,419) (212,574) (250,729) (289,841) 100% 8,530 (70,813) (110,484) (150,156) (189,828) (229,499) (269,171) 105% 159,591 65,399 18,303 (28,843) (76,097) (123,350) (170,604) 110% 310,420 201,146 146,508 91,871 37,234 (17,403) (72,041) 115% 460,962 336,890 274,714 212,535 150,356 88,177 25,999 120% 6611,068 471,985 402,443 332,901 263,360 193,758 124,038 125% 761,173 607,079 530,033 452,986 375,939 298,892 221,845 Site Specific S106 £1,500 Balance (RLV - TLV) (269,171) - 1,500 3,000 4,500 6,000 7,500 9,000 0 (120,416) (142,245) (164,073) (185,902) (207,731) (229,560) (251,388) 20 (138,132) (159,961) (181,789) (203,618) (225,447) (247,276) (269,104) 40 (155,848) (177,677) (199,505) (221,334) (243,163) (264,991) (267,429) 60 (173,564) (195,393) (217,221) (239,050) (260,879) (282,765) (308,153) 80 (191,280) (213,109) (234,937) (256,766) (276,627) (303,342) (328,878) CIL £psm 100 (208,996) (230,825) (252,653) (274,889) (298,531) (324,067) (349,602) 143,29 120 (226,712) (248,540) (270,369) (293,720) (319,256) (344,791) (370,327) 140 (244,428) (266,256) (268,909) (314,444) (339,980) (365,516) (391,051) 160 (262,144) (284,097) (309,633) (351,69) (360,705) (386,240) (411,776) 180 (279,900) (304,822) (330,358) (355,893) (381,429) (406,965) (452,500) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (452,500) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (453,255) 220 (320,735) (346,271) (371,807) (379,342) (422,878) (448,414) (473,949) 240 (341,460) (366,995) (392,531) (418,067) (443,603) (469,183) (451,766) 300 (403,633) (429,169) (445,476) (445,043) (505,933) (516,613) 300 (403,633) (429,169) (445,470) (445,042) (505,933) (531,623) (556,7313) 320 (424,358) (449,893) (475,429) (501,093) (566,842) (594,172) (619,862) 380 (465,672) (512,622) (517,022) (563,624) (568,482) (594,172) (619,862) 380 (466,672) (512,622) (517,022) (563,624) (568,482) (594,172) (619,862)	Cahnges in sales values (f)								
100%	Cahnges in sales values (£)	85%	(474,358)	(514,028)	(533,946)	(553,863)	(573,780)	(593,698)	(613,615)
105%	Cahnges in sales values (£)	85% 90%	(474,358) (296,984)	(514,028) (354,237)	(533,946) (382,863)	(553,863) (411,489)	(573,780) (440,116)	(593,698) (468,742)	(613,615) (497,575)
110%	Cahnges in sales values (£)	85% 90% 99%	(474,358) (296,984) (21,798)	(514,028) (354,237) (98,108)	(533,946) (382,863) (136,264)	(553,863) (411,489) (174,419)	(573,780) (440,116) (212,574)	(593,698) (468,742) (250,729)	(613,615) (497,575) (289,841)
115% 460,962 336,890 274,714 212,535 150,356 88,177 25,999 120% 611,068 471,985 402,443 332,901 263,360 193,758 124,038 125% 761,173 607,079 530,033 452,986 375,939 298,892 221,845 Site Specific S106 £1,500	Cahnges in sales values (£)	85% 90% 99% 100%	(474,358) (296,984) (21,798) 8,530	(514,028) (354,237) (98,108) (70,813)	(533,946) (382,863) (136,264) (110,484)	(553,863) (411,489) (174,419) (150,156)	(573,780) (440,116) (212,574) (189,828)	(593,698) (468,742) (250,729) (229,499)	(613,615) (497,575) (289,841) (269,171)
120%	Cahnges in sales values (£)	85% 90% 99% 100% 105%	(474,358) (296,984) (21,798) 8,530 159,591	(514,028) (354,237) (98,108) (70,813) 65,399	(533,946) (382,863) (136,264) (110,484) 18,303	(553,863) (411,489) (174,419) (150,156) (28,843)	(573,780) (440,116) (212,574) (189,828) (76,097)	(593,698) (468,742) (250,729) (229,499) (123,350)	(613,615) (497,575) (289,841) (269,171) (170,604)
Site Specific S106	Cahnges in sales values (£)	85% 90% 99% 100% 105% 110%	(474,358) (296,984) (21,798) 8,530 159,591 310,420	(514,028) (354,237) (98,108) (70,813) 65,399 201,146	(533,946) (382,863) (136,264) (110,484) 18,303 146,508	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041)
Site Specific S106	Cahnges in sales values (£)	85% 90% 99% 100% 105% 110%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999
Balance (RLV - TLV) (269,171) - 1,500 3,000 4,500 6,000 7,500 9,000 0 (120,416) (142,245) (164,073) (185,902) (207,731) (229,560) (251,388) 20 (138,132) (159,961) (181,789) (203,618) (225,447) (247,276) (269,104) 40 (155,848) (177,677) (199,505) (221,334) (243,163) (264,991) (287,429) 60 (173,564) (195,393) (217,221) (239,050) (260,879) (282,765) (308,153) 80 (191,280) (213,109) (234,937) (256,766) (278,627) (303,342) (328,878) CIL £psm 100 (208,996) (230,825) (252,653) (274,489) (294,527) (391,324) (344,791) (370,327) 143,29 120 (226,712) (248,540) (270,369) (293,720) (319,256) (344,791) (370,327) 140 (244,428) (266,256) (288,909) (314,444) (339,980) (365,516) (391,051) 160 (262,144) (284,097) (309,633) (335,169) (380,705) (386,240) (411,776) 180 (279,900) (304,822) (330,358) (355,893) (381,429) (406,965) (432,500) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (453,225) 220 (320,735) (346,271) (371,807) (397,342) (422,878) (448,414) (473,949) 240 (341,460) (366,995) (392,531) (418,067) (443,603) (469,138) (494,764) 260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,923) (515,613) 300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,313) 320 (424,588) (449,893) (475,429) (501,093) (526,783) (526,783) (552,473) (578,163) 360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) 380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Cahnges in sales values (£)	85% 90% 99% 100% 105% 110% 115%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038
Balance (RLV - TLV)	Cahnges in sales values (£)	85% 90% 99% 100% 105% 110% 115%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038
20 (138,132) (159,961) (181,789) (203,618) (225,447) (247,276) (269,104) 40 (155,848) (177,677) (199,505) (221,334) (243,163) (264,991) (287,429) 60 (173,564) (195,393) (217,221) (239,950) (260,879) (282,765) (308,153) 80 (191,280) (213,109) (234,937) (256,766) (278,627) (303,342) (328,878) CIL Epsm 100 (208,996) (230,825) (252,653) (274,489) (298,531) (324,067) (349,602) 143.29 120 (226,712) (248,540) (270,369) (293,720) (319,256) (344,791) (370,327) 140 (244,428) (266,256) (288,909) (314,444) (339,980) (365,516) (391,051) 160 (262,144) (284,097) (309,633) (335,169) (360,705) (386,240) (411,776) 180 (279,900) (304,822) (330,358) (355,893) (381,429) (406,965) (432,500) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (453,225) 220 (320,735) (346,271) (371,807) (397,342) (422,878) (448,414) (473,949) 240 (341,460) (366,995) (392,531) (418,067) (443,603) (469,138) (494,764) 260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,923) (515,613) 280 (382,909) (408,444) (433,980) (459,516) (485,083) (510,773) (536,463) 300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,313) 320 (424,388) (449,893) (475,429) (501,093) (526,783) (552,473) (578,163) 360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) 380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Cahnges in sales values (£)	85% 90% 99% 100% 105% 110% 115%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038
40 (155,848) (177,677) (199,505) (221,334) (243,163) (264,991) (287,429) (60 (173,564) (195,393) (217,221) (239,050) (260,879) (282,765) (308,153) (80 (191,280) (213,109) (234,937) (256,766) (277,627) (303,342) (328,878) (214,329) (212,329) (222,673) (224,540) (270,369) (293,720) (319,256) (344,791) (370,327) (349,602) (244,428) (266,256) (288,909) (314,444) (339,980) (365,516) (391,051) (160 (262,144) (284,097) (309,633) (335,169) (360,705) (386,240) (411,776) (180 (279,900) (304,822) (330,358) (355,893) (381,429) (406,965) (432,500) (200 (300,011) (325,546) (351,082) (376,618) (402,154) (422,689) (453,225) (220 (320,735) (346,271) (371,807) (397,342) (422,878) (448,414) (473,949) (449,4764) (260 (362,184) (387,720) (413,256) (438,791) (463,97) (464,327) (489,923) (515,613) (280 (382,909) (408,444) (433,990) (459,516) (485,083) (510,773) (536,463) (300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,313) (340 (445,082) (470,618) (496,525) (521,942) (547,633) (573,323) (599,013) (360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) (380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)		85% 90% 99% 100% 105% 110% 115% 120%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(514,028) (354,237) (98,108) (70,813) (65,399) 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845
60 (173,564) (195,393) (217,221) (239,050) (260,879) (282,765) (308,153) 80 (191,280) (213,109) (234,937) (256,766) (278,627) (303,342) (328,878) CIL Epsm 100 (208,996) (230,825) (252,653) (274,489) (298,531) (324,067) (349,602) 143.29 120 (226,712) (248,540) (270,369) (293,720) (319,256) (344,791) (370,327) 140 (244,428) (266,256) (288,909) (314,444) (339,980) (365,516) (391,051) 160 (262,144) (284,097) (309,633) (335,169) (360,705) (386,240) (411,776) 180 (279,900) (304,822) (330,358) (355,893) (381,429) (406,965) (432,500) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (453,225) 220 (320,735) (346,271) (371,807) (397,342) (422,878) (448,414) (473,949) 240 (341,460) (366,995) (392,531) (418,067) (443,603) (469,138) (494,764) 260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,923) (515,613) 280 (382,909) (408,444) (433,980) (459,516) (486,083) (510,773) (536,463) 300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,813) 320 (424,358) (449,893) (475,429) (501,093) (526,783) (552,473) (578,163) 360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) 380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)		85% 90% 99% 100% 105% 110% 115% 120% 125%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific \$106 4,500	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845
60 (173,564) (195,393) (217,221) (239,050) (260,879) (282,765) (308,153) 80 (191,280) (213,109) (234,937) (256,766) (278,627) (303,342) (328,878) CIL Epsm 100 (208,996) (230,825) (252,653) (274,489) (298,531) (324,067) (349,602) 143.29 120 (226,712) (248,540) (270,369) (293,720) (319,256) (344,791) (370,327) 140 (244,428) (266,256) (288,909) (314,444) (339,980) (365,516) (391,051) 160 (262,144) (284,097) (309,633) (335,169) (360,705) (386,240) (411,776) 180 (279,900) (304,822) (330,358) (355,893) (381,429) (406,965) (432,500) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (453,225) 220 (320,735) (346,271) (371,807) (397,342) (422,878) (448,414) (473,949) 240 (341,460) (366,995) (392,531) (418,067) (443,603) (469,138) (494,764) 260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,923) (515,613) 280 (382,909) (408,444) (433,980) (459,516) (486,083) (510,773) (536,463) 300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,813) 320 (424,358) (449,893) (475,429) (501,093) (526,783) (552,473) (578,163) 360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) 380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)		85% 90% 99% 100% 105% 110% 115% 120% 125%	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(514,028) (364,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845
80 (191,280) (213,109) (234,937) (256,766) (278,627) (303,342) (328,878) CIL £psm 100 (208,996) (230,825) (252,653) (274,489) (298,531) (324,067) (349,602) 143.29 120 (226,712) (248,540) (270,369) (293,720) (319,256) (344,791) (370,327) 140 (244,428) (266,256) (288,909) (314,444) (339,980) (365,516) (391,051) 160 (262,144) (284,097) (309,633) (335,169) (360,705) (386,240) (411,776) 180 (279,900) (304,822) (330,358) (355,893) (381,429) (406,965) (432,500) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (455,225) 220 (320,735) (346,271) (371,807) (397,342) (422,878) (448,414) (473,949) 240 (341,460) (366,995) (392,531) (418,067) (443,603) (469,138) (494,764) 260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,923) (515,613) 300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,313) 320 (424,358) (449,993) (475,429) (501,093) (526,783) (552,473) (578,163) 340 (445,082) (470,618) (496,252) (521,942) (547,633) (573,323) (599,013) 360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) 380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)		85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific \$106 4,500 (185,902) (203,618)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 (207,731) (225,447)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845
CIL £psm 100 (208,996) (230,825) (252,653) (274,489) (298,531) (324,067) (349,602) 143.29 120 (226,712) (248,540) (270,369) (293,720) (319,256) (344,791) (370,327) 140 (244,428) (266,256) (288,909) (314,444) (339,980) (365,516) (391,051) 160 (262,144) (284,097) (309,633) (335,169) (360,705) (386,240) (411,776) 180 (279,900) (304,822) (330,358) (355,893) (381,429) (406,965) (432,500) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (453,225) 220 (320,735) (346,271) (371,807) (397,342) (422,878) (448,414) (473,949) 240 (341,460) (366,995) (392,531) (418,067) (443,603) (469,138) (494,764) 260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,923) (515,613) 280 (382,909) (408,444) (433,980) (459,516) (485,083) (510,773) (536,463) 300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,313) 340 (445,082) (470,618) (496,252) (521,942) (547,633) (573,323) (599,013) 360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) 380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)		85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,003 Site 3,000 (164,073) (181,789) (199,505)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334)	(573,780) (440,116) (212,574) (188,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429)
143.29		85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40 60	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153)
140 (244,428) (266,256) (288,909) (314,444) (339,980) (365,516) (391,051) (360,705) (386,240) (411,776) (391,051) (491,051) (4	Balance (RLV - TLV)	85% 90% 99% 100% 105% 110% 115% 122% 125% (269,171) 0 20 40 60 80	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(514,028) (364,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 (207,731) (225,447) (243,163) (260,879) (278,627)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878)
160 (262,144) (284,097) (309,633) (335,169) (360,705) (386,240) (411,776) (180 (279,900) (304,822) (330,358) (355,893) (381,429) (406,965) (432,500) (200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (453,225) (220 (320,735) (346,271) (371,807) (397,342) (422,878) (448,414) (473,949) (240 (341,460) (366,995) (392,531) (418,067) (443,603) (469,138) (494,764) (260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,923) (515,613) (280 (382,909) (408,444) (433,380) (459,516) (485,033) (510,773) (536,633) (300 (403,633) (429,169) (454,705) (480,243) (506,933) (531,623) (557,313) (320 (424,358) (449,893) (475,429) (501,093) (526,783) (552,473) (578,163) (346,582) (445,082) (470,618) (496,252) (521,942) (547,633) (573,323) (599,013) (360 (465,687) (491,412) (517,102) (542,792) (568,842) (589,332) (615,022) (640,712) (380 (486,672) (611,262) (537,952) (563,642) (569,332) (615,022) (640,712)	Balance (RLV - TLV) CIL £psm	85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,088 761,173	(514,028) (364,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 (207,731) (225,447) (243,163) (260,879) (276,627) (298,531)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602)
180 (279,900) (304,822) (330,358) (355,893) (381,429) (406,965) (432,500) 200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (453,225) 220 (320,735) (346,271) (371,807) (397,342) (422,878) (448,414) (473,949) 240 (341,460) (366,995) (392,531) (418,067) (443,603) (469,138) (494,764) 260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,923) (515,613) 280 (382,909) (408,444) (433,980) (459,156) (485,083) (510,773) (536,463) 300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (577,313) 320 (424,358) (449,893) (475,429) (501,093) (526,783) (552,473) (578,163) 340 (445,082) (470,618) (496,252) (521,942) (548,822) (594,172) (619,862	Balance (RLV - TLV) CIL £psm	85% 90% 99% 100% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,003 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,631) (319,256)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (264,991) (282,765) (324,067) (344,791)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327)
200 (300,011) (325,546) (351,082) (376,618) (402,154) (427,689) (453,225) (220 (320,735) (346,271) (371,807) (397,342) (422,878) (448,414) (473,949) (240 (341,460) (366,995) (392,531) (418,067) (434,603) (469,138) (494,764) (260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,23) (515,613) (280 (382,909) (408,444) (433,980) (459,516) (436,083) (510,773) (536,463) (300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,313) (320 (424,358) (449,893) (475,429) (501,093) (526,783) (552,473) (578,163) (340,445,082) (470,618) (496,252) (521,942) (547,633) (573,323) (599,013) (360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) (380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Balance (RLV - TLV)	85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (276,627) (298,531) (319,256) (339,980)	(593,698) (468,742) (250,729) (1229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051)
220 (320,735) (346,271) (371,807) (397,342) (422,878) (448,414) (473,949) 240 (341,460) (366,995) (392,531) (418,067) (432,603) (469,138) (494,764) 260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,923) (515,613) 280 (382,909) (408,444) (433,980) (459,516) (485,083) (510,773) (536,463) 300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,313) 320 (424,358) (449,893) (475,429) (501,093) (526,783) (552,473) (578,163) 340 (445,082) (470,618) (496,252) (521,942) (547,633) (573,323) (599,013) 360 (466,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) 380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Balance (RLV - TLV) CIL £psm	85% 90% 99% 100% 105% 110% 115% 122% 125% (269,171) 0 20 40 60 80 100 120 140 160	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144)	(514,028) (364,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 (4,500) (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 (207,731) (225,447) (243,163) (260,879) (278,627) (296,531) (319,256) (339,980) (360,705)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776)
240 (341,460) (366,995) (392,531) (418,067) (443,603) (469,138) (494,764) 260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,923) (515,613) 280 (382,909) (408,444) (433,980) (459,516) (485,083) (510,773) (536,463) 300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,313) 320 (424,358) (449,893) (475,429) (501,093) (526,783) (552,473) (578,163) 340 (445,082) (470,618) (496,252) (521,942) (547,633) (573,323) (599,013) 360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) 380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Balance (RLV - TLV) CIL £psm	85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,088 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900)	(514,028) (364,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,907) (304,822)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (289,909) (309,633) (330,358)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 (207,731) (225,447) (243,163) (260,879) (276,627) (298,531) (319,256) (339,980) (360,705) (381,429)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (406,965)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776)
260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,923) (515,613) 280 (382,909) (408,444) (433,980) (459,516) (485,083) (510,773) (536,463) 300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,313) 320 (424,358) (449,893) (475,429) (501,093) (526,783) (552,473) (578,163) 340 (445,082) (470,618) (496,252) (521,942) (547,633) (573,323) (599,013) 360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) 380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Balance (RLV - TLV) Cil £psm	85% 90% 99% 100% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 180 180 200	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (206,996) (226,712) (244,428) (262,144) (279,900) (300,011)	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (399,633) (303,358) (351,082)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (381,429) (402,154)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (303,44,791) (365,516) (366,240) (406,965) (427,689)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 125,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225)
260 (362,184) (387,720) (413,256) (438,791) (464,327) (489,923) (515,613) (280 (382,909) (408,444) (433,980) (459,516) (486,083) (510,773) (536,463) (300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,313) (320 (424,358) (449,893) (475,429) (501,093) (526,783) (526,783) (573,473) (578,163) (445,082) (470,618) (496,252) (521,942) (547,633) (573,323) (599,013) (360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) (380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Balance (RLV - TLV)	85% 90% 99% 100% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 180 180 200	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (206,996) (226,712) (244,428) (262,144) (279,900) (300,011)	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (399,633) (303,358) (351,082)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (381,429) (402,154)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (303,44,791) (365,516) (366,240) (406,965) (427,689)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 125,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225)
280 (382,909) (408,444) (433,980) (459,516) (485,083) (510,773) (536,463) 300 (403,633) (429,169) (454,705) (480,243) (506,933) (531,623) (557,313) 320 (424,358) (449,893) (475,429) (501,093) (526,783) (552,473) (578,163) 340 (445,082) (470,618) (496,252) (521,942) (547,633) (573,323) (599,013) 360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) 380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Balance (RLV - TLV)	85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 180 180 200 220	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 661,068 761,173 (120,416) (138,132) (155,648) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (320,735)	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546) (346,271)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (303,588) (351,082) (371,807)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878)	(593,698) (468,742) (250,729) (1229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (406,965) (427,688) (448,414)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949)
300 (403,633) (429,169) (454,705) (480,243) (505,933) (531,623) (557,313) 320 (424,358) (449,893) (475,429) (501,093) (526,783) (552,473) (578,163) 340 (445,082) (470,618) (496,252) (521,942) (547,633) (573,323) (599,013) 360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) 380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Balance (RLV - TLV)	85% 90% 99% 100% 105% 110% 115% 122% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (320,735) (341,460)	(514,028) (364,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546) (346,271) (366,995)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (330,358) (351,082) (371,807) (392,531)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878) (443,603)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (400,965) (427,689) (448,414) (469,138)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949) (494,764)
320 (424,358) (449,893) (475,429) (501,093) (526,783) (552,473) (578,163) 340 (445,082) (470,618) (496,252) (521,942) (547,633) (573,323) (599,013) 360 (465,807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) 380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Balance (RLV - TLV)	85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240 260	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,088 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (300,011) (302,735) (341,460) (362,184)	(514,028) (364,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,997) (304,822) (325,546) (346,271) (366,995) (387,720)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (330,358) (351,082) (371,807) (392,531)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 (207,731) (225,447) (243,163) (260,879) (276,627) (298,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878) (443,603) (443,803)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (406,965) (427,689) (448,414) (469,6138) (489,923)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949) (494,764) (515,613)
340 (445.082) (470.618) (496.252) (521,942) (547.633) (573,323) (599,013) (360 (465.807) (491,412) (517,102) (542,792) (568.482) (594,172) (619.862) (380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Balance (RLV - TLV)	85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (320,735) (341,460) (362,184) (382,909)	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546) (346,271) (366,995) (387,720) (408,444)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (399,633) (330,358) (351,082) (371,807) (392,531) (413,256) (433,980)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (276,627) (298,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878) (443,603) (443,603)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (247,276) (249,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (410,665) (427,689) (448,414) (469,138) (489,123) (510,773)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) (25,919) 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (370,327) (391,051) (411,776) (412,500) (453,225) (473,949) (494,764) (515,613) (536,463)
360 (465.807) (491,412) (517,102) (542,792) (568,482) (594,172) (619,862) (380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Balance (RLV - TLV)	85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 (120,416) (138,132) (155,848) (173,564) (191,280) (206,996) (226,712) (244,428) (262,144) (279,900) (300,011) (320,735) (341,460) (362,184) (382,909) (403,633)	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546) (346,271) (366,995) (387,720) (408,444) (429,169)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,389) (288,909) (309,633) (303,683) (303,683) (310,82) (371,807) (392,531) (413,256) (433,980)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791) (459,516) (480,243)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878) (443,603) (464,327) (485,083) (505,933)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) (88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (406,965) (447,689) (448,414) (469,138) (489,923) (510,773) (531,623)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (38,153) (328,878) (349,602) (370,327) (391,051) (411,776) (452,255) (473,949) (494,764) (515,613) (536,643) (557,313)
380 (486,572) (512,262) (537,952) (563,642) (589,332) (615,022) (640,712)	Balance (RLV - TLV)	85% 90% 99% 100% 105% 110% 115% 122% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (320,735) (341,460) (362,184) (382,909) (403,683) (403,683) (424,358)	(514,028) (364,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546) (346,271) (366,995) (387,720) (408,444) (429,169) (449,893)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (303,358) (351,082) (371,807) (392,531) (413,256) (433,980) (454,705)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 (4,500) (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791) (459,516) (480,243) (501,093)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 (207,731) (225,447) (243,163) (260,879) (278,627) (296,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878) (443,603) (464,327) (485,083) (505,933) (526,783)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (406,965) (427,689) (448,913) (469,138) (489,923) (510,773) (531,623) (552,473)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949) (494,764) (515,613) (567,313) (567,313)
	Balance (RLV - TLV)	85% 90% 99% 100% 105% 110% 115% 122% 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 300 320 340	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (300,011) (302,184) (362,184) (362,184) (362,184) (362,184) (362,184) (362,184) (363,33) (424,358) (445,082)	(514,028) (364,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546) (346,271) (366,995) (387,720) (408,444) (429,169) (449,893) (470,618)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (330,358) (351,082) (371,807) (392,531) (413,256) (433,980) (454,705) (475,429) (496,252)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791) (459,516) (480,243) (501,093) (521,942)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878) (443,603) (464,327) (485,083) (505,933) (526,783) (547,633)	(593,698) (468,742) (250,729) (129,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (406,965) (427,689) (448,414) (469,913) (489,923) (510,773) (531,623) (552,473) (573,323)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (287,429) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949) (494,764) (515,613) (536,463) (557,313) (578,163)
400 (507,422) (533,112) (558,802) (584,492) (610,182) (635,872) (661,562)	Balance (RLV - TLV) Cil £psm	85% 90% 99% 100% 105% 110% 115% 120% 125% (269,171) 0 20 40 60 80 100 120 140 160 180 200 220 240 240 260 280 300 300 320 340 360	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 611,068 761,173 - (120,416) (138,132) (155,848) (173,564) (191,280) (208,996) (226,712) (244,428) (262,144) (279,900) (300,011) (320,735) (341,460) (362,184) (362,184) (362,184) (362,184) (362,184) (463,632) (445,682) (465,807)	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546) (346,271) (366,995) (387,720) (408,444) (429,169) (449,893) (470,618) (491,412)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (301,362) (371,807) (392,531) (413,256) (433,980) (454,705) (475,429) (496,252) (517,102)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,555 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791) (459,516) (480,243) (501,093) (551,942) (542,792)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (276,627) (298,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878) (444,603) (464,327) (485,083) (505,933) (526,783) (526,783)	(593,698) (468,742) (250,729) (229,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (406,965) (447,689) (448,414) (469,138) (489,923) (510,773) (531,623) (552,473) (573,323) (594,172)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (308,153) (328,878) (349,602) (370,327) (391,051) (411,776) (432,500) (453,225) (473,949) (494,764) (515,613) (557,313) (557,313) (557,313)
	Balance (RLV - TLV) Cil £psm	85% 90% 99% 100% 105% 110% 115% 122% 125% 125% 120% 20 220 240 260 300 320 340 360 380	(474,358) (296,984) (21,798) 8,530 159,591 310,420 460,962 661,068 761,173 (120,416) (138,132) (155,848) (173,564) (191,280) (206,792) (262,144) (279,900) (300,011) (320,735) (341,460) (362,184) (382,909) (403,633) (424,358) (445,082) (465,807) (486,572)	(514,028) (354,237) (98,108) (70,813) 65,399 201,146 336,890 471,985 607,079 1,500 (142,245) (159,961) (177,677) (195,393) (213,109) (230,825) (248,540) (266,256) (284,097) (304,822) (325,546) (346,271) (366,995) (387,720) (408,444) (429,169) (449,893) (470,618) (491,618)	(533,946) (382,863) (136,264) (110,484) 18,303 146,508 274,714 402,443 530,033 Site 3,000 (164,073) (181,789) (199,505) (217,221) (234,937) (252,653) (270,369) (288,909) (309,633) (303,358) (351,082) (371,807) (392,531) (413,256) (433,980) (454,705) (475,429) (496,552) (497,522)	(553,863) (411,489) (174,419) (150,156) (28,843) 91,871 212,535 332,901 452,986 Specific S106 4,500 (185,902) (203,618) (221,334) (239,050) (256,766) (274,489) (293,720) (314,444) (335,169) (355,893) (376,618) (397,342) (418,067) (438,791) (459,516) (480,243) (501,093) (521,942) (542,792) (563,642)	(573,780) (440,116) (212,574) (189,828) (76,097) 37,234 150,356 263,360 375,939 £1,500 6,000 (207,731) (225,447) (243,163) (260,879) (278,627) (298,531) (319,256) (339,980) (360,705) (381,429) (402,154) (422,878) (443,603) (464,327) (485,083) (505,933) (526,783) (526,783) (568,482) (589,332)	(593,698) (468,742) (250,729) (129,499) (123,350) (17,403) 88,177 193,758 298,892 7,500 (229,560) (247,276) (264,991) (282,765) (303,342) (324,067) (344,791) (365,516) (386,240) (406,965) (427,689) (448,414) (469,138) (489,923) (510,773) (531,623) (552,473) (573,323) (594,172) (615,022)	(613,615) (497,575) (289,841) (269,171) (170,604) (72,041) 25,999 124,038 221,845 9,000 (251,388) (269,104) (381,53) (328,878) (349,602) (370,327) (432,500) (453,225) (473,949) (494,764) (515,613) (536,463) (557,313) (578,163) (579,013)

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L:_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2_B&MS District Councils_Appraisals\20102 Residential Appraisals_BETA_2.7\BF 15 Units (Enhanced S106)





 Scheme Ref:
 L

 Title:
 40 No. Units

 Notes:
 Brownfield allocation

Enhanced S106 costs ASSUMPTIONS - RESIDENTIAL USES AH Policy requirement (% Target) 35% 53.0% AH tenure split % Affordable Rent: 25.0% Shared ownership Intermediate Open Market Sale (OMS) housing 65% 100% CIL Rate (£ psm) 143.29 £ psm Unit mix -Mkt Units mix% MV # units AH mix% AH # units Overall mix% Total # units 1 bed House 2 hed House 20.9% 54 0.0% nη 14% 54 40.8% 10.6 23.5% 3.3 35% 3 bed House 13.9 4 bed House 35.0% 2.8% 0.4 24% 9.5 bed House 0.0% 0.0 0.0% 0.0 0% 0.0 1 bed Flat 0.0% 0.0 16.4% 2.3 6% 2.3 2 bed Flat 0.0% 57.4% 20% 0.0 8.0 8.0 Total number of units 100.0% 26.0 100.0% Net area per unit Net to Gross % Gross (GIA) per unit OMS Unit Floor areas -(sqft) (sqft) (sqm) (sqm) 1 bed House 2 bed House 79.0 850 79.0 850 3 bed House 90.0 969 90.0 969 4 bed House 110.0 1,184 110.0 1,184 1 bed Flat 50.0 538 58.8 633 61.0 2 bed Flat 657 85.0% 71.8 772 Net to Gross % Gross (GIA) per unit AH Unit Floor areas -(sqm) (sqft) (sqm) (sqft) 50.0 1 bed House 50.0 538 538 753 2 bed House 70.0 753 3 bed House 84.0 904 84.0 904 4 bed House 97.0 1,044 97.0 1.044 0.0 5 bed House 0.0 0 85.0% 633 2 bed Flat 657 85.0% 71.8 772 Mkt Units GIA AH units GIA Total GIA (all units) Total Gross Floor areas (sqm) (sqm) (sqft) (sqm) (sqft) 1 hed House 50 536 ٥ ٥ 50 536 2 bed House 429 4,621 0 0 429 4,621 3 bed House 955 10,277 276 2,976 1,231 13,253 4 bed House 1,001 10,775 37 402 1,038 11,177 5 bed House 0 0 0 0 0 0 1 bed Flat 1,452 135 1,452 0 0 135 2 bed Flat 6,208 577 577 6,208 2,435 26.208 1.025 11,038 3,460 37,245 AH % by floor area. 29.63% AH % by floor area due to mix Open Market Sales values (£) -£ OMS (per unit) £psf total MV £ (no AH) £psm 1 bed House 3,103 288 154,440 2 bed House 250,000 3.165 294 1.358.500 290,000 3 bed House 3,222 299 4,030,826 350,000 3,182 296 3,319,750 5 bed House #DIV/0! #DIV/0! 160.000 366.912 1 bed Flat 3.200 297 2 bed Flat 190,000 3,115 1,526,840 10,757,268 Affordable Housing values (£) -Affordable Rent: £psm % of MV Shared ownership £psm % of MV Intermediate £psm % of M\ 1,800 2,520 2,880 2 bed House 125.000 1,786 50% 175.000 2,500 70% 200.000 2,857 80% 3 bed House 145.000 1.726 50% 203.000 2.417 70% 232.000 2.762 80% 50% 2,526 70% 2,577 4 bed House 175,000 1,804 245,000 250,000 #DIV/0! #DIV/0! #DIV/0! 1 bed Flat 80.000 1.600 50% 112.000 2,240 70% 128.000 2.560 80% bed Flat 95.000 1,557 133,000 2,180 70% 152.000 2.492 809



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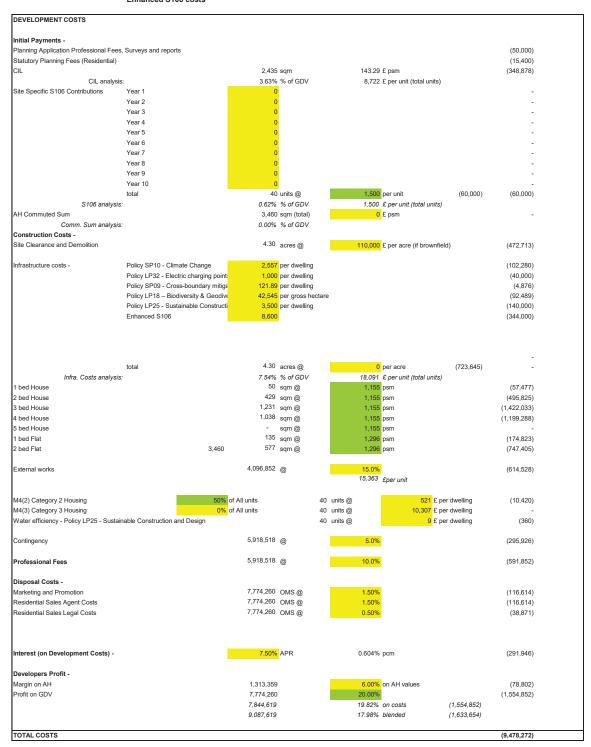
Scheme Ref: Title: Notes: L 40 No. Units Brownfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.9	@	180,000		154,440
2 bed House	5.4	@	250,000		1,358,500
bed House	10.6	@	290,000		3,076,320
bed House	9.1	@	350,000		3,185,000
bed House	0.0	@	0		-
bed Flat	0.0	@	160,000		-
bed Flat	0.0	@	190,000		-
	26.0				7,774,260
Affordable Rent GDV -					
I bed House	0.0	@	90,000		-
2 bed House	0.0	@	125,000		-
3 bed House	1.7	@	145,000		252,944
4 bed House	0.2	@	175,000		35,709
5 bed House	0.0	@	0		-
1 bed Flat	1.2	@	80,000		97,232
2 bed Flat	4.3	@	95,000		404,613
	7.4		•		790,497
Shared ownership					
bed House	0.0	@	126,000		-
? bed House	0.0	@	175,000		-
bed House	0.8	@	203,000		167,306
bed House	0.1	@	245,000		23,619
bed House	0.0	@	0		-
bed Flat	0.6	@	112,000		64,312
bed Flat	2.0	@	133,000		267,625
	3.5				522,862
ntermediate					
2 bed House	0.0	@	144,000		-
3 bed House	0.0	@	200,000		-
4 bed House	0.7	@	232,000		164,939
5 bed House	0.1	@	250,000		20,790
l bed Flat	0.0	@	0		-
2 bed Flat	0.5	@	128,000		63,402
0.00%	1.7	@	152,000		263,838
	3.0				512,969
Sub-total GDV Residential	40.0				9,600,588
AH on-site cost analysis:				£MV less £GDV	1,156,680
	334 £ psm	(total GIA sqm)		28,917 £ per unit (total units)	
Grant	40	@	0		-

Scheme Ref:

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Title: 40 No. Units
Notes: Brownfield allocation
Enhanced \$106 costs



 Scheme Ref:
 L

 Title:
 40 No. Units

 Notes:
 Brownfield allocation

 Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				122,316
SDLT		122,316 @	5.0% (slabbed)	4,384
Acquisition Agent fees		122,316 @	1.0%	(1,223)
Acquisition Legal fees		122,316 @	0.5%	(612)
Interest on Land		122,316 @	7.5%	(9,174)
Residual Land Value				115,691
RLV analysis:	2,892 £ per plot	66,523 £ per ha	26,921 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			23.0 dp net ha		
Site Area (Resi)			1.74 net ha	4.30 net acres	
Density analysis:			1,990 sqm/ha	8,667 sqft/ac	
Threshold Land Value	20,144 £ per plot		463,313 £ per net ha	187,500 £ per net acre	805,761
		80%	Gross to net	2.17 Gross hectares	

BALANCE			
Surplus/(Deficit)	(396,790) £ per ha	(160,579) £ per acre	(690,070)

L 40 No. Units

Scheme Ref: Title: Notes: Brownfield allocation Enhanced S106 costs

					AH - % on site 35	5%		
Balance (RLV - TLV)	(690,070)	0%	10%	15%	20%	25%	30%	35%
	0	657,063	380,195	241,511	102,523	(36,720)	(176,337)	(316,446
	20	580,331	310,718	175,566	40,244	(95,366)	(231,384)	(367,910
	40	503,169	240,843	109,394	(22,262)	(154,320)	(286,739)	(419,622
	60	425,760	170,732	42,982	(85,140)	(213,538)	(342,313)	(471,587
	80	348,097	100,381	(23,821)	(148,246)	(272,959)	(398,083)	(523,743
CIL £psm	100	269,967	29,638	(90,861)	(211,561)	(332,627)	(454,110)	(576,096
143.29	120	191,578	(41,384)	(158,118)	(275,207)	(392,613)	(510,420)	(628,752
	140	112,925	(112,632)	(225,742)	(339,120)	(452,810)	(566,936)	(681,408
	160	33,846	(184,233)	(293,630)	(403,251)	(513,220)	(623,642)	(734,063
	180	(45,526)	(256,144)	(361,745)	(467,669)	(573,977)	(680,348)	(786,913
	200	(125,146)	(328,291)	(430,189)	(532,413)	(634,734)	(737,057)	(847,152
	220	(205,184)	(400,761)	(498,950)	(597,220)	(695,490)	(794,106)	(908,750
	240	(285,540)	(473,588)	(567,807)	(662,027)	(756,475)	(860,254)	(970,422
	260	(366,157)	(546,496)	(636,665)	(726,993)	(821,235)	(926,591)	(1,032,392
	280	(447,166)	(619,404)	(705,662)	(792,192)	(892,310)	(993,166)	(1,094,362
	300	(528,175)	(692,480)	(774,936)	(867,506)	(963,474)	(1,059,903)	(1,156,333
	320	(609,184)	(765,829)	(852,178)	(943,318)	(1,034,978)	(1,126,640)	(1,218,605
	340	(690,566)	(846,327)	(932,729)	(1,019,587)	(1,106,482)	(1,193,461)	(1,280,950
	360	(772,065)	(931,616)	(1,013,729)	(1,095,858)	(1,177,986)	(1,260,601)	(1,343,295
	380	(863,054)	(1,017,406)	(1,010,723)	(1,172,129)	(1,249,844)	(1,327,742)	(1,405,805
	400	(958,021)	(1,103,211)	(1,175,805)	(1,248,678)	(1,321,780)	(1,394,883)	(1,468,527
	420							
	440	(1,053,360)	(1,189,015)	(1,257,104)	(1,325,410)	(1,393,717)	(1,462,362)	(1,531,248
	460	(1,148,699)	(1,275,121)	(1,338,632)	(1,402,142)	(1,465,848)	(1,529,909)	(1,594,003
	480	(1,244,038)	(1,361,445)	(1,420,159)	(1,478,983)	(1,538,219)	(1,597,455)	(1,657,104
	400	(1,339,930)	(1,447,768)	(1,501,767)	(1,556,179)	(1,610,590)	(1,665,200)	(1,720,205
					AH - % on site 35	i%		
Balance (RLV - TLV)	(690,070)	0%	10%	15%	20%	25%	30%	35%
	-	162,997	(60,929)	(173,149)	(285,605)	(398,414)	(511,568)	(625,190
	1,500	99,917	(124,410)	(236,866)	(349,653)	(462,744)	(576,264)	(690,070
	3,000	36,582	(188,128)	(300,891)	(413,920)	(527,338)	(641,144)	(754,951
	4,500	(26,933)	(252,130)	(365,096)	(478,412)	(592,218)	(706,023)	(824,287
	6,000	(90,650)	(316,273)	(429,586)	(543,292)	(657,097)	(771,111)	(900,185
Site Specific S106	7,500	(154,607)	(380,763)	(494,366)	(608,172)	(721,998)	(843,077)	(976,191
1,500	9,000	(218,709)	(445,440)	(559,246)	(673,051)	(787,270)	(918,975)	(1,052,548
	10,500	(283,115)	(510,320)	(624,125)	(738,157)	(861,867)	(995,124)	(1,128,904
	12,000	(347,605)	(575,200)	(689,044)	(804,759)	(937,765)	(1,071,480)	(1,205,485
	13,500	(412,468)	(640,079)	(754,317)	(880,657)	(1,014,056)	(1,147,837)	(1,282,303
	15,000	(477,348)	(705,204)	(823,549)	(956,632)	(1,090,413)	(1,224,463)	(1,359,121
	16,500	(542,227)	(770,476)	(899,447)	(1,032,989)	(1,166,769)	(1,301,281)	(1,436,287
	18,000	(607,107)	(842,339)	(975,564)	(1,109,345)	(1,243,441)	(1,378,099)	(1,513,570
	19,500	(672,250)	(918,236)	(1,051,921)	(1,185,702)	(1,320,259)	(1,455,214)	(1,590,867
	21,000	(737,522)	(994,497)	(1,128,277)	(1,262,419)	(1,397,077)	(1,532,496)	(1,668,616
	22,500	(804,021)	(1,070,853)	(1,204,634)	(1,339,237)	(1,474,140)	(1,609,778)	(1,746,366
	24,000	(879,918)	(1,147,210)	(1,281,397)	(1,416,055)	(1,551,422)	(1,687,393)	(1,824,270
	25,500	(956,005)	(1,147,210)	(1,358,215)	(1,493,066)	(1,628,705)	(1,765,142)	(1,902,489
	27,000	(1,032,362)	(1,300,375)	(1,435,033)	(1,570,349)	(1,706,170)	(1,842,892)	(1,980,709
	28,500	(1,032,362)	(1,300,375)	(1,435,033)	(1,570,349)	(1,706,170)	(1,921,018)	(2,059,232
	30,000	(1,185,075)	(1,454,012)	(1,511,993)		(1,763,919)	(1,921,016)	(2,137,925
			(1,404,012)	(1,309,273)	(1,724,946)	(1,001,009)	(1,999,237)	(2,137,925

 Scheme Ref:
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 Title:
 40 No. Units

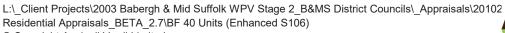
 Notes:
 Brownfield allocation

 Enhanced S106 costs

1					AH - % on site 35	%		
Balance (RLV - TLV)	(690,070)	0%	10%	15%	20%	25%	30%	35%
Salariso (ILV - ILV)	50,000	690,808	466,481	354,025	241,239	128,147	14,628	(99,178)
	75,000	583,373	359,046	246,590	133,804	20,713	(92,807)	(206,613)
TIV (per pet cere)								
TLV (per net acre)	100,000	475,939	251,612	139,155	26,369	(86,722)	(200,242)	(314,048)
187,500	125,000	368,504	144,177	31,721	(81,066)	(194,157)	(307,677)	(421,483)
	150,000	261,069	36,742	(75,714)	(188,500)	(301,592)	(415,112)	(528,917)
	175,000	153,634	(70,693)	(183,149)	(295,935)	(409,027)	(522,546)	(636,352)
	200,000	46,199	(178,128)	(290,584)	(403,370)	(516,461)	(629,981)	(743,787)
	225,000	(61,235)	(285,562)	(398,018)	(510,805)	(623,896)	(737,416)	(851,222)
	250,000	(168,670)	(392,997)	(505,453)	(618,240)	(731,331)	(844,851)	(958,656)
	275,000	(276,105)	(500,432)	(612,888)	(725,674)	(838,766)	(952,285)	(1,066,091)
	_			, , ,				,
					AH - % on site 35	%		
Balance (RLV - TLV)	(690,070)	0%	10%	15%	20%	25%	30%	35%
	5	(5,522,276)	(5,802,015)	(6,912,261)	(8,397,083)	(9,881,905)	(11,366,727)	(12,851,549)
	10	(1,821,035)	(2,084,127)	(2,217,908)	(2,352,304)	(2,486,999)	(2,622,637)	(2,759,015)
Density (dph)	15	(684,463)	(911,496)	(1,025,302)	(1,139,161)	(1,258,192)	(1,391,247)	(1,525,028)
23	20	(120,007)	(345,028)	(457,892)	(571,136)	(684,773)	(798,579)	(912,608)
	25	217,025	(6,972)	(119,262)	(231,731)	(344,595)	(457,815)	(571,501)
	30	441,156	217,709	105,747	(6,344)	(118,765)	(231,441)	(344,496)
	35	600,891	377,863	266,098	154,234	42,144		
							(70,215)	(182,865)
	40	720,573	497,731	386,213	274,448	162,577	50,487	(61,916)
	45	813,511	590,910	479,430	367,871	256,105	144,157	32,005
	50	887,861	665,390	553,973	442,492	330,844	219,078	107,003
	55	948,682	726,222	614,963	503,482	391,993	280,228	168,315
					ALI 0/ "	0/		
Polones (DL) / TL)	(600.070)	00/	400/	450/	AH - % on site 35		200/	0.50/
Balance (RLV - TLV)	(690,070)	0%	10%	15%	20%	25%	30%	35%
	95%	368,079	141,067	27,281	(86,527)	(200,664)	(314,969)	(429,559)
	100%	99,917	(124,410)	(236,866)	(349,653)	(462,744)	(576,264)	(690,070)
Build rate (£psm)	105%	(171,376)	(393,428)	(505,012)	(616,722)	(728,492)	(848,178)	(978,857)
	110%	(446,333)	(665,569)	(775,738)	(900,663)	(1,029,251)	(1,158,099)	(1,287,666)
	115%	(723,355)	(963,127)	(1,089,509)	(1,215,974)	(1,343,189)	(1,470,794)	(1,599,008)
	120%	(1,035,716)	(1,283,902)	(1,408,636)	(1,533,808)	(1,659,463)	(1,786,042)	(1,913,411)
	125%	(1,361,754)	(1,606,806)	(1,729,965)	(1,853,931)	(1,978,460)	(2,103,855)	(2,230,421)
	130%	(1,689,788)	(1,931,864)	(2,053,614)	(2,176,368)	(2,299,958)	(2,424,595)	(3,202,895)
	(AH - % on site 0%			
Balance (RLV - TLV)	(690,070)	0%	10%	15%	20%	25%	30%	35%
	75%	(2,267,189)	(2,286,144)	(2,295,862)	(2,467,799)	(2,953,566)	(3,439,333)	(3,925,100)
	80%	(1,751,188)	(1,819,596)	(1,854,148)	(1,888,834)	(1,923,670)	(1,958,920)	(1,994,438)
Cahnges in sales values (£)	85%	(1,242,825)	(1,360,374)	(1,419,327)	(1,478,588)	(1,537,849)	(1,597,595)	(1,657,429)
	90%	(748,394)	(906,844)	(990,259)	(1,073,768)	(1,157,278)	(1,241,347)	
	95%	(320,914)					(1,241,341)	(1,325,416)
		(320,314)	(505,496)	(597,943)	(690,390)	(783,188)	(889,245)	
	100%	99,917	(124,410)	(597,943) (236,866)	(690,390) (349,653)	(783,188) (462,744)		(1,325,416)
	100% 105%						(889,245)	(1,325,416) (997,530)
		99,917	(124,410)	(236,866)	(349,653)	(462,744)	(889,245) (576,264)	(1,325,416) (997,530) (690,070)
	105%	99,917 514,475	(124,410) 250,495	(236,866) 118,314	(349,653) (14,246)	(462,744) (147,021)	(889,245) (576,264) (280,122)	(1,325,416) (997,530) (690,070) (413,683)
	105% 110% 115%	99,917 514,475 924,682 1,331,718	(124,410) 250,495 621,090 988,478	(236,866) 118,314 469,024 816,679	(349,653) (14,246) 316,817 644,702	(462,744) (147,021) 164,368 472,537	(889,245) (576,264) (280,122) 11,576 300,081	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360
	105% 110% 115% 120%	99,917 514,475 924,682 1,331,718 1,736,459	(124,410) 250,495 621,090 988,478 1,353,597	(236,866) 118,314 469,024 816,679 1,162,013	(349,653) (14,246) 316,817 644,702 970,249	(462,744) (147,021) 164,368 472,537 778,398	(889,245) (576,264) (280,122) 11,576 300,081 586,245	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849
	105% 110% 115%	99,917 514,475 924,682 1,331,718	(124,410) 250,495 621,090 988,478	(236,866) 118,314 469,024 816,679	(349,653) (14,246) 316,817 644,702	(462,744) (147,021) 164,368 472,537	(889,245) (576,264) (280,122) 11,576 300,081	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360
	105% 110% 115% 120% 125%	99,917 514,475 924,682 1,331,718 1,736,459	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582	(349,653) (14,246) 316,817 644,702 970,249 1,294,075	(462,744) (147,021) 164,368 472,537 778,398 1,082,435	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589
Balance (RLV - TLV)	105% 110% 115% 120% 125%	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Site	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 e Specific S106 4,500	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589
Balance (RLV - TLV)	105% 110% 115% 120% 125%	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582	(349,653) (14,246) 316,817 644,702 970,249 1,294,075	(462,744) (147,021) 164,368 472,537 778,398 1,082,435	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589
Balance (RLV - TLV)	105% 110% 115% 120% 125%	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Site	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 e Specific S106 4,500	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589
Balance (RLV - TLV)	105% 110% 115% 120% 125% (690,070)	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Site 3,000 (379,915)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 9 Specific S106 4,500 (443,717)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589
Balance (RLV - TLV)	105% 110% 115% 120% 125% (690,070) 0	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Site 3,000 (379,915) (431,639)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 2 Specific S106 4,500 (443,717) (495,742)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872)
Balance (RLV - TLV)	105% 110% 115% 120% 125% (690,070) 0 20 40 60	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 - (253,306) (304,513) (356,915) (407,617)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Sitt 3,000 (379,915) (431,639) (483,664) (535,894)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 e Specific S106 4,500 (443,717) (495,742) (548,045) (600,544)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (742,528) (795,456)
	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 (253,306) (304,513) (355,915) (407,617) (459,509)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Silt 3,000 (379,915) (431,639) (483,664) (536,894) (588,320)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 2 Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (718,080)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (742,528) (795,456) (857,054)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 (253,306) (304,513) (355,915) (407,617) (459,509) (511,593)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Sitt 3,000 (379,915) (431,639) (483,664) (535,894) (586,320) (640,976)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 9 Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,856)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (718,080) (770,833)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (742,528) (795,456) (857,054) (918,652)
	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 - (253,306) (304,513) (355,915) (407,617) (459,509) (511,593) (563,932)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Site 3,000 (379,915) (431,639) (483,664) (536,894) (588,320) (640,976) (693,632)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 2 Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (708,856) (758,535)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (650,195) (612,768) (665,424) (718,080) (770,833) (828,454)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (742,528) (795,456) (857,054) (916,652) (980,383)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 - (253,306) (304,513) (355,915) (407,617) (459,509) (511,593) (563,932) (616,528)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Sitt 3,000 (379,915) (431,639) (483,664) (535,894) (588,320) (640,976) (693,632) (746,287)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 a Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,856) (758,535) (814,154)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (718,080) (770,833) (828,454) (890,052)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,972) (742,528) (795,456) (857,054) (918,652) (980,383) (1,042,354)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 (253,306) (304,513) (355,915) (407,617) (459,509) (511,593) (663,932) (616,528) (669,184)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Sitt 3,000 (379,915) (431,639) (483,664) (536,894) (588,320) (640,976) (693,632) (746,287) (799,854)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 9 Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (770,833) (828,454) (890,052) (951,650)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (742,528) (795,456) (857,054) (918,652) (980,383) (1,042,354) (1,104,324)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 - (253,306) (304,513) (355,915) (407,617) (459,509) (511,593) (563,932) (616,528)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Sitt 3,000 (379,915) (431,639) (483,664) (535,894) (588,320) (640,976) (693,632) (746,287)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 a Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,856) (758,535) (814,154)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (718,080) (770,833) (828,454) (890,052)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,972) (742,528) (795,456) (857,054) (918,652) (980,383) (1,042,354)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 (253,306) (304,513) (355,915) (407,617) (459,509) (511,593) (663,932) (616,528) (669,184)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Sitt 3,000 (379,915) (431,639) (483,664) (536,894) (588,320) (640,976) (693,632) (746,287) (799,854)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 9 Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (770,833) (828,454) (890,052) (951,650)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (742,528) (795,456) (857,054) (918,652) (980,383) (1,104,354) (1,104,354) (1,166,294)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140 160 180	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 - (253,306) (304,513) (355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (746,913) (847,152)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Site 3,000 (379,915) (431,639) (483,664) (536,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 2 Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,656) (758,535) (814,154) (875,752) (937,350) (999,195)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (650,195) (612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,029,938) (1,151,908)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (688,872) (742,528) (795,456) (857,054) (918,652) (980,383) (1,042,354) (1,104,324) (1,166,224) (1,228,627)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140 160 180 200 220	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 - (255,306) (304,513) (355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152) (908,750)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Sitt 3,000 (379,915) (431,639) (483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 e Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350) (999,195) (1,061,165)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,028,938) (1,151,908) (1,151,908) (1,214,154)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (688,972) (742,528) (795,456) (857,054) (918,652) (980,383) (1,042,354) (1,166,294) (1,166,294) (1,226,627) (1,290,972)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140 160 180 200 220 240	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 (253,306) (304,513) (355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152) (908,750) (970,422)	(236,866) 118,314 469,024 469,024 816,679 1,162,013 1,505,582 Sitt 3,000 (379,915) (431,639) (483,664) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,008) (1,046,779)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 9 Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350) (199,195) (1,061,165) (1,123,135)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,197,551) (1,199,681)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938) (1,151,908) (1,151,908) (1,214,154) (1,276,499)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (742,528) (795,456) (857,054) (918,652) (980,383) (1,042,354) (1,104,324) (1,166,294) (1,228,627) (1,290,972) (1,353,317)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140 160 180 200 220 240	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 (253,306) (304,513) (355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (666,184) (721,839) (774,616) (832,852) (894,450) (956,048)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152) (970,422) (1,032,392)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Site 3,000 (379,915) (431,639) (483,664) (536,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (1,046,779) (1,108,749)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 2 Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350) (999,195) (1,061,165) (1,123,135) (1,185,207)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (718,080) (770,833) (828,454) (990,052) (951,650) (1,013,581) (1,075,551) (1,137,521) (1,199,681) (1,196,681) (1,262,025)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,027,967) (1,028,938) (1,151,908) (1,214,154) (1,276,499) (1,338,843)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (742,528) (795,456) (857,054) (918,652) (980,383) (1,104,354) (1,104,354) (1,104,354) (1,104,354) (1,106,294) (1,228,627) (1,290,972) (1,353,317) (1,415,887)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 - (253,306) (304,513) (355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450) (956,048) (1,018,006)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (746,913) (847,152) (908,750) (908,750) (908,750) (1,094,362)	(236,866) 118,314 469,024 416,679 1,162,013 1,505,582 Sitt 3,000 (379,915) (431,639) (483,664) (535,894) (583,809) (640,976) (693,632) (746,287) (799,854) (361,452) (923,050) (984,808) (1,046,779) (1,108,749) (1,170,734)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 e Specific S106 4,500 (443,717) (495,742) (549,045) (600,544) (653,200) (705,656) (758,535) (814,154) (875,752) (993,7350) (999,195) (1,061,165) (1,123,135) (1,185,207) (1,247,552)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (650,195) (661,2768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521) (1,199,681) (1,262,025) (1,324,370)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,029,938) (1,151,908) (1,274,154) (1,276,499) (1,338,843) (1,401,326)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (742,528) (795,456) (857,054) (916,652) (980,383) (1,042,354) (1,104,324) (1,166,294) (1,28,627) (1,290,972) (1,353,317) (1,415,887) (1,478,609)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140 160 180 200 220 244 260 280 300	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152) (908,750) (970,422) (1,094,362) (1,156,333)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Sitte 3,000 (379,915) (431,639) (483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779) (1,108,749) (1,170,734) (1,233,079)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 e Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350) (999,195) (1,061,165) (1,123,135) (1,185,207) (1,247,552) (1,309,897)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521) (1,199,681) (1,262,025) (1,324,370) (1,386,766)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938) (1,151,908) (1,214,154) (1,276,499) (1,338,843) (1,401,326) (1,464,048)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (795,456) (857,054) (918,652) (980,383) (1,042,354) (1,104,324) (1,166,294) (1,228,627) (1,290,972) (1,353,317) (1,415,887) (1,478,609) (1,541,331)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 (253,306) (304,513) (355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450) (956,048) (1,018,006) (1,079,976) (1,141,946)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (784,063) (786,913) (847,152) (908,750) (970,422) (1,094,362) (1,196,333) (1,218,605)	(236,866) 118,314 469,024 469,024 816,679 1,162,013 1,505,582 Sitt 3,000 (379,915) (431,639) (483,664) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779) (1,108,749) (1,170,734) (1,233,079) (1,295,424)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 9 Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350) (10,611,65) (1,123,135) (1,185,207) (1,247,552) (13,08,987) (1,372,242)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (718,080) (770,833) (228,454) (890,052) (951,650) (1,1013,581) (1,075,551) (1,199,681) (1,262,025) (1,324,370) (1,386,766) (1,449,487)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (795,456) (857,054) (918,652) (980,383) (1,104,354) (1,166,294) (1,228,627) (1,290,972) (1,353,317) (1,478,609) (1,541,331) (1,604,146)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140 180 200 220 240 260 280 300 320 320 340	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (786,913) (847,152) (908,750) (970,422) (1,094,362) (1,156,333)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Sitte 3,000 (379,915) (431,639) (483,664) (535,894) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779) (1,108,749) (1,170,734) (1,233,079)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 e Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350) (999,195) (1,061,165) (1,123,135) (1,185,207) (1,247,552) (1,309,897)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,650) (1,013,581) (1,075,551) (1,137,521) (1,199,681) (1,262,025) (1,324,370) (1,386,766)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,089,938) (1,151,908) (1,214,154) (1,276,499) (1,338,843) (1,401,326) (1,464,048)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (795,456) (857,054) (918,652) (980,383) (1,042,354) (1,104,324) (1,166,294) (1,228,627) (1,290,972) (1,353,317) (1,415,887) (1,478,609) (1,541,331)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 (253,306) (304,513) (355,915) (407,617) (459,509) (511,593) (563,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450) (956,048) (1,018,006) (1,079,976) (1,141,946)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (784,063) (786,913) (847,152) (908,750) (970,422) (1,094,362) (1,196,333) (1,218,605)	(236,866) 118,314 469,024 469,024 816,679 1,162,013 1,505,582 Sitt 3,000 (379,915) (431,639) (483,664) (588,320) (640,976) (693,632) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779) (1,108,749) (1,170,734) (1,233,079) (1,295,424)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 9 Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (705,856) (758,535) (814,154) (875,752) (937,350) (10,611,65) (1,123,135) (1,185,207) (1,247,552) (13,08,987) (1,372,242)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (718,080) (770,833) (228,454) (890,052) (951,650) (1,1013,581) (1,075,551) (1,199,681) (1,262,025) (1,324,370) (1,386,766) (1,449,487)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (795,456) (857,054) (918,652) (980,383) (1,104,354) (1,166,294) (1,228,627) (1,290,972) (1,353,317) (1,478,609) (1,541,331) (1,604,146)
CIL £psm	105% 110% 115% 120% 125% (690,070) 0 20 40 60 80 100 120 140 180 200 220 240 260 280 300 320 320 340	99,917 514,475 924,682 1,331,718 1,736,459 2,139,399 (253,306) (304,513) (355,915) (407,617) (459,509) (511,593) (663,932) (616,528) (669,184) (721,839) (774,616) (832,852) (894,450) (956,048) (1,018,006) (1,079,976) (1,141,946) (1,204,132)	(124,410) 250,495 621,090 988,478 1,353,597 1,716,878 1,500 (316,446) (367,910) (419,622) (471,587) (523,743) (576,096) (628,752) (681,408) (734,063) (734,063) (734,063) (734,063) (734,063) (734,063) (734,063) (734,063) (734,063) (734,063) (734,063) (734,063) (734,063) (734,063) (734,063) (136,063) (136,063) (1,106,063) (1,216,065) (1,280,950)	(236,866) 118,314 469,024 816,679 1,162,013 1,505,582 Site 3,000 (379,915) (431,639) (483,664) (536,894) (588,320) (746,287) (799,854) (861,452) (923,050) (984,808) (1,046,779) (1,108,749) (1,170,734) (1,233,079) (1,295,424) (1,357,768)	(349,653) (14,246) 316,817 644,702 970,249 1,294,075 e Specific S106 4,500 (443,717) (495,742) (548,045) (600,544) (653,200) (706,856) (758,535) (814,154) (875,752) (999,195) (1,061,165) (1,123,135) (1,185,207) (1,247,552) (1,309,897) (1,372,242) (1,434,926)	(462,744) (147,021) 164,368 472,537 778,398 1,082,435 £1,500 6,000 (507,856) (560,195) (612,768) (665,424) (718,080) (770,833) (828,454) (890,052) (951,6551) (1,1075,551) (1,137,521) (1,199,681) (1,199,681) (1,262,025) (1,324,370) (1,386,766) (1,449,487) (1,512,209)	(889,245) (576,264) (280,122) 11,576 300,081 586,245 870,632 7,500 (572,346) (624,992) (677,648) (730,304) (783,131) (842,754) (904,352) (965,997) (1,027,967) (1,027,967) (1,028,938) (1,151,908) (1,214,154) (1,276,499) (1,338,843) (1,401,326) (1,464,048) (1,526,770) (1,589,498)	(1,325,416) (997,530) (690,070) (413,683) (141,560) 127,360 393,849 658,589 9,000 (637,216) (689,872) (742,528) (795,456) (857,054) (918,652) (980,383) (1,042,354) (1,104,324) (1,166,294) (1,228,627) (1,290,972) (1,353,317) (1,415,887) (1,478,609) (1,541,331) (1,604,146) (1,667,247)

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Scheme Ref: Title: Notes: J 50 No. Units Brownfield allocation

	Enhanced S106	costs						
ASSUMPTIONS - RESIDENTIAL USI	ES							
Total number of units in scheme			50 U	nits				
AH Policy requirement (% Target)			35%					
AH tenure split %	Af	fordable Rent:	3070	53.0%				
7 il Terrar o opine 75		nared ownership		25.0%				
		termediate		21.6%				
Open Market Sale (OMS) housing	"""	termediate	65%	21.070				
Open warker sale (Ows) nousing			100%					
OII D-4- (0)								
CIL Rate (£ psm)			143.29 £	psm				
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall		Total # units	
1 bed House	3.3%	1.1	0.0%	0.0		2%	1.1	
2 bed House	20.9%	6.8	0.0%	0.0		14%	6.8	
3 bed House	40.8%	13.3	23.5%	4.1		35%	17.4	
4 bed House	35.0%	11.4	2.8%	0.5		24%	11.9	
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	2.9		6%	2.9	
2 bed Flat	0.0%	0.0	57.4%	10.0		20%	10.0	
Total number of units	100.0%	32.5	100.0%	17.5		100%	50.0	
	N-4 "		Nette On "		0 (01	\		
	Net area per unit		Net to Gross %		Gross (GIA		/ 60	
OMS Unit Floor areas -	(sqm)	(sqft)	%			(sqm)	(sqft)	
1 bed House	58.0	624				58.0	624	
2 bed House	79.0	850				79.0	850	
3 bed House	90.0	969				90.0	969	
4 bed House	110.0	1,184				110.0	1,184	
5 bed House	0.0	0				0.0	0	
1 bed Flat	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Not area nor unit		Net to Gross %		Creen (CIA	\ max unit		
AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %		Gross (GIA	(sqm)	(sqft)	
1 bed House	50.0	538	76			50.0	538	
2 bed House	70.0	753				70.0	753	
3 bed House								
4 bed House	84.0	904				84.0	904	
	97.0	1,044				97.0	1,044	
5 bed House 1 bed Flat	0.0	0	05.00/			0.0	0	
	50.0	538	85.0%			58.8	633	
2 bed Flat	61.0	657	85.0%			71.8	772	
	Mkt Units GIA		AH units GIA		Total GIA (all	units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)	
1 bed House	62	670	0	0		62	670	
2 bed House	537	5,776	0	0		537	5,776	
3 bed House	1,193	12,846	346	3,720		1,539	16,566	
4 bed House	1,251	13,468	47	502		1,298	13,971	
5 bed House	0	0	0	0		0	0	
1 bed Flat	0	0	169	1,815		169	1,815	
2 bed Flat	0	0	721	7,759		721	7,759	
	3,043	32,760	1,282	13,797		4,325	46,556	
AH % by floor area	E.		29.63% A	H % by floor area du	e to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf			total N	/IV £ (no AH)	
1 bed House	180,000	3,103	288			total IV	193,050	
2 bed House	250,000		288				1,698,125	
2 bed House 3 bed House		3,165						
3 bed House 4 bed House	290,000	3,222	299				5,038,533 4,149,688	
4 bed House 5 bed House	350,000	3,182	296				, .,	
	0	#DIV/0!	#DIV/0!				0	
1 bed Flat	160,000	3,200	297				458,640	
2 bed Flat	190,000	3,115	289			_	1,908,550 13,446,585	
							-, ,	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Interm		£psm	% of N
1 bed House	90,000	1,800	50% 126,000	2,520		14,000	2,880	80
2 bed House	125,000	1,786	50% 175,000	2,500		00,000	2,857	80
3 bed House	145,000	1,726	50% 203,000	2,417	70% 23	32,000	2,762	80
4 bed House	175,000	1,804	50% 245,000	2,526		50,000	2,577	71
5 bed House	0	#DIV/0!	50%	#DIV/0!	70%	0	#DIV/0!	71
1 bed Flat	80,000	1,600	50% 112,000	2,240	70% 12	28,000	2,560	801
2 bed Flat	95,000	1,557	50% 133,000	2,180	70% 15	52,000	2,492	80

Scheme Ref: Title: Notes:

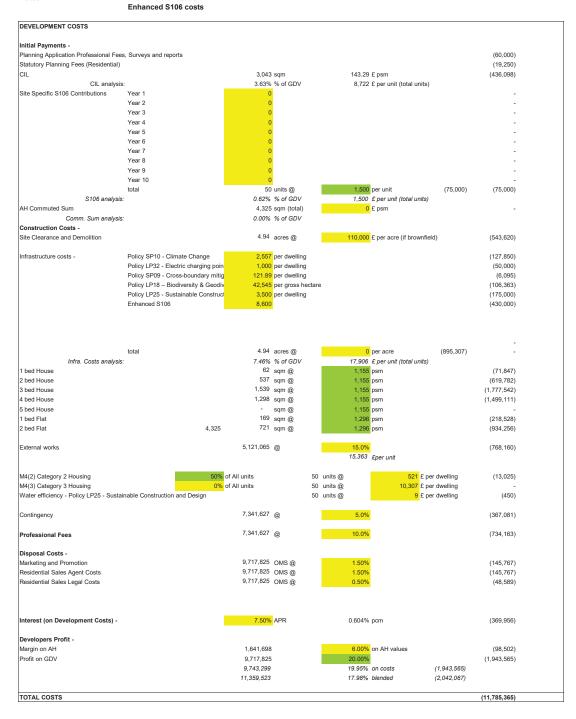
J 50 No. Units Brownfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	1.1	@	180,000	193,050
2 bed House	6.8	@	250,000	1,698,125
B bed House	13.3	@	290,000	3,845,400
bed House	11.4	@	350,000	3,981,250
5 bed House	0.0	@	0	•
bed Flat	0.0	@	160,000	•
2 bed Flat	0.0	@	190,000	<u>-</u>
	32.5			9,717,825
Affordable Rent GDV -				
bed House	0.0	@	90,000	-
bed House	0.0	@	125,000	-
bed House	2.2	@	145,000	316,180
bed House	0.3	@	175,000	44,636
5 bed House	0.0	@	0	-
1 bed Flat	1.5	@	80,000	121,540
2 bed Flat	5.3	@	95,000	505,766
	9.3			988,121
Shared ownership				
bed House	0.0	@	126,000	-
P bed House	0.0	@	175,000	-
B bed House	1.0	@	203,000	209,132
4 bed House	0.1	@	245,000	29,524
5 bed House	0.0	@	0	-
1 bed Flat	0.7	@	112,000	80,390
2 bed Flat	2.5	@	133,000	334,531
	4.4			653,577
intermediate				
2 bed House	0.0	@	144,000	•
B bed House	0.0	@	200,000	
1 bed House	0.9	@	232,000	206,173
5 bed House	0.1	@	250,000	25,988
I bed Flat	0.0	@	0	
2 bed Flat	0.6	@	128,000	79,253
0.00%	2.2	@	152,000	329,797
	3.8			641,211
Sub-total GDV Residential	49.9			12,000,735
AH on-site cost analysis:				£MV less £GDV 1,445,850
	334 £ psm	(total GIA sqm)		28,917 £ per unit (total units)
Grant	50	@	0	
Total GDV				12,000,735

Scheme Ref: Title:

Notes:

50 No. Units Brownfield allocation



 Scheme Ref:
 J

 Title:
 50 No. Units

 Notes:
 Brownfield allocation

 Enhanced \$106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				215,369
SDLT		215,369 @	5.0% (slabbed)	(268)
Acquisition Agent fees		215,369 @	1.0%	(2,154)
Acquisition Legal fees		215,369 @	0.5%	(1,077)
Interest on Land		215,369 @	7.5%	(16,153)
Residual Land Value				195,718
RLV analysis:	3,914 £ per plot	97,859 £ per ha	39,603 £ per acre	

THRESHOLD LAND VALUE					
Residential Density			25.0 dp net ha		
Site Area (Resi)			2.00 net ha	4.94 net acres	
Density analysis:			2,163 sqm/ha	9,421 sqft/ac	
Threshold Land Value	18,533 £ per plot	4	63,313 £ per net ha	187,500 £ per net acre	926,625
		80%	Gross to net	2.50 Gross hectares	

BALANCE			
Surplus/(Deficit)	(365,454) £ per ha	(147,897) £ per acre	(730,907)

Scheme Ref: Title: Notes:

J 50 No. Units Brownfield allocation Enhanced S106 costs

					AH - % on site 35	5%		
Balance (RLV - TLV)	(730,907)	0%	10%	15%	20%	25%	30%	35%
	10	820,905	492,294	327,988	163,303	(1,473)	(166,249)	(331,025)
	20	775,205	451,164	288,998	126,521	(35,956)	(198,433)	(360,910)
	40	683,805	368,718	210,839	52,959	(104,920)	(262,800)	(420,679)
	60	592,404	285,960	132,679	(20,603)	(173,885)	(327,167)	(480,493)
	80	500,571	203,203	54,519	(94,165)	(242,849)	(391,534)	(540,624)
CIL £psm	100	408,618	120,445	(23,641)	(167,728)	(311,814)	(456,116)	(600,755)
143.29	120	316,665	37,688	(101,801)	(241,290)	(380,858)	(520,872)	(660,885)
	140	224,712	(45,070)	(179,961)	(314,852)	(450,240)	(585,628)	(721,016)
	160	132,760	(127,828)	(258,121)	(388,859)	(519,622)	(650,384)	(781,147)
	180	40,807	(210,592)	(336,729)	(462,866)	(589,003)	(715,140)	(841,277)
	200	(51,146)	(293,850)	(415,361)	(536,873)	(658,385)	(779,896)	(901,408)
	220	(143,335)	(377,107)	(493,994)	(610,880)	(727,766)	(844,652)	(969,274)
	240	(235,844)	(460,365)	(572,626)	(684,887)	(797,148)	(909,502)	(1,039,616)
	260	(328,352)	(543,623)	(651,258)	(758,894)	(866,529)	(984,176)	(1,109,958)
	280	(420,861)	(626,881)	(729,891)	(832,901)	(939,559)	(1,059,929)	(1,180,300)
	300	(513,370)	(710,139)	(808,523)	(907,214)	(1,020,723)	(1,135,682)	(1,250,642)
	320	(605,878)	(793,397)	(887,456)	(992,338)	(1,101,887)	(1,211,435)	(1,320,984)
	340	(698,387)	(877,006)	(974,775)	(1,078,913)	(1,183,050)	(1,287,188)	(1,391,326)
	360	(790,957)	(968,034)	(1,066,761)	(1,165,488)	(1,264,214)	(1,362,941)	(1,461,897)
	380	(884,025)	(1,065,431)	(1,158,747)	(1,252,062)	(1,345,378)	(1,438,694)	(1,532,664)
	400	(987,018)					(1,514,890)	(1,603,431)
	420		(1,162,828)	(1,250,732)	(1,338,637)	(1,426,542)		
	440	(1,095,236)	(1,260,224)	(1,342,718)	(1,425,212)	(1,508,003)	(1,591,101)	(1,674,198)
	460	(1,203,455)	(1,357,621)	(1,434,704)	(1,512,003)	(1,589,657)	(1,667,312)	(1,744,966)
	480	(1,311,673) (1,419,892)	(1,455,017) (1,552,666)	(1,526,891) (1,619,433)	(1,599,101) (1,686,199)	(1,671,312) (1,752,966)	(1,743,522) (1,819,733)	(1,815,733)
	400	(1,419,092)	(1,332,000)	(1,019,433)	(1,000,199)	(1,732,900)	(1,019,733)	(1,000,000)
					AH - % on site 35			
Balance (RLV - TLV)	(730,907)	0%	10%	15%	20%	25%	30%	35%
Balance (RLV - TLV)	- 1	283,231	14,961	(119,174)	20% (253,308)	25% (387,563)	(522,190)	(656,818)
Balance (RLV - TLV)	1,500	283,231 209,586	14,961 (58,684)	(119,174) (192,818)	20% (253,308) (327,026)	25% (387,563) (461,653)	(522,190) (596,280)	(656,818) (730,907)
Balance (RLV - TLV)	1,500 3,000	283,231 209,586 135,941	14,961 (58,684) (132,328)	(119,174) (192,818) (266,489)	20% (253,308) (327,026) (401,116)	25% (387,563) (461,653) (535,743)	(522,190) (596,280) (670,370)	(656,818) (730,907) (804,997)
Balance (RLV - TLV)	1,500 3,000 4,500	283,231 209,586 135,941 62,297	14,961 (58,684) (132,328) (205,973)	(119,174) (192,818)	20% (253,308) (327,026) (401,116) (475,206)	25% (387,563) (461,653)	(522,190) (596,280) (670,370) (744,460)	(656,818) (730,907) (804,997) (879,087)
	1,500 3,000 4,500 6,000	283,231 209,586 135,941 62,297 (11,348)	14,961 (58,684) (132,328) (205,973) (280,042)	(119,174) (192,818) (266,489) (340,579) (414,669)	20% (253,308) (327,026) (401,116) (475,206) (549,296)	25% (387,563) (461,653) (535,743) (609,833) (683,923)	(522,190) (596,280) (670,370) (744,460) (818,550)	(656,818) (730,907) (804,997) (879,087) (959,492)
Site Specific S106	1,500 3,000 4,500 6,000 7,500	283,231 209,586 135,941 62,297 (11,348) (84,993)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (623,386)	25% (387,563) (461,653) (535,743) (609,833) (683,923) (758,013)	(522,190) (596,280) (670,370) (744,460) (818,550) (892,640)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164)
	1,500 3,000 4,500 6,000	283,231 209,586 135,941 62,297 (11,348)	14,961 (58,684) (132,328) (205,973) (280,042)	(119,174) (192,818) (266,489) (340,579) (414,669)	20% (253,308) (327,026) (401,116) (475,206) (549,296)	25% (387,563) (461,653) (535,743) (609,833) (683,923)	(522,190) (596,280) (670,370) (744,460) (818,550)	(656,818) (730,907) (804,997) (879,087) (959,492)
Site Specific S106	1,500 3,000 4,500 6,000 7,500	283,231 209,586 135,941 62,297 (11,348) (84,993)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (623,386)	25% (387,563) (461,653) (535,743) (609,833) (683,923) (758,013)	(522,190) (596,280) (670,370) (744,460) (818,550) (892,640)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000	283,231 209,586 135,941 62,297 (11,348) (84,993) (158,967)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132) (428,222)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759) (562,849)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (623,386) (697,476)	25% (387,563) (461,653) (535,743) (609,833) (683,923) (758,013) (832,103)	(522,190) (596,280) (670,370) (744,460) (818,550) (892,640) (975,479)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164) (1,132,836)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500	283,231 209,586 135,941 62,297 (11,348) (84,993) (158,967) (233,057)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132) (428,222) (502,312)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759) (562,849) (636,939)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (623,386) (697,476) (771,566)	25% (387,563) (461,653) (535,743) (609,833) (683,923) (758,013) (832,103) (906,381)	(522,190) (596,280) (670,370) (744,460) (818,550) (892,640) (975,479) (1,062,151)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164) (1,132,836) (1,219,508)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000	283,231 209,586 135,941 62,297 (11,348) (84,993) (158,967) (233,057) (307,147)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132) (428,222) (502,312) (576,402)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759) (562,849) (636,939) (711,029)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (623,386) (697,476) (771,566) (845,656)	25% (387,563) (461,653) (535,743) (609,833) (683,923) (758,013) (832,103) (906,381) (991,466)	(522,190) (596,280) (670,370) (744,460) (818,550) (892,640) (975,479) (1,062,151) (1,148,823)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164) (1,132,836) (1,219,508) (1,306,180)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500	283,231 209,586 135,941 62,297 (11,348) (84,993) (158,967) (233,057) (307,147) (381,237)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132) (428,222) (502,312) (576,402) (650,492)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759) (562,849) (636,939) (711,029) (785,119)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (623,386) (697,476) (771,566) (845,656) (920,781)	25% (387,563) (461,653) (535,743) (609,833) (683,923) (758,013) (832,103) (906,381) (991,466) (1,078,138)	(522,190) (596,280) (670,370) (744,460) (818,550) (892,640) (975,479) (1,062,151) (1,148,823) (1,235,495)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164) (1,132,836) (1,219,508) (1,306,180) (1,392,852)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000	283,231 209,586 135,941 62,297 (11,348) (84,993) (158,967) (233,057) (307,147) (381,237) (455,327)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132) (428,222) (502,312) (576,402) (650,492) (724,581)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759) (562,849) (636,939) (711,029) (785,119) (859,340)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (623,386) (697,476) (771,566) (845,656) (845,656) (492,781) (1,007,453)	25% (387,563) (461,653) (535,743) (609,833) (683,923) (758,013) (832,103) (906,381) (991,466) (1,078,138) (1,164,810)	(522,190) (596,280) (670,370) (744,460) (818,550) (892,640) (975,479) (1,062,151) (1,148,823) (1,235,495) (1,322,167)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164) (1,132,836) (1,219,508) (1,306,180) (1,392,852) (1,479,861)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 16,500	283,231 209,586 135,941 62,297 (11,348) (84,993) (158,967) (233,057) (307,147) (381,237) (455,327) (529,417)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132) (428,222) (502,312) (576,402) (724,681) (798,671)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759) (562,849) (636,939) (711,029) (785,119) (859,340) (936,768)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (623,386) (697,476) (771,566) (845,656) (920,781) (1,007,453) (1,094,125)	25% (387,563) (461,653) (461,653) (633,743) (609,833) (683,923) (758,013) (906,381) (901,466) (1,078,138) (1,164,810) (1,251,482)	(522,190) (596,280) (670,370) (744,460) (818,550) (892,640) (975,479) (1,062,151) (1,148,823) (1,235,495) (1,322,167) (1,408,839)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164) (1,219,508) (1,306,180) (1,392,852) (1,479,861) (1,567,056)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	283,231 209,586 135,941 62,297 (11,348) (84,993) (158,967) (233,057) (307,147) (381,237) (455,327) (529,417) (603,507)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132) (428,222) (502,312) (576,402) (650,492) (724,581) (798,671) (873,089)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759) (562,849) (711,029) (785,119) (859,340) (936,768) (1,023,440)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (697,476) (771,566) (845,656) (920,781) (1,007,453) (1,094,125) (1,180,797)	25% (387,563) (461,653) (535,743) (609,833) (683,923) (758,013) (832,103) (906,381) (991,466) (1,078,138) (1,164,810) (1,251,482) (1,338,154)	(522,190) (596,280) (670,370) (744,460) (818,550) (892,640) (975,479) (1,062,151) (1,148,823) (1,235,495) (1,322,167) (1,408,839) (1,495,839)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164) (1,132,836) (1,219,508) (1,306,180) (1,379,861) (1,479,861) (1,567,056) (1,654,252)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500	283,231 209,586 135,941 62,297 (11,348) (84,993) (158,967) (233,057) (307,147) (455,327) (529,417) (603,507) (677,597) (751,687)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132) (502,312) (576,402) (650,492) (724,581) (798,671) (873,089) (952,755) (1,039,427)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759) (562,849) (636,939) (711,029) (785,119) (859,340) (936,768) (1,023,440) (1,111,112) (1,196,784)	20% (253,308) (327,026) (401,116) (475,206) (649,296) (623,386) (697,476) (771,566) (845,656) (920,781) (1,007,453) (1,094,125) (1,180,797) (1,267,469) (1,354,141)	25% (387,563) (461,653) (461,653) (535,743) (609,833) (683,923) (758,013) (906,381) (991,466) (1,078,138) (1,164,810) (1,251,482) (1,338,154) (1,424,826) (1,511,817)	(522,190) (596,280) (596,280) (744,460) (818,550) (892,640) (975,479) (1,062,151) (1,148,823) (1,235,495) (1,322,167) (1,408,839) (1,495,839) (1,495,839) (1,583,035) (1,670,230)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164) (1,132,836) (1,219,508) (1,392,852) (1,479,861) (1,567,056) (1,654,252) (1,741,448) (1,828,644)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500	283,231 209,586 135,941 62,297 (11,348) (84,993) (158,967) (233,057) (307,147) (381,237) (455,327) (529,417) (603,507) (77,597) (751,887) (826,049)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132) (428,222) (502,312) (576,402) (650,492) (724,581) (798,671) (873,089) (952,755) (1,039,427) (1,126,099)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759) (562,849) (562,849) (785,119) (859,340) (936,768) (1,023,440) (1,110,112) (1,196,784) (1,283,456)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (697,476) (771,566) (820,781) (1,007,453) (1,094,125) (1,180,797) (1,267,469) (1,354,141) (1,440,813)	25% (387,563) (461,653) (461,653) (535,743) (609,833) (683,923) (758,013) (906,381) (907,8138) (1,164,810) (1,251,482) (1,338,154) (1,424,826) (1,511,817) (1,599,013)	(522,190) (596,280) (670,370) (744,460) (818,550) (892,640) (975,479) (1,062,151) (1,148,823) (1,235,495) (1,322,167) (1,408,839) (1,498,839) (1,583,035) (1,670,230) (1,757,426)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164) (1,132,836) (1,306,180) (1,392,852) (1,479,861) (1,567,056) (1,654,252) (1,741,448) (1,828,644) (1,915,840)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000	283,231 209,586 135,941 62,297 (11,348) (84,993) (158,967) (233,057) (307,147) (381,237) (455,327) (529,417) (603,507) (677,597) (751,687) (326,049) (900,587)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132) (502,312) (576,402) (724,581) (798,671) (873,089) (952,755) (1,126,099) (1,212,771)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759) (562,849) (562,849) (636,939) (711,029) (785,119) (859,340) (936,768) (1,023,440) (1,110,112) (1,196,784) (1,283,456) (1,270,128)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (697,476) (771,566) (845,656) (820,781) (1,007,453) (1,094,125) (1,180,797) (1,267,469) (1,354,141) (1,440,813) (1,527,796)	25% (387,563) (461,653) (535,743) (609,833) (683,923) (758,013) (832,103) (906,381) (91,466) (1,078,138) (1,164,810) (1,251,482) (1,338,154) (1,424,826) (1,511,817) (1,599,013) (1,686,209)	(522,190) (596,280) (596,280) (744,460) (818,550) (892,640) (975,479) (1,062,151) (1,148,823) (1,322,167) (1,408,839) (1,495,839) (1,583,035) (1,570,230) (1,757,426) (1,844,622)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164) (1,132,836) (1,392,852) (1,479,861) (1,567,056) (1,654,252) (1,741,448) (1,828,644) (1,915,840) (2,003,445)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	283,231 209,586 135,941 62,297 (11,348) (84,993) (158,967) (233,057) (307,147) (381,237) (455,327) (529,417) (607,597) (751,687) (826,049) (900,587) (984,729)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132) (576,402) (50,492) (724,581) (798,671) (873,089) (952,755) (1,039,427) (1,126,099) (1,212,771) (1,299,443)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759) (562,849) (636,939) (711,029) (785,119) (859,340) (936,768) (1,023,440) (1,110,112) (1,196,784) (1,196,784) (1,283,456) (1,370,128) (1,456,800)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (623,386) (697,476) (771,566) (845,656) (920,781) (1,007,453) (1,094,125) (1,180,797) (1,267,469) (1,354,141) (1,440,813) (1,527,796) (1,614,991)	25% (387,563) (461,653) (461,653) (535,743) (609,833) (683,923) (758,013) (832,103) (906,381) (909,346) (1,078,138) (1,164,810) (1,251,482) (1,338,154) (1,424,826) (1,511,817) (1,599,013) (1,688,209) (1,773,405)	(522,190) (596,280) (670,370) (744,460) (818,550) (892,640) (975,479) (1,062,151) (1,148,823) (1,235,495) (1,322,167) (1,408,839) (1,495,839) (1,583,035) (1,670,230) (1,577,426) (1,844,622) (1,931,818)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164) (1,132,836) (1,320,852) (1,479,861) (1,567,056) (1,654,252) (1,741,448) (1,915,840) (2,003,445) (2,003,445) (2,003,445) (2,003,445) (2,003,445) (2,003,445)
Site Specific S106	1,500 3,000 4,500 6,000 7,500 9,000 10,500 12,000 15,000 16,500 18,000 19,500 21,000 22,500 24,000	283,231 209,586 135,941 62,297 (11,348) (84,993) (158,967) (233,057) (307,147) (381,237) (455,327) (529,417) (603,507) (677,597) (751,687) (326,049) (900,587)	14,961 (58,684) (132,328) (205,973) (280,042) (354,132) (502,312) (576,402) (724,581) (798,671) (873,089) (952,755) (1,126,099) (1,212,771)	(119,174) (192,818) (266,489) (340,579) (414,669) (488,759) (562,849) (562,849) (636,939) (711,029) (785,119) (859,340) (936,768) (1,023,440) (1,110,112) (1,196,784) (1,283,456) (1,270,128)	20% (253,308) (327,026) (401,116) (475,206) (549,296) (697,476) (771,566) (845,656) (820,781) (1,007,453) (1,094,125) (1,180,797) (1,267,469) (1,354,141) (1,440,813) (1,527,796)	25% (387,563) (461,653) (535,743) (609,833) (683,923) (758,013) (832,103) (906,381) (91,466) (1,078,138) (1,164,810) (1,251,482) (1,338,154) (1,424,826) (1,511,817) (1,599,013) (1,686,209)	(522,190) (596,280) (596,280) (744,460) (818,550) (892,640) (975,479) (1,062,151) (1,148,823) (1,322,167) (1,408,839) (1,495,839) (1,583,035) (1,570,230) (1,757,426) (1,844,622)	(656,818) (730,907) (804,997) (879,087) (959,492) (1,046,164) (1,132,836) (1,392,852) (1,479,861) (1,567,056) (1,654,252) (1,741,448) (1,828,644) (1,915,840) (2,003,445)

Scheme Ref: Title: Notes: J 50 No. Units Brownfield allocation Enhanced S106 costs

,5	zimanceu S i u	CUSIS						
					AH - % on site 3	5%		
Balance (RLV - TLV)	(730,907)	0%	10%	15%	20%	25%	30%	35%
	50,000	889,111	620,841	486,707	352,499	217,872	83,245	(51,382)
	75,000	765,561	497,291	363,157	228,949	94,322	(40,305)	(174,932)
TLV (per net acre)	100,000	642,011	373,741	239,607	105,399	(29,228)	(163,855)	(298,482)
187,500	125,000	518,461	250,191	116,057	(18,151)	(152,778)	(287,405)	(422,032
	150,000	394,911	126,641	(7,493)	(141,701)	(276,328)	(410,955)	(545,582
	175,000	271,361	3,091	(131,043)	(265,251)	(399,878)	(534,505)	(669,132
	200,000	147,811	(120,459)	(254,593)	(388,801)	(523,428)	(658,055)	(792,682
	225,000	24,261	(244,009)	(378,143)	(512,351)	(646,978)	(781,605)	(916,232
	250,000	(99,289)	(367,559)	(501,693)	(635,901)	(770,528)	(905,155)	(1,039,782
	275,000	(222,839)	(491,109)	(625,243)	(759,451)	(894,078)	(1,028,705)	(1,163,332)
					AH - % on site 3	5%		
Balance (RLV - TLV)	(730,907)	0%	10%	15%	20%	25%	30%	35%
, ,	5	(6,708,116)	(7,029,924)	(7,191,185)	(9,090,689)	(11,084,320)	(13,077,950)	(15,071,580
	10	(2,266,020)	(2,574,215)	(2,731,572)	(2,889,067)	(3,047,480)	(3,205,894)	(3,364,543
Density (dph)	15	(889,375)	(1,158,629)	(1,293,257)	(1,427,884)	(1,567,662)	(1,725,019)	(1,882,375
25	20	(202,147)	(470,594)	(605,221)	(739,848)	(874,475)	(1,009,102)	(1,143,729
	25	209,586	(58,684)	(192,818)	(327,026)	(461,653)	(596,280)	(730,907
	30	484,075	215,805	81,670	(52,465)	(186,599)	(321,066)	(455,693)
	35	680,138	411,868	277,734	143,599	9,464	(124,671)	(259,111
	40	827,186	558,916	424,781	290,646	156,511	22,377	(111,758
	45	941,556	673,286	539,151	405,017	270,882	136,747	2,612
	50	1,033,052	764,782	630,648	496,513	362,378	228,243	94,108
	55	1,107,733	839,643	705,508	571,373	437,238	303,104	168,969
					AH - % on site 3	E0/.		
Balance (RLV - TLV)	(730,907)	0%	10%	15%	20%	25%	30%	35%
Bulanoo (NEV 1EV)	95%	542,371	269,056	132,399	(4,258)	(140,915)	(277,573)	(414,230
	100%	209,586	(58,684)	(192,818)	(327,026)	(461,653)	(596,280)	(730,907
Build rate (£psm)	105%	(123,314)	(387,493)	(519,582)	(651,672)	(783,761)	(915,983)	(1,070,348)
(1)	110%	(458,110)	(717,214)	(846,822)	(986,960)	(1,138,380)	(1,289,800)	(1,441,325
	115%	(792,980)	(1,069,835)	(1,218,286)	(1,366,737)	(1,515,530)	(1,664,984)	(1,814,438
	120%	(1,164,584)	(1,455,549)	(1,601,682)	(1,748,149)	(1,894,616)	(2,041,380)	(2,189,076
	125%	(1,556,299)	(1,843,261)	(1,986,741)	(2,130,371)	(2,275,062)	(2,419,753)	(2,565,156
	130%	(1,950,318)	(2,231,381)	(2,373,067)	(2,514,754)	(2,656,546)	(2,799,670)	(2,942,794
					AH - % on site 0			
Balance (RLV - TLV)	(730,907)	0%	10%	15%	20%	25%	30%	35%
	75%	(2,602,217)	(2,619,330)	(2,627,887)	(2,636,443)	(2,645,000)	(3,167,391)	(3,834,391
	80%	(1,995,855)	(2,072,368)	(2,110,785)	(2,149,202)	(2,187,620)	(2,226,037)	(2,265,084
Cahnges in sales values (£)	85%	(1,393,790)	(1,529,546)	(1,597,597)	(1,665,648)	(1,733,700)	(1,801,751)	(1,870,241
	90%	(812,118)	(990,179)	(1,087,676)	(1,185,172)	(1,282,669)	(1,380,165)	(1,478,234
	95%	(300,264)	(518,344)	(627,384)	(736,423)	(845,463)	(961,142)	(1,088,569
	100%	209,586	(58,684)	(192,818)	(327,026)	(461,653)	(596,280)	(730,907
	105%	718,073	399,340	239,760	80,179	(79,401)	(238,982)	(398,563
	110%	1,224,378	855,419	670,939	486,460	301,981	117,259	(67,768
	115%	1,729,742	1,311,032	1,101,299	891,504	681,709	471,915	262,12
	120%	2,233,655	1,764,554	1,530,004	1,295,453	1,060,902	826,328	591,218
	125%	2,736,962	2,218,076	1,958,330	1,698,584	1,438,837	1,179,091	919,34
				Sit	e Specific S106	£1,500		
Balance (RLV - TLV)	(730,907)		1,500	3,000	4,500	6,000	7,500	9,000
` 1	0	(227,495)	(301,140)	(374,785)	(448,430)	(522,371)	(596,461)	(670,551

		£1,500	e Specific S106	Cit				
9.000	7,500	6,000	4,500	3,000	1,500		(730,907)	Balance (RLV - TLV)
(670,551)	(596,461)	(522,371)	(448,430)	(374,785)	(301,140)	(227,495)	(730,907)	Balance (NEV - TEV)
							20	
(730,682)	(656,592)	(582,502)	(508,412)	(434,554)	(360,910)	(287,265)	40	
(790,812)	(716,722)	(642,632)	(568,543)	(494,453)	(420,679)	(347,034)		
(850,943)	(776,853)	(702,763)	(628,673)	(554,583)	(480,493)	(406,804)	60	
(911,074)	(836,984)	(762,894)	(688,804)	(614,714)	(540,624)	(466,573)	80	
(980,581)	(897,114)	(823,024)	(748,935)	(674,845)	(600,755)	(526,665)	100	CIL £psm
(1,050,923)	(964,251)	(883,155)	(809,065)	(734,975)	(660,885)	(586,795)	120	143.29
(1,121,265)	(1,034,593)	(947,921)	(869,196)	(795,106)	(721,016)	(646,926)	140	
(1,191,607)	(1,104,935)	(1,018,263)	(931,591)	(855,237)	(781,147)	(707,057)	160	
(1,261,949)	(1,175,277)	(1,088,605)	(1,001,933)	(915,382)	(841,277)	(767, 187)	180	
(1,332,291)	(1,245,619)	(1,158,947)	(1,072,275)	(985,603)	(901,408)	(827,318)	200	
(1,402,633)	(1,315,961)	(1,229,289)	(1,142,617)	(1,055,945)	(969,274)	(887,449)	220	
(1,473,272)	(1,386,303)	(1,299,631)	(1,212,959)	(1,126,288)	(1,039,616)	(952,944)	240	
(1,544,040)	(1,456,844)	(1,369,973)	(1,283,301)	(1,196,630)	(1,109,958)	(1,023,286)	260	
(1,614,807)	(1,527,611)	(1,440,415)	(1,353,643)	(1,266,972)	(1,180,300)	(1,093,628)	280	
(1,685,574)	(1,598,378)	(1,511,182)	(1,423,987)	(1,337,314)	(1,250,642)	(1,163,970)	300	
(1,756,341)	(1,669,145)	(1,581,950)	(1,494,754)	(1,407,656)	(1,320,984)	(1,234,312)	320	
(1,827,108)	(1,739,913)	(1,652,717)	(1,565,521)	(1,478,325)	(1,391,326)	(1,304,654)	340	
(1,897,876)	(1,810,680)	(1,723,484)	(1,636,288)	(1,549,093)	(1,461,897)	(1,374,996)	360	
(1,968,845)	(1,881,447)	(1,794,251)	(1,707,056)	(1,619,860)	(1,532,664)	(1,445,468)	380	
(2,040,040)	(1,952,317)	(1,865,019)	(1,777,823)	(1,690,627)	(1,603,431)	(1,516,235)	400	

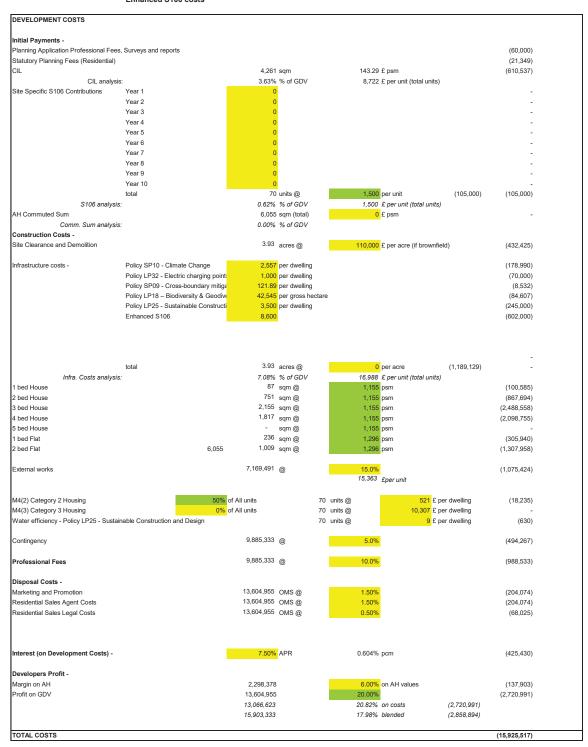
Scheme Ref: Title: Notes: L 70 No. Units Brownfield allocation

	Enhanced S106	costs					
ASSUMPTIONS - RESIDENTIAL US	SES						
			70.11				
Total number of units in scheme			70 U	inits			
AH Policy requirement (% Target)			35%				
AH tenure split %		ffordable Rent:		53.0%			
		hared ownership		25.0%			
	In	termediate		21.6%			
Open Market Sale (OMS) housing			65%				
			100%				
CIL Rate (£ psm)			143.29 £	psm			
Unit mix - 1 bed House	Mkt Units mix% 3.3%	MV # units	AH mix% 0.0%	AH # units 0.0	Overall mix% 2%	Total # units	
	20.9%	1.5				1.5	
2 bed House 3 bed House		9.5	0.0%	0.0	14% 35%	9.5	
	40.8%	18.6	23.5%	5.8		24.3	
4 bed House	35.0%	15.9	2.8%	0.7	24%	16.6	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	0.0%	0.0	16.4%	4.0	6%	4.0	
2 bed Flat	0.0%	0.0	57.4%	14.1	20%	14.1	
Total number of units	100.0%	45.5	100.0%	24.5	100%	70.0	
	Not		*****		0. (011)		
lana	Net area per unit		Net to Gross %		Gross (GIA) per uni		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	58.0	624			58.0	624	
2 bed House	79.0	850			79.0	850	
3 bed House	90.0	969			90.0	969	
4 bed House	110.0	1,184			110.0	1,184	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Net area per unit		Net to Gross %		Gross (GIA) per uni		
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	85.0%		58.8	633	
2 bed Flat	61.0	657	85.0%		71.8	772	
	Mkt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	87	937	0	0	87	937	
2 bed House	751	8,086	0	0	751	8,086	
3 bed House	1,671	17,984	484	5,208	2,155	23,192	
4 bed House	1,752	18,856	65	703	1,817	19,559	
5 bed House	0	0	0	0	0	0	
1 bed Flat	0	0	236	2,541	236	2,541	
2 bed Flat	0	0	1,009	10,863	1,009	10,863	
	4,261	45,863	1,794	19,316	6,055	65,179	
AH % by floor are	ea:		29.63% A	H % by floor area du	ue to mix		
L		_					
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		to	al MV £ (no AH)	
1 bed House	180,000	3,103	288			270,270	
2 bed House	250,000	3,165	294			2,377,375	
3 bed House	290,000	3,222	299			7,053,946	
4 bed House	350,000	3,182	296			5,809,563	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	160,000	3,200	297			642,096	
2 bed Flat	190,000	3,115	289		_	2,671,970	
1						18,825,219	
		_	0/ (10/0)		0/ /10/	_	a,
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Intermediate	£psm	% of MV
1 bed House	90,000	1,800	50% 126,000	2,520	70% 144,000	2,880	80%
2 bed House	125,000	1,786	50% 175,000	2,500	70% 200,000	2,857	80%
3 bed House	145,000	1,726	50% 203,000	2,417	70% 232,000	2,762	80%
4 bed House	175,000	1,804	50% 245,000	2,526	70% 250,000	2,577	71%
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70% 0	#DIV/0!	71%
1 bed Flat	80,000	1,600	50% 112,000	2,240	70% 128,000	2,560	80%
2 bed Flat	95,000	1,557	50% 133,000	2,180	70% 152,000	2,492	80%

Scheme Ref: Title: Notes: L 70 No. Units Brownfield allocation Enhanced S106 costs

GROSS DEVELOPMENT VALUE					
DMS GDV -	(part houses due to % mix)				
1 bed House	1.5	@	180,000		270,270
2 bed House	9.5	@	250,000		2,377,375
bed House	18.6	@	290,000		5,383,560
bed House	15.9	@	350,000		5,573,750
5 bed House	0.0	@	0		-
1 bed Flat	0.0	@	160,000		-
2 bed Flat	0.0	@	190,000		-
	45.5				13,604,955
Affordable Rent GDV -					
1 bed House	0.0	@	90,000		-
2 bed House	0.0	@	125,000		-
3 bed House	3.1	@	145,000		442,652
4 bed House	0.4	@	175,000		62,490
5 bed House	0.0	@	0		-
1 bed Flat	2.1	@	80,000		170,155
2 bed Flat	7.5	@	95,000		708,072
	13.0				1,383,370
hared ownership					
bed House	0.0	@	126,000		-
bed House	0.0	@	175,000		
bed House	1.4	@	203,000		292,785
bed House	0.2	@	245,000		41,333
bed House	0.0	@	0		
bed Flat	1.0	@	112,000		112,547
2 bed Flat	3.5	@	133,000		468,343
	6.1				915,008
ntermediate					
2 bed House	0.0	@	144,000		
3 bed House	0.0	@	200,000		-
4 bed House	1.2	@	232,000		288,643
5 bed House	0.1	@	250,000		36,383
1 bed Flat	0.0	@	0		-
2 bed Flat	0.9	@	128,000		110,954
0.00%	3.0	@	152,000		461,716
	5.3				897,696
Sub-total GDV Residential	69.9				16,801,029
AH on-site cost analysis:				£MV less £GDV	2,024,190
	334 £ psn	n (total GIA sqm)		28,917 £ per unit (total units)	
Grant	70	@	0		-

Title: 70 No. Units Notes: Brownfield allocation Enhanced S106 costs



 Scheme Ref:
 L

 Title:
 70 No. Units

 Notes:
 Brownfield allocation

 Enhanced S106 costs

RESIDUAL LAND VALUE				
Residual Land Value (gross)				875,512
SDLT		875,512 @	5.0% (slabbed)	(33,276)
Acquisition Agent fees		875,512 @	1.0%	(8,755)
Acquisition Legal fees		875,512 @	0.5%	(4,378)
Interest on Land		875,512 @	7.5%	(65,663)
Residual Land Value				763,440
RLV analysis:	10,906 £ per plot	479,877 £ per ha	194,203 £ per acre	
,	,	,	,	

THRESHOLD LAND VALUE					
Residential Density			44.0 dp net ha		
Site Area (Resi)			1.59 net ha	3.93 net acres	
Density analysis:			3,806 sqm/ha	16,580 sqft/ac	
Threshold Land Value	10,530 £ per plot		463,313 £ per net ha	187,500 £ per net acre	737,088
		80%	Gross to net	1.99 Gross hectares	

BALANCE			
Surplus/(Deficit)	16,564 £ per ha	6,703 £ per acre	26,352

L 70 No. Units

Scheme Ref: Title: Notes:

Brownfield allocation Enhanced S106 costs

					AH - % on site 35			
Balance (RLV - TLV)	26,352	0%	10%	15%	20%	25%	30%	35%
	0	2,308,718	1,833,588	1,595,701	1,357,814	1,119,674	881,246	642,819
	20	2,178,279	1,715,614	1,484,281	1,252,601	1,020,767	788,934	557,100
	40	2,047,197	1,597,581	1,372,341	1,147,101	921,861	696,621	471,381
	60	1,916,114	1,478,893	1,260,247	1,041,601	822,955	604,309	385,486
	80	1,784,311	1,360,206	1,148,153	936,101	724,048	511,895	299,249
CIL £psm	100	1,652,435	1,241,518	1,036,059	830,601	625,037	419,024	213,012
143.29	120	1,520,560	1,122,831	923,966	724,911	525,533	326,154	126,775
	140	1,388,685	1,004,143	811,519	618,773	426,028	233,283	40,538
	160	1,256,810	884,859	698,747	512,636	326,524	140,413	(45,763)
	180	1,124,409	765,454	585,976	406,498	227,020	47,542	(132,521)
	200	991,737	646,049	473,204	300,360	127,516	(45,869)	(219,279)
	220	859,065	526,644	360,433	194,172	27,435	(139,301)	(306,037)
	240	726,393	407,238	247,455	87,392	(72,670)	(232,733)	(392,796)
	260	593,720	287,391	134,002	(19,387)	(172,776)	(326,165)	(479,554)
	280	460,694	167,264	20,549	(126,167)	(272,882)	(419,597)	(566,803)
	300	327,220	47,137	(92,905)	(232,946)	(372,987)	(513,467)	(654,085)
	320	193,746	(72,990)	(206,358)	(339,725)	(473,560)	(607,464)	(743,774)
	340	60,271	(193,117)	(319,890)	(447,080)	(574,271)	(701,461)	(845,266)
	360	(73,203)	(313,553)	(434,029)	(554,505)	(674,981)	(806,669)	(946,757)
	380	(206,882)	(434,406)	(548,168)	(661,930)	(783,686)	(915,967)	(1,048,727)
	400	(341,163)	(555,259)	(662,307)	(776,317)	(900,791)	(1,025,675)	(1,150,832)
	420	(475,445)	(676,112)	(784,563)	(901,230)	(1,018,333)	(1,135,635)	(1,252,937)
	440	(609,726)	(808,422)	(917,282)	(1,026,698)	(1,136,146)	(1,245,594)	(1,355,042)
	460	(746,842)	(949,179)	(1,050,772)	(1,152,366)	(1,253,960)	(1,355,553)	(1,457,147)
	480	(903,076)	(1,090,555)	(1,184,294)	(1,278,034)	(1,371,773)	(1,465,513)	(1,559,656)
					AH - % on site 35			
Balance (RLV - TLV)	26,352	0%	10%	15%	20%	25%	30%	35%
	-	1,472,610	1,090,237	899,051	707,571	515,917	324,263	132,609
	1,500	1,366,992	984,619	792,968	601,314	409,660	218,006	26,352
	3,000	1,261,373	878,365	686,711	495,057	303,403	111,749	(80,175
	4,500	1,155,416	772,108	580,454	388,800	197,146	5,259	(187,074)
					282,543	90,693	(101,640)	(293,973)
	6,000	1,049,159	665,851	474,197				(400,872)
Site Specific S106	7,500	942,902	559,594	367,940	176,128	(16,206)	(208,539)	
Site Specific S106 1,500	7,500 9,000	942,902 836,645	559,594 453,337	367,940 261,562	176,128 69,228	(123,105)	(315,438)	(507,908
	7,500 9,000 10,500	942,902 836,645 730,388	559,594 453,337 346,996	367,940 261,562 154,663	176,128 69,228 (37,671)	(123,105) (230,004)	(315,438) (422,337)	(507,908) (615,454)
· ·	7,500 9,000 10,500 12,000	942,902 836,645 730,388 624,132	559,594 453,337 346,996 240,097	367,940 261,562 154,663 47,763	176,128 69,228 (37,671) (144,570)	(123,105) (230,004) (336,903)	(315,438) (422,337) (529,773)	(507,908 (615,454 (722,999
· ·	7,500 9,000 10,500 12,000 13,500	942,902 836,645 730,388 624,132 517,864	559,594 453,337 346,996 240,097 133,198	367,940 261,562 154,663 47,763 (59,136)	176,128 69,228 (37,671) (144,570) (251,469)	(123,105) (230,004) (336,903) (444,092)	(315,438) (422,337) (529,773) (637,318)	(507,908) (615,454) (722,999) (847,467)
· ·	7,500 9,000 10,500 12,000 13,500 15,000	942,902 836,645 730,388 624,132 517,864 410,965	559,594 453,337 346,996 240,097 133,198 26,299	367,940 261,562 154,663 47,763 (59,136) (166,035)	176,128 69,228 (37,671) (144,570) (251,469) (358,411)	(123,105) (230,004) (336,903) (444,092) (551,637)	(315,438) (422,337) (529,773) (637,318) (747,838)	(507,908) (615,454) (722,999) (847,467) (972,540)
· ·	7,500 9,000 10,500 12,000 13,500 15,000 16,500	942,902 836,645 730,388 624,132 517,864 410,965 304,066	559,594 453,337 346,996 240,097 133,198 26,299 (80,601)	367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934)	176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956)	(123,105) (230,004) (336,903) (444,092) (551,637) (659,183)	(315,438) (422,337) (529,773) (637,318) (747,838) (872,891)	(507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349)
· ·	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	942,902 836,645 730,388 624,132 517,864 410,965	559,594 453,337 346,996 240,097 133,198 26,299	367,940 261,562 154,663 47,763 (59,136) (166,035)	176,128 69,228 (37,671) (144,570) (251,469) (358,411)	(123,105) (230,004) (336,903) (444,092) (551,637)	(315,438) (422,337) (529,773) (637,318) (747,838)	(507,908) (615,454) (722,999) (847,467) (972,540)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500	942,902 836,645 730,388 624,132 517,864 410,965 304,066	559,594 453,337 346,996 240,097 133,198 26,299 (80,601)	367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934)	176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956)	(123,105) (230,004) (336,903) (444,092) (551,637) (659,183)	(315,438) (422,337) (529,773) (637,318) (747,838) (872,891)	(507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349)
	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000	942,902 836,645 730,388 624,132 517,864 410,965 304,066 197,167	559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500)	367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276)	176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502)	(123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262)	(315,438) (422,337) (529,773) (637,318) (747,838) (872,891) (998,188)	(507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158)
· ·	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500	942,902 836,645 730,388 624,132 517,864 410,965 304,066 197,167 90,268	559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500) (294,595)	367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276) (487,821)	176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502) (681,047)	(123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262) (898,315)	(315,438) (422,337) (529,773) (637,318) (747,838) (872,891) (998,188) (1,123,997)	(507,908 (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158) (1,349,966)
· ·	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	942,902 836,645 730,388 624,132 517,864 410,965 304,066 197,167 90,268 (16,631)	559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500) (294,595) (402,140)	367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276) (487,821) (595,366)	176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502) (681,047) (798,686)	(123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262) (898,315) (1,023,836)	(315,438) (422,337) (529,773) (637,318) (747,838) (872,891) (998,188) (1,123,997) (1,249,806)	(507,908) (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158) (1,349,966) (1,475,775)
· ·	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	942,902 836,645 730,388 624,132 517,864 410,965 304,066 197,167 90,268 (16,631) (123,530)	559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500) (294,595) (402,140) (509,685)	367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276) (487,821) (595,366) (702,912)	176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502) (681,047) (798,686) (923,739)	(123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262) (898,315) (1,023,836) (1,149,645)	(315,438) (422,337) (529,773) (637,318) (747,838) (872,891) (998,188) (1,123,997) (1,249,806) (1,375,614)	(507,908 (615,454 (722,999 (847,467 (972,540) (1,098,349) (1,224,158) (1,349,966) (1,475,775) (1,602,244)
· ·	7,500 9,000 10,500 12,000 13,500 16,500 18,000 19,500 21,000 22,500 24,000	942,902 836,645 730,388 624,132 517,864 410,965 304,066 197,167 90,268 (16,631) (123,530) (230,778)	559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500) (294,595) (402,140) (509,685) (617,231)	367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276) (487,821) (595,366) (702,912) (824,110)	176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502) (681,047) (798,886) (923,739) (1,049,484)	(123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262) (898,315) (1,023,836) (1,149,645) (1,275,454)	(315,438) (422,337) (529,773) (637,318) (747,838) (872,891) (998,188) (1,123,997) (1,249,806) (1,375,614) (1,501,423)	(507,908 (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158) (1,349,966) (1,475,775) (1,602,244) (1,728,813)
· ·	7,500 9,000 10,500 12,000 13,500 15,000 16,500 18,000 21,000 22,500 24,000 25,500	942,902 836,645 730,388 624,132 517,864 410,965 304,066 197,167 90,268 (16,631) (123,530) (230,778) (338,324)	559,594 453,337 346,996 240,097 133,198 26,299 (80,601) (187,500) (294,595) (402,140) (509,685) (617,231) (724,776)	367,940 261,562 154,663 47,763 (59,136) (166,035) (272,934) (380,276) (487,821) (595,366) (702,912) (824,110) (949,324)	176,128 69,228 (37,671) (144,570) (251,469) (358,411) (465,956) (573,502) (681,047) (798,886) (923,739) (1,049,484) (1,175,293)	(123,105) (230,004) (336,903) (444,092) (551,637) (659,183) (773,262) (898,315) (1,023,836) (1,149,645) (1,275,454) (1,401,262)	(315,438) (422,337) (529,773) (637,318) (747,838) (872,891) (998,188) (1,123,997) (1,249,806) (1,375,614) (1,501,423) (1,627,874)	(507,908 (615,454) (722,999) (847,467) (972,540) (1,098,349) (1,224,158) (1,349,966) (1,475,775) (1,602,244) (1,728,813) (1,855,382)

 Scheme Ref:
 L

 Title:
 70 No. Units

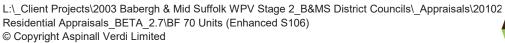
 Notes:
 Brownfield allocation

 Enhanced S106 costs

Polone - (DL) / TLV	00.050	00/	400/	450/	AH - % on site 35		200/	0501
Balance (RLV - TLV)	26,352 50,000	1,907,523	10% 1,525,150	15% 1,333,499	20% 1,141,845	25% 950,191	30% 758,537	35% 566,883
	75,000	1,809,245	1,426,872	1,235,220	1,141,845	851,913	660,259	468,605
TLV (per net acre)	100,000	1,710,966	1,328,593	1,136,942	945,288	753,634	561,980	370,327
187,500	125,000	1,612,688	1,230,315	1,136,942	945,288 847,010	655,356	463,702	272,048
107,500	150,000	1,514,409	1,132,036	940,385	748,731	557,078	365,424	173,770
	175,000	1,416,131	1,033,758	842,107	650,453	458,799	267,145	75,491
	200,000	1,317,853	935,480	743,828	552,175	360,521	168,867	(22,787)
	225,000	1,219,574	837,201	645,550	453,896	262,242	70,588	(121,065)
	250,000	1,121,296	738,923	547,272	355,618	163,964	(27,690)	(219,344)
	275,000	1,023,017	640,644	448,993	257,339	65,685	(125,968)	(317,622)
	273,000	1,023,017	040,044	440,555	231,339	03,003	(123,900)	(317,022)
					AH - % on site 35	5%		
Balance (RLV - TLV)	26,352	0%	10%	15%	20%	25%	30%	35%
, ,	5	(9,453,543)	(9,918,397)	(10,498,047)	(13,220,226)	(15,942,404)	(18,664,583)	(21,386,761)
	10	(3,144,823)	(3,580,867)	(3,806,836)	(4,032,806)	(4,260,003)	(4,487,511)	(4,716,187)
Density (dph)	15	(1,194,341)	(1,579,008)	(1,771,581)	(1,964,807)	(2,159,077)	(2,383,766)	(2,609,735)
44	20	(221,368)	(605,167)	(797,500)	(989,834)	(1,182,167)	(1,374,799)	(1,568,025)
	25	361,374	(21,933)	(213,587)	(405,529)	(597,863)	(790,196)	(982,529)
	30	749,869	366,561	174,908	(16,746)	(208,400)	(400,660)	(592,993)
	35	1,027,336	644,058	452,404	260,750	69,096	(122,558)	(314,753)
	40	1,234,903	852,180	660,526	468,872	277,218	85,565	(106,089)
	45	1,396,345	1,013,972	822,399	630,745	439,091	247,437	55,784
	50	1,525,498	1,143,125	951,897	760,243	568,590	376,936	185,282
	55	1,631,169	1,143,125	1,057,609	866,197	674,543	482,889	291,235
	33	1,001,100	1,240,750	1,007,000	000, 197	074,043	702,003	231,233
					AH - % on site 35	5%		
Balance (RLV - TLV)	26,352	0%	10%	15%	20%	25%	30%	35%
` 1	95%	1,834,519	1,445,059	1,250,329	1,055,598	860,868	666,138	471,408
	100%	1,366,992	984,619	792,968	601,314	409,660	218,006	26,352
Build rate (£psm)	105%	897,576	521,398	333,310	144,874	(43,873)	(232,619)	(421,366)
` 1	110%	426,664	56,344	(128,816)	(313,976)	(499,760)	(685,769)	(895,415)
	115%	(46,532)	(410,572)	(592,973)	(783,316)	(995,710)	(1,209,016)	(1,422,322)
	120%	(521,826)	(904,290)	(1,113,336)	(1,322,420)	(1,531,505)	(1,741,918)	(1,952,440)
	125%	(1,042,981)	(1,452,709)	(1,657,880)	(1,864,155)	(2,070,430)	(2,277,867)	(2,485,805)
	130%	(1,599,882)	(2,003,379)	(2,205,407)	(2,408,555)	(2,612,221)	(2,816,902)	(3,022,459)
	AH - % on site 0%							
Balance (RLV - TLV)	26 352	Λ%	10%	15%			30%	350/-
Balance (RLV - TLV)	26,352 75%	0%	10%	15%	20%	25%	30%	35% (2.635.536)
Balance (RLV - TLV)	75%	(2,542,186)	(2,568,144)	(2,581,475)	20% (2,594,806)	25% (2,608,137)	(2,621,477)	(2,635,536)
	75% 80%	(2,542,186) (1,678,950)	(2,568,144) (1,789,843)	(2,581,475) (1,845,290)	20% (2,594,806) (1,900,737)	25% (2,608,137) (1,956,597)	(2,621,477) (2,012,688)	(2,635,536) (2,068,779)
	75% 80% 85%	(2,542,186) (1,678,950) (823,266)	(2,568,144) (1,789,843) (1,018,507)	(2,581,475) (1,845,290) (1,116,249)	20% (2,594,806) (1,900,737) (1,213,991)	25% (2,608,137) (1,956,597) (1,311,733)	(2,621,477) (2,012,688) (1,409,475)	(2,635,536) (2,068,779) (1,507,876)
	75% 80% 85% 90%	(2,542,186) (1,678,950) (823,266) (79,916)	(2,568,144) (1,789,843) (1,018,507) (319,330)	(2,581,475) (1,845,290) (1,116,249) (439,485)	20% (2,594,806) (1,900,737) (1,213,991) (559,640)	25% (2,608,137) (1,956,597) (1,311,733) (679,795)	(2,621,477) (2,012,688) (1,409,475) (811,893)	(2,635,536) (2,068,779) (1,507,876) (951,608)
Balance (RLV - TLV) Cahnges in sales values (£)	75% 80% 85% 90% 95%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535	25% (2,608,137) (1,956,597) (1,311,733) (679,795) (133,474)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492)
	75% 80% 85% 90% 95% 100%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314	25% (2,608,137) (1,956,597) (1,311,733) (679,795) (133,474) 409,660	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352
	75% 80% 85% 90% 95% 100%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236	25% (2,608,137) (1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866
	75% 80% 85% 90% 95% 100% 105%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835	25% (2,608,137) (1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045
	75% 80% 85% 90% 95% 100% 105% 110%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305	25% (2,608,137) (1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572	25% (2,608,137) (1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929
	75% 80% 85% 90% 95% 100% 105% 110%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305	25% (2,608,137) (1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572	25% (2,608,137) (1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929
	75% 80% 85% 90% 95% 100% 105% 110% 115%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499	25% (2,608,137) (1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106	25% (2,608,137) (1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 110% 120% 125%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,095,429 2,799,030 3,508,391 4,214,057 4,917,190	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500	25% (2,608,137) (1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856	(2.635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 115% 115% 120% 125%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sit 3,000 537,200	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500 431,582 345,446	25% (2,608,137) (1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 225,426 239,189	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125%	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sit 3,000 537,200 451,482 365,466	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500 431,582 345,446 259,209	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709)
Cahnges in sales values (£)	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 26,352 0 20 40 60	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,095,429 2,799,030 3,508,391 4,214,057 4,917,190 	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sil 3,000 537,200 451,482 365,466 279,229	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500 431,582 345,446 259,209 172,972	25% (2,608,137) (1,956,597) (1,956,597) (1,311,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467)
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 115% 120% 125% 26,352 0 20 40 60 80	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,799,030 3,508,391 4,214,057 4,917,190 748,437 662,718 577,000 491,281 405,506	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sit 3,000 537,200 451,482 365,466 279,229 192,992	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 431,582 345,446 259,209 172,972 86,735	25% (2,608,137) (1,956,597) (1,317,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 26,352 0 20 40 60 80 100	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 748,437 662,718 577,000 491,281 405,506 319,269	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012	(2,581,475) (1,845,290) (1,116,249) (1,116,249) (439,485) 178,544 792,988 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sit 3,000 451,482 365,466 279,229 192,992 106,755	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 225,426 239,189 152,953 66,716 (19,521) (106,185)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983)
Cahnges in sales values (£) Balance (RLV - TLV)	75% 80% 85% 90% 95% 100% 105% 120% 125% 26,352 0 0 20 40 60 80 100 120	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190 	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sit 3,000 537,200 451,482 365,466 279,229 192,992 192,992 106,755 20,518	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 488 (86,044)	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 120% 125% 26,352 0 20 40 60 80 100 120 140	(2,542,186) (1,678,550) (823,266) (79,916) 645,433 1,366,992 2,799,030 3,508,391 4,214,057 4,917,190 	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sit 3,000 451,482 3365,466 279,229 192,992 106,755 20,518 (65,903)	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803)	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702)	(2,621,477) (2,012,688) (1,409,475) (811,893) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 26,352 0 20 40 60 80 100 120 140 160	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,799,030 3,508,391 4,214,057 4,917,190 748,437 662,718 577,000 491,281 405,506 319,269 233,032 146,795 60,558	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763)	(2,581,475) (1,845,290) (1,116,249) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sit 3,000 451,482 365,466 279,229 192,992 106,755 20,518 (65,903) (152,662)	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 431,582 345,446 259,209 172,972 86,735 488 (86,044) (172,803) (259,561)	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460)	(2,621,477) (2,012,688) (1,409,475) (811,893) 218,006 722,999 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 115% 122% 125% 100 40 60 80 100 120 140 180 180	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 748,437 662,718 577,000 491,281 405,506 319,269 233,032 146,795 60,558 (25,679)	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521)	(2,581,475) (1,845,290) (1,116,249) (1,116,249) (439,485) 178,544 792,988 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 SH 3,000 451,482 365,466 279,229 192,992 106,755 20,518 (65,903) (152,662) (239,420)	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319)	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 225,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (29,842) (386,601) (473,359) (560,570)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (58,833) (668,116)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 125% 120% 125% 120 40 60 80 100 120 140 160 180 200	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190 	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279)	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,800 537,200 451,482 365,466 279,229 192,992 106,755 20,518 (65,903) (152,662) (239,420) (326,178)	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 431,582 345,446 259,209 172,972 486,735 488 (86,044) (172,803) (259,561) (346,319) (433,077)	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116) (760,088)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 20 40 60 80 100 120 140 160 180 200 220	(2,542,186) (1,678,550) (823,266) (79,916) 645,433 1,366,992 2,799,030 3,508,391 4,214,057 4,917,190 	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037)	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sit 3,000 451,482 3365,466 279,229 192,992 106,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936)	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045)	25% (2,608,137) (1,956,597) (1,956,597) (13,917,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308) (627,590)	(2,621,477) (2,012,688) (1,409,475) (811,893) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116) (760,088)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 115% 120% 125% 26,352 0 0 20 40 60 80 100 120 140 160 180 200 220 240	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,799,030 3,508,391 4,214,057 4,917,190 	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796)	(2,581,475) (1,845,280) (1,116,249) (1,116,249) (439,485) 178,544 792,986 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sit 3,000 451,482 365,466 279,229 106,755 20,518 (65,903) (152,662) (239,420) (320,178) (412,936) (499,782)	20% (2.594,806) (1,900,737) (1,213,991) (559,640) (22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 431,582 345,446 259,209 486,735 488 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (607,328)	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308) (527,590) (714,873)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) (218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (838,019)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 0 0 20 40 60 80 100 120 140 180 200 220 240 260 260	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796) (479,554)	(2,581,475) (1,845,290) (1,116,249) (439,485) (178,544 792,988 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sit 3,000 537,200 451,482 365,466 279,229 106,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936) (499,782)	20% (2.594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (607,328) (694,610)	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308) (627,590) (714,873) (814,458)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (338,019) (939,510)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,833) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580) (963,071) (1,065,140)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 120 40 60 80 100 120 140 160 200 220 240 260 280 280	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,799,030 3,508,391 4,214,057 4,917,190 	(2,568,144) (1,789,843) (1,018,507) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796) (479,554) (566,803)	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,800 537,200 451,482 365,466 279,229 192,992 106,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936) (499,782) (587,065) (674,348)	20% (2,594,806) (1,900,737) (1,213,991) (559,840) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500 431,582 345,446 259,209 172,972 486,735 488 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (607,328) (694,610) (790,896)	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308) (627,590) (714,873) (814,458) (915,949)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (838,019) (39,9510) (1,041,436)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580) (963,071) (1,065,140) (1,167,245)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 20 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 	(2,568,144) (1,789,843) (1,185,07) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796) (479,554) (566,803) (654,085)	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sit 3,000 451,482 395,466 279,229 192,992 106,755 20,518 (65,903) (152,662) (239,420) (326,178) (441,936) (499,782) (587,065) (674,348) (767,335)	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 45,500 431,582 345,446 259,209 172,972 86,735 488 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (607,328) (694,610) (790,886) (892,388)	25% (2,608,137) (1,956,597) (1,956,597) (13,17,733) (679,795) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (507,590) (714,873) (814,458) (915,949) (1,017,733)	(2,621,477) (2,012,688) (1,409,475) (811,893) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (838,019) (939,510) (1,041,436) (1,143,541)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (580,833) (668,116) (760,088) (861,580) (963,071) (1,065,140) (1,167,245) (1,269,350)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 125% 26,352 0 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 748,437 662,718 577,000 491,281 405,506 319,269 233,032 146,795 60,558 (25,679) (112,380) (199,138) (285,896) (372,655) (459,413) (546,640) (633,823)	(2,568,144) (1,789,843) (1,189,873) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796) (479,554) (566,803) (656,085) (743,774)	(2,581,475) (1,845,280) (1,116,249) (1419,445) (178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,817,221 Sit 3,000 451,482 365,466 279,229 106,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936) (412	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 431,582 345,446 259,209 172,972 86,735 488 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (607,328) (694,610) (790,896) (892,388) (994,029)	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308) (527,590) (714,873) (814,458) (915,949) (1,107,733) (1,119,838)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (838,019) (939,510) (1,041,436) (1,143,541) (1,245,646)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580) (963,071) (1,065,140) (1,167,245) (1,269,350) (1,371,455)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 20 40 60 80 100 120 140 180 200 220 240 260 280 300 320 340	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 491,281 405,506 319,269 233,032 146,795 60,558 (25,679) (112,380) (199,138) (285,896) (372,655) (459,413) (546,540) (633,823) (721,105)	(2,568,144) (1,789,843) (1,189,873) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796) (479,554) (566,803) (654,085) (743,774) (845,266)	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,988 1,404,359 2,013,141 2,617,342 3,218,518 3,800 537,200 451,482 365,466 279,229 192,992 190,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936) (499,782) (587,065) (674,348) (767,335) (688,827) (970,325)	20% (2.594,806) (1,900,737) (1,213,991) (559,640) (22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (607,328) (694,610) (790,886) (892,388) (994,029) (1,096,134)	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308) (627,590) (714,873) (814,458) (915,949) (1,017,733) (814,458) (11,7739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,119,838) (1,221,943)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (338,019) (939,510) (1,041,436) (1,143,541) (1,245,646) (1,147,751)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,833) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580) (963,071) (1,065,140) (1,167,245) (1,269,350) (1,371,455) (1,473,560)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 120 40 60 80 100 120 140 160 200 220 240 260 280 300 320 340 360	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,085,429 2,789,030 3,508,391 4,214,057 4,917,190 	(2,568,144) (1,789,843) (1,185,07) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796) (479,554) (566,803) (654,085) (743,774) (845,266) (946,757)	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,968 1,404,359 2,013,141 2,617,342 3,218,518 3,800 537,200 451,482 365,466 279,229 192,992 106,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936) (499,782) (587,065) (674,348) (767,335) (668,827) (970,325) (1,072,430)	20% (2,594,806) (1,900,737) (1,213,991) (559,640) 22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (607,328) (694,610) (790,896) (892,388) (994,029) (1,096,134) (1,198,239)	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308) (627,590) (714,873) (814,458) (915,949) (1,017,733) (1,119,838) (1,221,943) (1,221,943) (1,221,943)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (838,019) (399,510) (1,041,436) (1,143,541) (1,245,646) (1,347,751) (1,449,856)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,983) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580) (963,071) (1,065,140) (1,167,245) (1,269,350) (1,371,455) (1,371,455) (1,473,560) (1,576,168)
Cahnges in sales values (£) Balance (RLV - TLV) CIL £psm	75% 80% 85% 90% 95% 100% 105% 110% 115% 120% 125% 20 40 60 80 100 120 140 180 200 220 240 260 280 300 320 340	(2,542,186) (1,678,950) (823,266) (79,916) 645,433 1,366,992 2,789,030 3,508,391 4,214,057 4,917,190 491,281 405,506 319,269 233,032 146,795 60,558 (25,679) (112,380) (199,138) (285,896) (372,655) (459,413) (546,540) (633,823) (721,105)	(2,568,144) (1,789,843) (1,189,873) (319,330) 334,375 984,619 1,631,482 2,275,104 2,914,380 3,550,465 4,183,943 1,500 642,819 557,100 471,381 385,486 299,249 213,012 126,775 40,538 (45,763) (132,521) (219,279) (306,037) (392,796) (479,554) (566,803) (654,085) (743,774) (845,266)	(2,581,475) (1,845,290) (1,116,249) (439,485) 178,544 792,988 1,404,359 2,013,141 2,617,342 3,218,518 3,800 537,200 451,482 365,466 279,229 192,992 190,755 20,518 (65,903) (152,662) (239,420) (326,178) (412,936) (499,782) (587,065) (674,348) (767,335) (688,827) (970,325)	20% (2.594,806) (1,900,737) (1,213,991) (559,640) (22,535 601,314 1,177,236 1,750,835 2,320,305 2,886,572 3,450,499 te Specific S106 4,500 431,582 345,446 259,209 172,972 86,735 498 (86,044) (172,803) (259,561) (346,319) (433,077) (520,045) (607,328) (694,610) (790,886) (892,388) (994,029) (1,096,134)	25% (2,608,137) (1,956,597) (1,956,597) (133,474) 409,660 950,112 1,488,384 2,023,144 2,554,626 3,083,777 £1,500 6,000 325,426 239,189 152,953 66,716 (19,521) (106,185) (192,943) (279,702) (366,460) (453,218) (540,308) (627,590) (714,873) (814,458) (915,949) (1,017,733) (814,458) (11,7739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,117,739) (1,119,838) (1,221,943)	(2,621,477) (2,012,688) (1,409,475) (811,893) (289,483) 218,006 722,989 1,225,933 1,725,585 2,222,407 2,716,856 7,500 219,170 132,933 46,696 (39,568) (126,326) (213,084) (299,842) (386,601) (473,359) (560,570) (647,853) (736,527) (338,019) (939,510) (1,041,436) (1,143,541) (1,245,646) (1,147,751)	(2,635,536) (2,068,779) (1,507,876) (951,608) (445,492) 26,352 495,866 963,045 1,428,027 1,889,929 2,349,611 9,000 112,913 26,676 (59,709) (146,467) (233,225) (319,833) (406,742) (493,550) (580,833) (668,116) (760,088) (861,580) (963,071) (1,065,140) (1,167,245) (1,269,350) (1,371,455) (1,473,560)



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Appendix 6 – Rural Exception Sites Appraisals

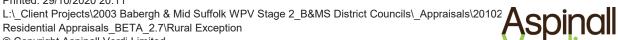


Scheme Ref: Title: Notes: M 8 No. Units - Rural Exemption Greeenfield allocation

ASSUMPTIONS - RESIDENTIAL USE	ES								
Total number of units in scheme				8 Uni	its				
AH Policy requirement (% Target)				100%					
AH tenure split %	Af	fordable Rent:			67.6%				
·	Sh	nared ownership			32.4%				
	St	arter Homes			0.0%				
Open Market Sale (OMS) housing				0%					
CIL Rate (£ psm)				100% 143.29 £ p	sm				
Unit mix -	Mkt Units mix%	MV # units	ΔΙ	H mix%	AH # units		Overall mix%	Total # units	
1 bed House	3.3%	0.0	70	16.3%	1.3		16%	1.3	
2 bed House	20.9%	0.0		57.4%	4.6		57%	4.6	
3 bed House	40.8%	0.0		23.5%	1.9		24%	1.9	
4 bed House	35.0%	0.0		2.8%	0.2		3%	0.2	
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0	
1 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
2 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0	
Total number of units	100.0%	0.0		100.0%	8.0		100%	8.0	
	N-4it		N-++- C	· 0/) (OIA)it		
OMS Unit Floor areas -	Net area per unit	(aaft)	Net to G	iross %		G	Gross (GIA) per unit	(coeff)	
1 bed House	(sqm) 50.0	(sqft) 538		70			(sqm) 50.0	(sqft) 538	
2 bed House	70.0	753					70.0	753	
3 bed House	90.0	969					90.0	969	
4 bed House	110.0	1,184					110.0	1,184	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
AH Unit Floor areas -	Net area per unit	(agft)	Net to G	Gross %		G	Gross (GIA) per unit	(naft)	
1 bed House	(sqm) 50.0	(sqft) 538		70			(sqm) 50.0	(sqft) 538	
2 bed House	70.0	753					70.0	753	
3 bed House	84.0	904					84.0	904	
4 bed House	97.0	1,044					97.0	1,044	
5 bed House	0.0	0					0.0	0	
1 bed Flat	50.0	538		85.0%			58.8	633	
2 bed Flat	61.0	657		85.0%			71.8	772	
						_			
	Mkt Units GIA	/ 60	AH ur	nits GIA	(6)	10	tal GIA (all units)	(6)	
Total Gross Floor areas - 1 bed House	(sqm)	(sqft)		(sqm)	(sqft)		(sqm)	(sqft)	
2 bed House	0	0		65 321	702		65 321	702	
3 bed House	0	0		158	3,460 1,701		158	3,460 1,701	
4 bed House	0	0		21	230		21	230	
5 bed House	0	0		0	0		0	0	
1 bed Flat	0	0		0	0		0	0	
2 bed Flat	0	0		0	0		0	0	
	0	0		566	6,092		566	6,092	
AH % by floor area	ı:		10	00.00% AH	% by floor area due	to mix			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				tota	l MV £ (no AH)	
1 bed House	180,000	3,600	334					234,720	
2 bed House	210,000	3,000	279					964,320	
3 bed House	270,000	3,000	279					507,816	
4 bed House	330,000	3,000	279					72,600	
5 bed House	0	#DIV/0!	#DIV/0!					0	
1 bed Flat	150,000	3,000	279					0	
2 bed Flat	183,000	3,000	279				_	1,779,456	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ow		£psm	% of MV	Starter Homes	£psm	% of MV
1 bed House 2 bed House	90,000 105,000	1,800		26,000	2,520	70% 70%	144,000	2,880	80% 80%
2 bed House 3 bed House		1,500		47,000	2,100		168,000	2,400	80%
4 bed House	135,000 165,000	1,607 1,701		89,000 231,000	2,250 2,381	70% 70%	216,000 250,000	2,571 2,577	80% 76%
5 bed House	165,000	#DIV/0!	50%	231,000	#DIV/0!	70%	250,000	#DIV/0!	76% 76%
1 bed Flat	75,000	1,500		05,000	2,100	70%	120,000	2,400	80%
	10,000	1,000		-0,000	2,100	1070	.20,000		
2 bed Flat	91,500	1,500	50%	28,100	2,100	70%	146,400	2,400	80%

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Scheme Ref: Title: Notes: M 8 No. Units - Rural Exemption Greeenfield allocation

GROSS DEVELOPMENT VALUE					·
DMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	180,000		-
Ped House	0.0	@	210,000		-
bed House	0.0	@	270,000		-
bed House	0.0	@	330,000		-
bed House	0.0	@	0		-
bed Flat	0.0	@	150,000		-
bed Flat	0.0	@	183,000		-
	0.0				-
Affordable Rent GDV -					
bed House	0.9	@	90,000		79,335
2 bed House	3.1	@	105,000		325,940
3 bed House	1.3	@	135,000		171,642
1 bed House	0.1		165,000		24,539
5 bed House	0.0	@	0		-
l bed Flat	0.0		75,000		-
bed Flat	0.0	@	91,500		
	5.4				601,456
hared ownership					
bed House	0.4	@	126,000		53,234
bed House	1.5	@	147,000		218,708
bed House	0.6	@	189,000		115,173
bed House	0.1	@	231,000		16,466
bed House	0.0	@	0		
bed Flat	0.0	@	105,000		
bed Flat	0.0	@	128,100		
	2.6				403,581
Starter Homes					
bed House	0.0	@	144,000		
B bed House	0.0	@	168,000		-
bed House	0.0	@	216,000		
bed House	0.0	@	250,000		-
bed Flat	0.0	@	0		
bed Flat	0.0	@	120,000		
.00%	0.0	@	146,400		
	0.0				-
Sub-total GDV Residential	8.0				1,005,037
AH on-site cost analysis:	1 262	£ psm (total GIA sq	ım)	£MV less £GDV 96,802 £ per unit (total units)	774,419
				50,002 L per unit (total units)	
Grant	8	@	0		
otal GDV					1,005,037

Scheme Ref: M

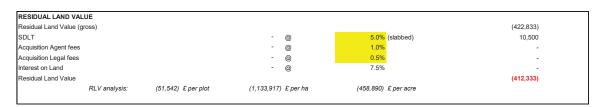
Title: 8 No. Units - Rural Exemption
Notes: Greenfield allocation







Scheme Ref: Title: M 8 No. Units - Rural Exemption Notes: Greeenfield allocation





BALANCE			
Surplus/(Deficit)	(1,271,194) £ per ha	(514,445) £ per acre	(462,253)

Scheme Ref: Title: Notes: M 8 No. Units - Rural Exemption Greeenfield allocation

1								
					AH - % on site 10	0%		
Balance (RLV - TLV)	(462,253)	40%	50%	60%	70%	80%	90%	100%
	0	92,487	55,631	18,775	(18,081)	(57,464)	(100,426)	(462,253)
	20	84,267	48,781	13,295	(22,191)	(60,649)	(102,029)	(462,253
	40	76,048	41,932	7,816	(26,301)	(63,835)	(103,631)	(462,253)
	60	67,829	35,082	2,336	(30,410)	(67,029)	(105,234)	(462,253)
	80	59,610	28,233	(3,143)	(34,520)	(70,234)	(106,836)	(462,253)
CIL £psm	100	51,390	21,384	(8,623)	(38,630)	(73,440)	(108,439)	(462,253)
143.29	120	43,171	14,534	(14,102)	(43,280)	(76,645)	(110,041)	(462,253
	140	34,952	7,685	(19,582)	(48,058)	(79,850)	(111,652)	(462,253
	160	26,732	835	(25,062)	(52,863)	(83,055)	(113,265)	(462,253
	180	18,513	(6,014)	(30,541)	(57,670)	(86,260)	(114,877)	(462,253
	200	10,294	(12,863)	(36,041)	(62,478)	(89,465)	(116,489)	(462,253
	220	2,075	(19,723)	(41,901)	(67,285)	(92,670)	(118,101)	(462,253)
	240	(6,162)	(26,614)	(48,311)	(72,093)	(95,875)	(119,713)	(462,253)
	260	(14,431)	(33,505)	(54,721)	(76,901)	(99,080)	(121,326)	(462,253)
	280							(462,253)
	300	(22,700)	(40,555)	(61,131)	(81,708)	(102,285)	(122,938)	(462,253)
		(30,969)	(48,567)	(67,541)	(86,516)	(105,490)	(124,550)	
	320	(39,238)	(56,580)	(73,951)	(91,323)	(108,695)	(126,162)	(462,253)
	340	(48,823)	(64,592)	(80,362)	(96,131)	(111,900)	(127,774)	(462,253)
	360	(58,438)	(72,605)	(86,772)	(100,938)	(115,105)	(129,387)	(462,253)
	380	(68,053)	(80,618)	(93,182)	(105,746)	(118,310)	(130,999)	(462,253
	400	(77,668)	(88,630)	(99,592)	(110,553)	(121,520)	(132,611)	(462,253)
	420	(87,284)	(96,643)	(106,002)	(115,361)	(124,744)	(134,223)	(462,253
	440	(96,899)	(104,655)	(112,412)	(120,168)	(127,969)	(135,835)	(462,253)
	460	(106,514)	(112,668)	(118,822)	(124,976)	(131,193)	(137,448)	(462,253)
	480	(116,129)	(120,680)	(125,232)	(129,783)	(134,417)	(148,405)	(462,253)
					AH - % on site 10	0%		
Balance (RLV - TLV)	(462,253)	0%	50%	60%	70%	80%	90%	100%
	-	152,994	17,787	(9,255)	(36,296)	(67,241)	(98,772)	(353,325
	1,500	141,766	6,558	(20,483)	(48,846)	(80,377)	(111,918)	(462,253
	3,000	130,537	(4,670)	(31,712)	(61,981)	(93,512)	(125,132)	(571,180
	4,500	119,309	(15,899)	(43,586)	(75,117)	(106,648)	(142,531)	(680,108
	6,000	108,080	(27,183)	(56,722)	(88,252)	(119,783)	(251,459)	(789,036
	7,500	96,852	(38,479)	(69,857)	(101,388)	(132,992)	(360,387)	(897,964
Site Specific S106		05.000	(51,462)	(82,992)	(114,523)	(146,207)	(469,315)	(1,006,892
Site Specific S106 1,500	9,000	85,623				(159,421)	(578,243)	(1,115,820
	9,000 10,500	74,395		(96,128)	(127,658)			(1,224,748
			(64,597) (77,732)	(96,128) (109,263)	(127,658) (140,852)	(172,636)	(687,171)	
	10,500 12,000	74,395 63,166	(64,597) (77,732)	(109,263)	(140,852)	(172,636)		
	10,500 12,000 13,500	74,395 63,166 51,917	(64,597) (77,732) (90,868)	(109,263) (122,398)	(140,852) (154,066)	(172,636) (258,521)	(796,099)	(1,333,676
	10,500 12,000 13,500 15,000	74,395 63,166 51,917 40,621	(64,597) (77,732) (90,868) (104,003)	(109,263) (122,398) (135,534)	(140,852) (154,066) (167,281)	(172,636) (258,521) (367,449)	(796,099) (905,026)	(1,333,676 (1,442,604
	10,500 12,000 13,500 15,000 16,500	74,395 63,166 51,917 40,621 29,324	(64,597) (77,732) (90,868) (104,003) (117,138)	(109,263) (122,398) (135,534) (148,711)	(140,852) (154,066) (167,281) (180,496)	(172,636) (258,521) (367,449) (476,377)	(796,099) (905,026) (1,013,954)	(1,333,676 (1,442,604 (1,551,532
	10,500 12,000 13,500 15,000 16,500 18,000	74,395 63,166 51,917 40,621 29,324 18,028	(64,597) (77,732) (90,868) (104,003) (117,138) (130,274)	(109,263) (122,398) (135,534) (148,711) (161,926)	(140,852) (154,066) (167,281) (180,496) (193,711)	(172,636) (258,521) (367,449) (476,377) (585,305)	(796,099) (905,026) (1,013,954) (1,122,882)	(1,333,676 (1,442,604 (1,551,532 (1,660,460
	10,500 12,000 13,500 15,000 16,500 18,000 19,500	74,395 63,166 51,917 40,621 29,324 18,028 6,731	(64,597) (77,732) (90,868) (104,003) (117,138) (130,274) (143,409)	(109,263) (122,398) (135,534) (148,711) (161,926) (175,141)	(140,852) (154,066) (167,281) (180,496) (193,711) (206,925)	(172,636) (258,521) (367,449) (476,377) (585,305) (694,233)	(796,099) (905,026) (1,013,954) (1,122,882) (1,231,810)	(1,333,676 (1,442,604 (1,551,532 (1,660,460 (1,769,388
	10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000	74,395 63,166 51,917 40,621 29,324 18,028 6,731 (4,565)	(64,597) (77,732) (90,868) (104,003) (117,138) (130,274) (143,409) (156,571)	(109,263) (122,398) (135,534) (148,711) (161,926) (175,141) (188,355)	(140,852) (154,066) (167,281) (180,496) (193,711) (206,925) (265,583)	(172,636) (258,521) (367,449) (476,377) (585,305) (694,233) (803,161)	(796,099) (905,026) (1,013,954) (1,122,882) (1,231,810) (1,340,738)	(1,333,676 (1,442,604 (1,551,532 (1,660,460 (1,769,388 (1,878,316
	10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500	74,395 63,166 51,917 40,621 29,324 18,028 6,731 (4,565) (15,861)	(64,597) (77,732) (90,868) (104,003) (117,138) (130,274) (143,409) (156,571) (169,785)	(109,263) (122,398) (135,534) (148,711) (161,926) (175,141) (188,355) (201,570)	(140,852) (154,066) (167,281) (180,496) (193,711) (206,925) (265,583) (374,511)	(172,636) (258,521) (367,449) (476,377) (585,305) (694,233) (803,161) (912,089)	(796,099) (905,026) (1,013,954) (1,122,882) (1,231,810) (1,340,738) (1,449,666)	(1,333,676 (1,442,604 (1,551,532 (1,660,460 (1,769,388 (1,878,316 (1,987,244
	10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000	74,395 63,166 51,917 40,621 29,324 18,028 6,731 (4,565) (15,861) (27,158)	(64,597) (77,732) (90,868) (104,003) (117,138) (130,274) (143,409) (156,571) (169,785) (183,000)	(109,263) (122,398) (135,534) (148,711) (161,926) (175,141) (188,355) (201,570) (214,785)	(140,852) (154,066) (167,281) (180,496) (193,711) (206,925) (265,583) (374,511) (483,439)	(172,636) (258,521) (367,449) (476,377) (585,305) (694,233) (803,161) (912,089) (1,021,017)	(796,099) (905,026) (1,013,954) (1,122,882) (1,231,810) (1,340,738) (1,449,666) (1,558,594)	(1,333,676 (1,442,604 (1,551,532 (1,660,460 (1,769,388 (1,878,316 (1,987,244 (2,096,172
	10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	74,395 63,166 51,917 40,621 29,324 18,028 6,731 (4,565) (15,861) (27,158) (38,454)	(64,597) (77,732) (90,868) (104,003) (117,138) (130,274) (143,409) (156,571) (169,785) (183,000) (196,215)	(109,263) (122,398) (135,534) (148,711) (161,926) (175,141) (188,355) (201,570) (214,785) (228,000)	(140,852) (154,066) (167,281) (180,496) (193,711) (206,925) (265,583) (374,511) (483,439) (592,367)	(172,636) (258,521) (367,449) (476,377) (585,305) (694,233) (803,161) (912,089) (1,021,017) (1,129,944)	(796,099) (905,026) (1,013,954) (1,122,882) (1,231,810) (1,340,738) (1,449,666) (1,558,594) (1,667,522)	(1,333,676 (1,442,604 (1,551,532 (1,660,460 (1,769,388 (1,878,316 (1,987,244 (2,096,172 (2,205,100
	10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500 27,000	74,395 63,166 51,917 40,621 29,324 18,028 6,731 (4,565) (15,861) (27,158) (38,454) (51,433)	(64,597) (77,732) (90,868) (104,003) (117,138) (130,274) (143,409) (156,571) (169,785) (183,000) (196,215) (209,430)	(109,263) (122,398) (135,534) (148,711) (161,926) (175,141) (188,355) (201,570) (214,785) (228,000) (241,214)	(140,852) (154,066) (167,281) (180,496) (193,711) (206,925) (265,583) (374,511) (483,439) (592,367) (701,295)	(172,636) (258,521) (367,449) (476,377) (585,305) (694,233) (803,161) (912,089) (1,021,017) (1,129,944) (1,238,872)	(796,099) (905,026) (1,013,954) (1,122,882) (1,231,810) (1,340,738) (1,449,666) (1,558,594) (1,667,522) (1,776,450)	(1,333,676 (1,442,604 (1,551,532 (1,660,460 (1,769,388 (1,878,316 (1,987,244 (2,096,172 (2,205,100 (2,314,028
	10,500 12,000 13,500 15,000 16,500 18,000 19,500 21,000 22,500 24,000 25,500	74,395 63,166 51,917 40,621 29,324 18,028 6,731 (4,565) (15,861) (27,158) (38,454)	(64,597) (77,732) (90,868) (104,003) (117,138) (130,274) (143,409) (156,571) (169,785) (183,000) (196,215)	(109,263) (122,398) (135,534) (148,711) (161,926) (175,141) (188,355) (201,570) (214,785) (228,000)	(140,852) (154,066) (167,281) (180,496) (193,711) (206,925) (265,583) (374,511) (483,439) (592,367)	(172,636) (258,521) (367,449) (476,377) (585,305) (694,233) (803,161) (912,089) (1,021,017) (1,129,944)	(796,099) (905,026) (1,013,954) (1,122,882) (1,231,810) (1,340,738) (1,449,666) (1,558,594) (1,667,522)	(1,333,676 (1,442,604 (1,551,532 (1,660,460 (1,769,388 (1,878,316 (1,987,244 (2,096,172 (2,205,100





Scheme Ref: Title: M 8 No. Units - Rural Exemption Notes: Greeenfield allocation

					AH - % on site 10	0%		
Balance (RLV - TLV)	(462,253)	0%	50%	60%	70%	80%	90%	100%
` 1	50,000	146,758	11,550	(15,491)	(43,854)	(75,385)	(106,926)	(457,261
	75,000	124,294	(10,914)	(37,955)	(66,318)	(97,849)	(129,389)	(479,724
TLV (per net acre)	100,000	101,831	(33,377)	(60,419)	(88,781)	(120,312)	(151,853)	(502,188
55,556	125,000	79,367	(55,841)	(82,882)	(111,245)	(142,776)	(174,317)	(524,652
33,333	150,000	56,903	(78,304)	(105,346)	(133,709)	(165,239)	(196,780)	(547,115
	175,000	34,440	(100,768)	(127,810)	(156,172)	(187,703)	(219,244)	(569,579
	200,000	11,976	(123,232)	(150,273)	(178,636)	(210,167)	(241,708)	(592,042
	225,000	(10,488)	(145,695)	(172,737)	(201,100)	(232,630)	(264,171)	(614,506
	250,000	(32,951)	(168,159)	(195,201)	(223,563)	(255,094)	(286,635)	(636,970
	275,000	(55,415)	(190,623)	(217,664)	(246,027)	(277,558)	(309,098)	(659,433
					AH - % on site 10	0%		
Balance (RLV - TLV)	(462,253)	0%	50%	60%	70%	80%	90%	100%
	5	(88,814)	(226,698)	(258,229)	(289,760)	(321,477)	(684,746)	(1,222,324
	10	60,385	(74,823)	(102,344)	(133,874)	(165,405)	(197,098)	(730,513
Density (dph)	15	110,118	(25,090)	(52,132)	(81,913)	(113,443)	(145,043)	(566,576
22	20	134,984	(224)	(27,265)	(55,932)	(87,462)	(119,016)	(484,608
22	22	141,766						
			6,558	(20,483)	(48,846)	(80,377)	(111,918)	(462,253
	25	149,904	14,696	(12,345)	(40,357)	(71,874)	(103,405)	(435,426
	30	159,851	24,643	(2,399)	(29,983)	(61,482)	(93,012)	(402,639
	35	166,955	31,747	4,706	(22,573)	(54,059)	(85,589)	(379,220
	40	172,284	37,076	10,034	(17,015)	(48,491)	(80,022)	(361,655
	45	176,428	41,220	14,179	(12,863)	(44,161)	(75,692)	(347,993
	50	179,744	44,536	17,494	(9,547)	(40,697)	(72,228)	(337,064
					AH - % on site 10			
Balance (RLV - TLV)	(462,253)	0%	50%	60%	70%	80%	90%	100%
	95%	194,925	53,688	25,441	(2,806)	(31,053)	(62,537)	(95,471)
	100%	141,766	6,558	(20,483)	(48,846)	(80,377)	(111,918)	(462,253)
Build rate (£psm)	105%	88,607	(40,919)	(71,039)	(101,159)	(131,343)	(335,098)	(860,978
	110%	35,327	(96,053)	(124,762)	(153,607)	(231,337)	(745,521)	(1,259,704
	115%	(18,153)	(151,187)	(178,708)	(206,236)	(653,457)	(1,155,943)	(1,658,430
	120%	(76,878)	(206,648)	(232,756)	(584,787)	(1,075,577)	(1,566,366)	(2,057,156
	125%	(139,064)	(262,115)	(539,512)	(1,018,604)	(1,497,697)	(1,976,789)	(2,455,882
	130%	(201,251)	(517,631)	(985,026)	(1,452,421)	(1,919,817)	(2,387,212)	(2,854,607
					AH - % on site 10	0%		
Balance (RLV - TLV)	(462,253)	0%	50%	60%	70%	80%	90%	100%
	50%	(3,803,730)	(2,132,991)	(1,798,844)	(1,464,696)	(1,130,548)	(796,400)	(462,253)
	60%	(0.000.070)	(4.064.066)	(1,101,463)	(941,661)	(704.050)		(460 050
		(2,060,279)	(1,261,266)	(1,101,403)	(- / /	(781,858)	(622,055)	(462,253)
Cahnges in sales values (£)	70%	(344,190)	(389,540)	(404,083)	(418,625)	(433,168)	(622,055) (447,710)	(462,253
Cahnges in sales values (£)								(462,253
Cahnges in sales values (£)	70%	(344,190)	(389,540)	(404,083)	(418,625)	(433,168)	(447,710)	(462,253 (462,253
Cahnges in sales values (£)	70% 80% 90%	(344,190) (171,413) (5,323)	(389,540) (157,557) (71,605)	(404,083) (154,786) (85,972)	(418,625) (152,015) (100,338)	(433,168) (149,244) (114,705)	(447,710) (273,365) (129,196)	(462,253 (462,253 (462,253
Cahnges in sales values (£)	70% 80% 90% 100%	(344,190) (171,413) (5,323) 141,766	(389,540) (157,557) (71,605) 6,558	(404,083) (154,786) (85,972) (20,483)	(418,625) (152,015) (100,338) (48,846)	(433,168) (149,244) (114,705) (80,377)	(447,710) (273,365) (129,196) (111,918)	(462,253 (462,253 (462,253 (462,253
Cahnges in sales values (£)	70% 80% 90% 100% 110%	(344,190) (171,413) (5,323) 141,766 288,547	(389,540) (157,557) (71,605) 6,558 79,949	(404,083) (154,786) (85,972) (20,483) 38,229	(418,625) (152,015) (100,338) (48,846) (3,491)	(433,168) (149,244) (114,705) (80,377) (46,153)	(447,710) (273,365) (129,196) (111,918) (94,743)	(462,253 (462,253 (462,253 (462,253
Cahnges in sales values (£)	70% 80% 90% 100% 110% 120%	(344,190) (171,413) (5,323) 141,766 288,547 434,867	(389,540) (157,557) (71,605) 6,558 79,949 153,221	(404,083) (154,786) (85,972) (20,483) 38,229 96,892	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597)	(462,253 (462,253 (462,253 (462,253 (462,253
Cahnges in sales values (£)	70% 80% 90% 100% 110% 120%	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253
Cahnges in sales values (£)	70% 80% 90% 100% 110% 120% 130% 140%	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253
Cahnges in sales values (£)	70% 80% 90% 100% 110% 120%	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253
Cahnges in sales values (£)	70% 80% 90% 100% 110% 120% 130% 140%	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253
Cahnges in sales values (£)	70% 80% 90% 100% 110% 120% 130% 140% 150%	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253)
	70% 80% 90% 100% 110% 120% 130% 150% (462,253)	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 40,544 2128,222 172,051 e Specific S106 4,500 (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253
	70% 80% 90% 100% 110% 120% 130% 140% 150%	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253
	70% 80% 90% 100% 110% 120% 130% 150% (462,253)	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 40,544 2128,222 172,051 e Specific S106 4,500 (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (402,253
	70% 80% 90% 100% 110% 120% 130% 140% 150% (462,253) 0	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500 (680,108) (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036) (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,006,892
	70% 80% 90% 100% 110% 120% 130% 140% 150% (462,253) 0 20 40 60	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180) (571,180) (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 a Specific S106 4,500 (680,108) (680,108) (680,108) (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036) (789,036) (789,036) (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,006,892 (1,006,892 (1,006,892
Balance (RLV - TLV)	70% 80% 90% 100% 110% 120% 130% 140% 150%	(344,190) (171,413) (5,323) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Silta 3,000 (571,180) (571,180) (571,180) (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 44,392 128,222 172,051 e Specific S106 4,500 (680,108) (680,108) (680,108) (680,108) (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036) (789,036) (789,036) (789,036) (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (40
Balance (RLV - TLV) Cil £psm	70% 80% 90% 100% 110% 120% 130% 140% 150% (462,253) 0 20 40 60 80 100	(344,190) (171,413) (5,323) (141,766) 288,547 434,867 580,966 727,064 872,804	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Silt (571,180) (571,180) (571,180) (571,180) (571,180) (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500 (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892
Balance (RLV - TLV)	70% 80% 90% 100% 110% 120% 130% 140% 150% (462,253) 0 0 20 40 60 80 100 120	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325)	(389,540) (157,557) (71,605) (6,558) 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500 (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892 (1,006,892
Balance (RLV - TLV)	70% 80% 90% 100% 110% 120% 130% 150% (462,253) 0 20 40 60 80 100 120 140	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 a Specific S106 4,500 (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,00
Balance (RLV - TLV) Cil £psm	70% 80% 90% 100% 110% 120% 130% 150% (462,253) 0 20 40 60 80 100 120 140	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325)	(389,540) (157,557) (71,605) (6,558) 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Silte 3,000 (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500 (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,00
Balance (RLV - TLV)	70% 80% 90% 100% 110% 120% 130% 150% (462,253) 0 20 40 60 80 100 120 140	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 a Specific S106 4,500 (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,00
Balance (RLV - TLV)	70% 80% 90% 100% 110% 120% 130% 150% (462,253) 0 20 40 60 80 100 120 140	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Silte 3,000 (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500 (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108) (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,00
Balance (RLV - TLV)	70% 80% 90% 100% 110% 120% 130% 140% 150% (462,253) 0 20 40 60 80 100 120 140 160 180	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 - (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253) (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500 (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036) (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,
Balance (RLV - TLV)	70% 80% 90% 90% 110% 120% 130% 150% 150% 150% 1200 1600 1800 2000 220	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325) (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Silte 3,000 (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500 (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,006,
Balance (RLV - TLV)	70% 80% 90% 100% 110% 120% 130% 150% 150% 1600 1800 2200 240	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Silte 3,000 (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500 (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253 (46
Balance (RLV - TLV)	70% 80% 90% 90% 110% 120% 130% 140% 150% 20 40 60 180 200 220 244 260 260	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180) (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 2 Specific S106 4,500 (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,00
Balance (RLV - TLV) Cil £psm	70% 80% 90% 100% 110% 120% 130% 140% 150% 120 40 60 120 140 160 1880 200 220 240 260 280	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 - (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500 (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,00
Balance (RLV - TLV) Cil £psm	70% 80% 90% 100% 110% 120% 130% 150% 1200 400 1200 220 240 260 300 300 50%	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Silte 3,000 (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500 (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 6,000 (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964) (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,006,
Balance (RLV - TLV) Cil £psm	70% 80% 90% 100% 110% 120% 130% 150% 140% 150% 1600 120 40 160 180 200 220 240 260 280 300 320	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Silte 3,000 (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500 (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,006,
Balance (RLV - TLV) Cil £psm	70% 80% 90% 90% 110% 120% 130% 140% 150% 150% 150% 1600 1800 220 240 260 280 300 320 340	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 2 Specific S106 4,500 (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,006,
Balance (RLV - TLV)	70% 80% 90% 100% 110% 120% 130% 150% 140% 150% 1600 120 40 160 180 200 220 240 260 280 300 320	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Silte 3,000 (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 e Specific S106 4,500 (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (1,006,892 (1,006,
Balance (RLV - TLV)	70% 80% 90% 90% 110% 120% 130% 140% 150% 150% 150% 1600 1800 220 240 260 280 300 320 340	(344,190) (171,413) (5,323) 141,766 288,547 434,867 580,966 727,064 872,804 (353,325)	(389,540) (157,557) (71,605) 6,558 79,949 153,221 226,270 299,320 372,301 1,500 (462,253)	(404,083) (154,786) (85,972) (20,483) 38,229 96,892 155,331 213,771 272,201 Site 3,000 (571,180)	(418,625) (152,015) (100,338) (48,846) (3,491) 40,544 84,392 128,222 172,051 2 Specific S106 4,500 (680,108)	(433,168) (149,244) (114,705) (80,377) (46,153) (15,854) 13,453 42,673 71,893 £1,500 (789,036)	(447,710) (273,365) (129,196) (111,918) (94,743) (77,597) (60,529) (43,461) (28,266) 7,500 (897,964)	(462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253 (462,253

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L:_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2_B&MS District Councils_Appraisals\20102 Residential Appraisals_BETA_2.7\Rural Exception





Appendix 7 – Elderly Accommodation Appraisals



Scheme Ref: Title: Notes: N 50 No. Units

Brownfield allocation - over 55 year accommodation

ASSUMPTIONS - RESIDENTIAL USES	3						
Total number of units in scheme			50 Uni	ts			
AH Policy requirement (% Target)			35%				
AH tenure split %	Δf	fordable Rent:	30,0	67.6%			
7 a r toriaro opini 70		ared ownership		32.4%			
		arter Homes		0.0%			
Open Market Sale (OMS) housing	0.		65%	0.070			
			100%				
CIL Rate (£ psm)			0.00 £ ps	sm			
,							
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	75.0%	24.4	75.0%	13.1	75%	37.5	
2 bed Flat	25.0%	8.1	25.0%	4.4	25%	12.5	
Total number of units	100.0%	32.5	100.0%	17.5	100%	50.0	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	0.0	0			0.0	0	
2 bed House	0.0	0			0.0	0	
3 bed House	0.0	0			0.0	0	
4 bed House	0.0	0			0.0	0	
5 bed House	0.0	0			0.0	0	
1 bed Flat	55.0	592	75.0%		73.3	789	
2 bed Flat	70.0	753	75.0%		93.3	1,005	
						,	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	75.0%		66.7	718	
2 bed Flat	61.0	657	75.0%		81.3	875	
	Mkt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	0	0	0	0	0	0	
2 bed House	0	0	0	0	0	0	
3 bed House	0	0	0	0	0	0	
4 bed House	0	0	0	0	0	0	
5 bed House	0	0	0	0	0	0	
1 bed Flat	1,788	19,240	875	9,418	2,663	28,659	
2 bed Flat	758	8,163	356	3,830	1,114	11,993	
	2,546	27,403	1,231	13,249	3,777	40,652	
AH % by floor area:	:		32.59% AH	% by floor area due	to mix		
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		tota	I MV £ (no AH)	
		#DIV/0!	#DIV/0!			0	
1 bed House	170,000					0	
2 bed House	0	#DIV/0!	#DIV/0!				
2 bed House 3 bed House	0	#DIV/0! #DIV/0!	#DIV/0!			0	
2 bed House 3 bed House 4 bed House	0 0	#DIV/0! #DIV/0! #DIV/0!	#DIV/0! #DIV/0!			0	
2 bed House 3 bed House 4 bed House 5 bed House	0 0 0	#DIV/0! #DIV/0! #DIV/0!	#DIV/0! #DIV/0! #DIV/0!			0	
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat	0 0 0 0 210,000	#DIV/0! #DIV/0! #DIV/0! #DIV/0! 3,818	#DIV/0! #DIV/0! #DIV/0! 355			0 0 7,875,000	
2 bed House 3 bed House 4 bed House 5 bed House	0 0 0	#DIV/0! #DIV/0! #DIV/0!	#DIV/0! #DIV/0! #DIV/0!		_	0 0 7,875,000 3,500,000	
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat	0 0 0 0 210,000	#DIV/0! #DIV/0! #DIV/0! #DIV/0! 3,818	#DIV/0! #DIV/0! #DIV/0! 355		_	0 0 7,875,000	
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat	0 0 0 0 210,000 280,000	#DIV/0! #DIV/0! #DIV/0! #DIV/0! 3,818 4,000	#DIV/0! #DIV/0! #DIV/0! 355 372		_	0 0 7,875,000 3,500,000 11,375,000	
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Affordable Housing values (£) -	0 0 0 210,000 280,000	#DIV/0! #DIV/0! #DIV/0! #DIV/0! 3,818 4,000	#DIV/0! #DIV/0! #DIV/0! 355 372 % of MV Shared ownership	£psm	% of MV Starter Homes	0 0 7,875,000 3,500,000 11,375,000	% of MV
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Affordable Housing values (£) - 1 bed House	0 0 0 210,000 280,000	#DIV/0! #DIV/0! #DIV/0! #DIV/0! 3,818 4,000 £psm 1,700	#DIV/0! #DIV/0! #DIV/0! 355 372 % of MV Shared ownership 50% 119,000	2,380	70% 136,000	0 0 7,875,000 3,500,000 11,375,000 £psm 2,720	80%
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Affordable Housing values (£) - 1 bed House 2 bed House	0 0 0 210,000 280,000 Affordable Rent: 85,000 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! 3,818 4,000 £psm 1,700	#DIV/0! #DIV/0! #DIV/0! 355 372 % of MV Shared ownership 50% 119,000 50% 0	2,380	70% 136,000 70% 0	0 0 7,875,000 3,500,000 11,375,000 £psm 2,720 0	80% 80%
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House	0 0 0 210,000 280,000 Affordable Rent: 85,000 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! 3,818 4,000 £psm 1,700 0	#DIV/0! #DIV/0! #DIV/0! 355 372 % of MV Shared ownership 50% 119,000 50% 0	2,380 0 0	70% 136,000 70% 0 70% 0	0 0 7,875,000 3,500,000 11,375,000 £psm 2,720 0	80% 80% 80%
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House 4 bed House	0 0 0 210,000 280,000 Affordable Rent: 85,000 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! 3,818 4,000 £psm 1,700 0	#DIV/0! #DIV/0! #DIV/0! 355 372 % of MV Shared ownership 50% 119,000 50% 0 50% 0	2,380 0 0 0	70% 136,000 70% 0 70% 0 70% 0	0 0 7,875,000 3,500,000 11,375,000 £psm 2,720 0 0	80% 80% 80% 80%
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House	0 0 0 210,000 280,000 Affordable Rent: 85,000 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! 3,818 4,000 £psm 1,700 0 0	#DIV/0! #DIV/0! #DIV/0! 355 372 % of MV Shared ownership 50% 119,000 50% 0 50% 0 50% 0	2,380 0 0 0 #DIV/0!	70% 136,000 70% 0 70% 0 70% 0 70% 0	0 0 7,875,000 3,500,000 11,375,000 £psm 2,720 0 0 0 0 #DIV/0!	80% 80% 80% 80% 80%
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House 1 bed Flat	0 0 0 210,000 280,000 Affordable Rent: 85,000 0 0 0 105,000	#DIV/0! #DIV/0! #DIV/0! #DIV/0! 3,818 4,000 £psm 1,700 0 0 4,000	#DIV/0! #DIV/0! #DIV/0! 355 372 % of MV Shared ownership 50% 119,000 50% 0 50% 0 50% 0 50% 0 50% 147,000	2,380 0 0 0 #DIV/0! 2,940	70% 136,000 70% 0 70% 0 70% 0 70% 0 70% 0	0 0 7,875,000 3,500,000 11,375,000 £psm 2,720 0 0 0 #DIV/0! 3,360	80% 80% 80% 80% 80% 80%
2 bed House 3 bed House 4 bed House 5 bed House 1 bed Flat 2 bed Flat Affordable Housing values (£) - 1 bed House 2 bed House 3 bed House 4 bed House 5 bed House 5 bed House	0 0 0 210,000 280,000 Affordable Rent: 85,000 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! 3,818 4,000 £psm 1,700 0 0	#DIV/0! #DIV/0! #DIV/0! 355 372 % of MV Shared ownership 50% 119,000 50% 0 50% 0 50% 0	2,380 0 0 0 #DIV/0!	70% 136,000 70% 0 70% 0 70% 0 70% 0	0 0 7,875,000 3,500,000 11,375,000 £psm 2,720 0 0 0 0 #DIV/0!	80% 80% 80% 80% 80%

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Scheme Ref: Title: Notes: N 50 No. Units

Brownfield allocation - over 55 year accommodation

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	170,000		-
2 bed House	0.0	@	0		-
3 bed House	0.0	@	0		-
4 bed House	0.0	@	0		-
5 bed House	0.0	@	0		-
bed Flat	24.4	@	210,000		5,118,750
2 bed Flat	8.1	@	280,000		2,275,000
	32.5				7,393,750
ffordable Rent GDV -					
bed House	0.0	@	85,000		_
bed House	0.0	@	0		_
bed House	0.0	@	0		_
bed House	0.0	@	0		_
bed House	0.0	@	0		
bed Flat	8.9	@	105,000		931,613
2 bed Flat	3.0	@	140,000		414,050
. Deu I Iat	11.8	w	140,000		1,345,663
Shared ownership	11.6				1,343,003
bed House	0.0		119,000		
bed House	0.0	@	119,000		-
		@			-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed Flat	4.3	@	147,000		625,118
bed Flat	1.4	@	196,000		277,830
	5.7				902,948
tarter Homes	-				
bed House	0.0	@	136,000		-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed Flat	0.0	@	0		-
bed Flat	0.0	@	168,000		-
0.00%	0.0	@	224,000		-
	0.0				-
ub-total GDV Residential	50.0				9,642,360
AH on-site cost analysis:				£MV less £GDV	1,732,640
	459 £ psm	(total GIA sqm)		34,653 £ per unit (total units)	
Grant	50	@	0		-
Total GDV					9,642,360



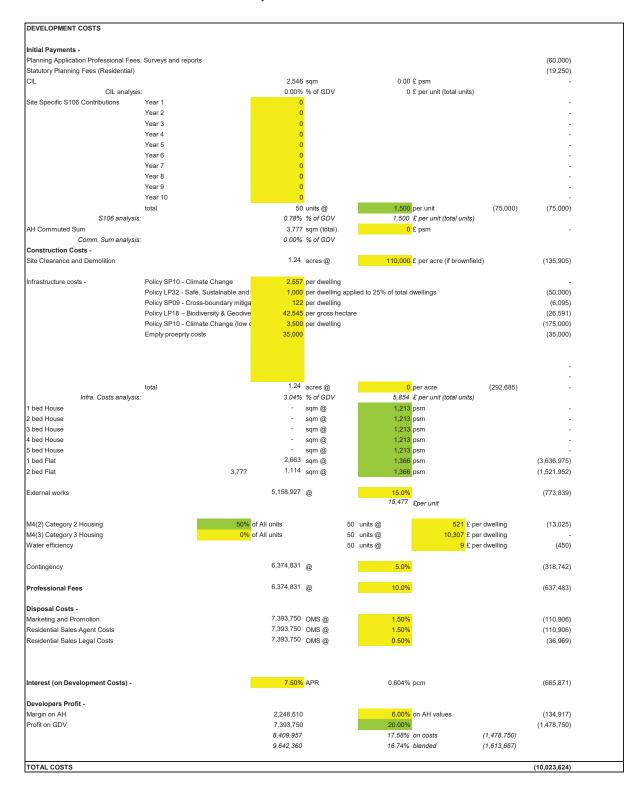


Scheme Ref:

Title:

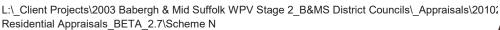
50 No. Units

Notes: Brownfield allocation - over 55 year accommodation



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Scheme Ref: Title: Notes: N 50 No. Units

Brownfield allocation - over 55 year accommodation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(381,264)
SDLT		- @	5.0% (slabbed)	10,500
Acquisition Agent fees		- @	1.0%	-
Acquisition Legal fees		- @	0.5%	-
Interest on Land		- @	7.5%	-
Residual Land Value				(370,764)
RLV analysis:	(7,415) £ per plot	(741,528) £ per ha	(300,092) £ per acre	

THRESHOLD LAND VALUE					
Residential Density		100.0	dp net ha		
Site Area (Resi)		0.50	net ha	1.24 net acres	
Density analysis:		7,553	sqm/ha	32,903 sqft/ac	
Threshold Land Value	5,096 £ per plot	509,644	£ per net ha	206,250 £ per net acre	254,822
		80%	Gross to net	0.63 Gross hectares	

BALANCE			
Surplus/(Deficit)	(1,251,171) £ per ha	(506,342) £ per acre	(625,586)

Scheme Ref: Title: Notes: N 50 No. Units

Brownfield allocation - over 55 year accommodation

ANALYSIS								
					AH - % on site 35			
Balance (RLV - TLV)	(625,586)	15%	20%	25%	30%	35%	40%	45%
	0	(399,728)	(456,048)	(512,560)	(569,073)	(625,586)	(682,098)	(738,611
	20	(482,751)	(534,369)	(585,987)	(637,604)	(689,222)	(740,839)	(792,457)
	40	(565,968)	(612,690)	(659,413)	(706,135)	(752,858)	(799,580)	(846,363)
	60	(649,184)	(691,011)	(732,839)	(774,666)	(816,494)	(858,456)	(900,534)
	80	(732,400)	(769,333)	(806,265)	(843,245)	(880,398)	(917,552)	(954,706)
CIL £psm	100	(815,617)	(847,732)	(879,961)	(912,190)	(944,419)	(976,648)	(1,008,877
0.00	120	(899,222)	(926,526)	(953,831)	(981,135)	(1,008,439)	(1,035,744)	(1,063,048
	140	(982,941)	(1,005,321)	(1,027,701)	(1,050,080)	(1,072,460)	(1,094,840)	(1,117,342
	160	(1,066,661)	(1,084,116)	(1,101,571)	(1,119,026)	(1,136,481)	(1,154,139)	(1,171,840)
	180	(1,150,380)	(1,162,910)	(1,175,441)	(1,188,097)	(1,200,844)	(1,213,592)	(1,226,339
	200	(1,234,099)	(1,241,873)	(1,249,666)	(1,257,459)	(1,265,252)	(1,273,045)	(1,280,838)
	220	(1,318,305)	(1,321,144)	(1,323,983)	(1,326,821)	(1,329,660)	(1,332,498)	(1,335,337
	240	(1,402,531)	(1,400,415)	(1,398,299)	(1,396,183)	(1,394,067)	(1,391,951)	(1,390,030
	260	(1,486,756)	(1,479,686)	(1,472,616)	(1,465,545)	(1,458,515)	(1,451,687)	(1,444,858
	280	(1,570,982)	(1,558,957)	(1,546,938)	(1,535,125)	(1,523,312)	(1,511,499)	(1,499,686
	300	(1,655,298)	(1,638,501)	(1,621,704)	(1,604,906)	(1,588,109)	(1,571,312)	(1,554,515
	320	(1,740,032)	(1,718,251)	(1,696,469)	(1,674,688)	(1,652,906)	(1,631,124)	(1,609,343)
	340	(1,824,767)	(1,798,001)	(1,771,235)	(1,744,469)	(1,717,703)	(1,690,948)	(1,664,448)
	360	(1,909,502)	(1,877,751)	(1,846,001)	(1,814,250)	(1,782,637)	(1,751,122)	(1,858,047)
	380	(1,994,236)	(1,957,501)	(1,920,883)	(1,884,354)	(1,847,825)	(1,934,635)	(2,213,105
	400	(2,079,188)	(2,037,644)	(1,996,101)	(1,954,557)	(2,075,587)	(2,321,968)	(2,570,549)
	420	(2,164,435)	(2,117,877)	(2,071,319)	(2,281,043)	(2,495,677)	(2,712,122)	(2,930,589)
	440	(2,249,681)	(2,369,711)	(2,551,398)	(2,734,537)	(2,919,077)	(3,105,897)	(3,294,386)
	460	(2,736,732)	(2,887,330)	(3,039,032)	(3,191,935)	(3,347,351)	(3,502,767)	(3,658,183
	480	(3,289,670)	(3,410,262)	(3,532,605)	(3,654,949)	(3,777,292)	(3,899,636)	(4,021,979)
					AH - % on site 35	%		
Balance (RLV - TLV)	(625,586)	15%	20%	25%	30%	35%	40%	45%
	-	(311,165)	(367,482)	(423,800)	(480,117)	(536,488)	(593,000)	(649,513
	1,000	(370,207)	(426,524)	(482,861)	(539,374)	(595,886)	(652,399)	(708,912
	2,000	(429,249)	(485,747)	(542,260)	(598,772)	(655,285)	(711,798)	(768,310
	3,000	(488,633)	(545,146)	(601,659)	(658,171)	(714,684)	(771,196)	(827,709)
	4,000	(548,032)	(604,545)	(661,057)	(717,570)	(774,083)	(830,595)	(887,415)
Site Specific S106	5,000	(607,431)	(663,943)	(720,456)	(776,969)	(833,481)	(890,320)	(947,173)
1,500	6,000	(666,830)	(723,342)	(779,855)	(836,373)	(893,226)	(950,078)	(1,006,930)
	7,000	(726,228)	(782,741)	(839,279)	(896,131)	(952,984)	(1,009,836)	(1,066,688)
	8,000	(785,627)	(842,184)	(899,037)	(955,889)	(1,012,741)	(1,069,594)	(1,126,624
	9,000	(845,090)	(901,942)	(958,795)	(1,015,647)	(1,072,499)	(1,129,406)	(1,186,743
	10,000	(904,848)	(961,700)	(1,018,552)	(1,075,405)	(1,132,257)	(1,189,525)	(1,246,862
	11,000	(964,606)	(1,021,458)	(1,078,310)	(1,135,163)	(1,192,307)	(1,249,644)	(1,306,981)
	12,000	(1,024,363)	(1,081,216)	(1,138,068)	(1,195,088)	(1,252,426)	(1,309,763)	(1,367,157
	13,000	(1,084,121)	(1,140,974)	(1,197,870)	(1,255,207)	(1,312,545)	(1,369,882)	(1,427,640
		(1,143,879)	(1,200,731)	(1,257,989)	(1,315,326)	(1,372,664)	(1,430,154)	(1,488,122
	14,000			(4 240 400)	(1,375,445)	(1,432,783)	(1,490,636)	(1,548,605
	14,000 15,000	(1,203,637)	(1,260,771)	(1,318,108)				
			(1,260,771) (1,320,890)	(1,378,227)	(1,435,564)	(1,493,150)	(1,551,119)	(1,609,087
	15,000	(1,203,637)			(1,435,564) (1,495,683)	(1,493,150) (1,553,632)	(1,551,119) (1,611,601)	(1,669,879
	15,000 16,000	(1,203,637) (1,263,552)	(1,320,890)	(1,378,227)				
	15,000 16,000 17,000	(1,203,637) (1,263,552) (1,323,671)	(1,320,890) (1,381,009)	(1,378,227) (1,438,346)	(1,495,683)	(1,553,632)	(1,611,601)	(1,669,879

Scheme Ref: Title: Notes:

N 50 No. Units

Brownfield allocation - over 55 year accommodation

1					AH - % on site 3	5%		
Balance (RLV - TLV)	(625,586)	15%	20%	25%	30%	35%	40%	45%
	50,000	(206,681)	(263,001)	(319,514)	(376,026)	(432,539)	(489,051)	(545,564)
	75,000	(237,568)	(293,888)	(350,401)	(406,914)	(463,426)	(519,939)	(576,452)
TLV (per net acre)	100,000	(268,456)	(324,776)	(381,289)	(437,801)	(494,314)	(550,826)	(607,339)
206,250	125,000	(299,343)	(355,663)	(412,176)	(468,689)	(525,201)	(581,714)	(638,227)
	150,000	(330,231)	(386,551)	(443,064)	(499,576)	(556,089)	(612,601)	(669,114
	175,000	(361,118)	(417,438)	(473,951)	(530,464)	(586,976)	(643,489)	(700,002
	200,000	(392,006)	(448,326)	(504,839)	(561,351)	(617,864)	(674,376)	(730,889
	225,000	(422,893)	(479,213)	(535,726)	(592,239)	(648,751)	(705,264)	(761,777
	250,000	(453,781)	(510,101)	(566,614)	(623,126)	(679,639)	(736,151)	(792,664
	275,000	(484,668)	(540,988)	(597,501)	(654,014)	(710,526)	(767,039)	(823,552
					AH - % on site 3	5%		
Balance (RLV - TLV)	(625,586)	15%	20%	25%	30%	35%	40%	45%
` 1	25	(1,853,676)	(1,910,529)	(1,967,456)	(2,024,793)	(2,082,130)	(2,139,468)	(2,197,256
	27	(1,709,798)	(1,766,650)	(1,823,502)	(1,880,501)	(1,937,839)	(1,995,176)	(2,052,549
Density (dph)	30	(1,529,950)	(1,586,802)	(1,643,654)	(1,700,507)	(1,757,474)	(1,814,811)	(1,872,148
100	32	(1,428,785)	(1,485,637)	(1,542,490)	(1,599,342)	(1,656,194)	(1,713,356)	(1,770,693)
.30	35	(1,298,770)	(1,355,569)	(1,412,421)	(1,469,273)	(1,526,126)	(1,582,978)	(1,640,251)
	37	(1,223,990)	(1,280,574)	(1,337,426)	(1,394,279)	(1,451,131)	(1,507,983)	(1,565,041)
	40	(1,125,840)	(1,182,353)	(1,238,996)	(1,295,848)	(1,352,701)	(1,409,553)	(1,466,405
	42	(1,068,197)	(1,124,710)	(1,181,222)	(1,238,040)	(1,294,892)	(1,351,745)	(1,408,597
	45	(991,339)	(1,047,852)	(1,104,365)	(1,160,962)	(1,217,814)	(1,274,667)	(1,331,519
	47	(945,552)	(1,002,064)	(1,058,577)	(1,115,090)	(1,171,896)	(1,228,748)	(1,285,600
	50	(883,739)	(940,251)	(996,764)	(1,053,276)	(1,109,906)	(1,166,758)	(1,223,610
		(,,	(* *) *)	(,,			()	() - : / :
Balance (RLV - TLV)	(625,586)	15%	20%	25%	AH - % on site 3 30%	35%	40%	45%
Balanso (1127 127)	95%	(24,413)	(74,625)	(124,837)	(175,049)	(225,274)	(280,624)	(339,074
	100%	(399,728)	(456,048)	(512,560)	(569,073)	(625,586)	(682,098)	(738,611
Build rate (£psm)	105%	(813,378)	(867,944)	(922,638)	(977,331)	(1,032,024)	(1,086,717)	(1,141,679
Build fate (Epsili)	110%	(1,229,596)	(1,282,543)	(1,335,536)	(1,388,529)	(1,441,522)	(1,495,057)	(1,548,655
	115%	(1,648,461)	(1,699,874)	(1,751,286)	(1,802,699)	(1,854,681)	(2,550,912)	(3,417,967
	120%	(2,070,017)	(2,119,970)	(2,702,541)		(4,410,838)	(5,268,921)	(6,127,005)
	125%	(3,774,542)	(4,618,125)	(5,461,709)	(3,552,755) (6,305,292)	(7,148,875)	(7,992,459)	(8,836,042
	130%	(6,570,578)	(7,399,662)	(8,228,745)	(9,057,829)	(9,886,913)	(10,715,996)	(11,545,080)
	.5570	(0,0.0,0.0)	(1,000,002)	(0,220,170)	(0,001,020)	(0,000,0.0)	(10,1-10,000)	(4.1,0.10,000
					AH - % on site 3	5%		
Balance (RLV - TLV)	(625,586)	15%	20%	25%	30%	35%	40%	45%
·	50%	(21,665,906)	(20,707,192)	(19,748,477)	(18,789,762)	(17,831,048)	(16,872,333)	(15,913,619)
	60%	(15,291,597)	(14,707,842)	(14,124,087)	(13,540,331)	(12,956,576)	(12,372,821)	(11,789,066)
			(8,708,492)	(8,499,696)	(8,290,900)	(8,082,104)	(7,873,309)	(7,664,513
Cahnges in sales values (£)	70%	(8,917,288)				(3,207,633)	(3,373,796)	(3,539,960)
Cahnges in sales values (£)		(8,917,288) (2,550,003)	(2,712,421)	(2,875,796)	(3,041,469)			
Cahnges in sales values (£)	70%			(2,875,796) (1,204,641)	(3,041,469) (1,215,435)	(1,226,230)	(1,237,025)	(1,247,819)
Cahnges in sales values (£)	70% 80%	(2,550,003) (1,183,051)	(2,712,421) (1,193,846)	(1,204,641)	(1,215,435)	(1,226,230)		
Cahnges in sales values (£)	70% 80% 90%	(2,550,003) (1,183,051) (399,728)	(2,712,421) (1,193,846) (456,048)	(1,204,641) (512,560)	(1,215,435) (569,073)	(1,226,230) (625,586)	(682,098)	(738,611
Cahnges in sales values (£)	70% 80% 90% 100% 110%	(2,550,003) (1,183,051) (399,728) 287,951	(2,712,421) (1,193,846) (456,048) 200,504	(1,204,641) (512,560) 113,056	(1,215,435) (569,073) 25,608	(1,226,230) (625,586) (61,839)	(682,098) (149,287)	(1,247,819) (738,611) (236,734) 191,863
Cahnges in sales values (£)	70% 80% 90% 100% 110%	(2,550,003) (1,183,051) (399,728) 287,951 948,320	(2,712,421) (1,193,846) (456,048) 200,504 822,339	(1,204,641) (512,560) 113,056 696,358	(1,215,435) (569,073) 25,608 570,372	(1,226,230) (625,586) (61,839) 444,202	(682,098) (149,287) 318,033	(738,611 (236,734 191,863
Cahnges in sales values (£)	70% 80% 90% 100% 110%	(2,550,003) (1,183,051) (399,728) 287,951	(2,712,421) (1,193,846) (456,048) 200,504	(1,204,641) (512,560) 113,056	(1,215,435) (569,073) 25,608	(1,226,230) (625,586) (61,839)	(682,098) (149,287)	(738,611

				Site	Specific S106	£1,500		
Balance (RLV - TLV)	(625,586)	-	3,000	6,000	9,000	12,000	15,000	18,000
	0	(536,488)	(714,684)	(893,226)	(1,072,499)	(1,252,426)	(1,432,783)	(1,614,115)
	20	(600,124)	(778,320)	(957,246)	(1,136,520)	(1,316,833)	(1,497,464)	(1,678,912)
	40	(663,759)	(841,994)	(1,021,267)	(1,200,884)	(1,381,241)	(1,562,261)	(1,743,709)
	60	(727,395)	(906,014)	(1,085,288)	(1,265,291)	(1,445,649)	(1,627,058)	(1,808,800)
	80	(791,031)	(970,035)	(1,149,342)	(1,329,699)	(1,510,408)	(1,691,855)	(1,873,988)
CIL £psm	100	(854,782)	(1,034,056)	(1,213,750)	(1,394,107)	(1,575,205)	(1,756,652)	(2,243,790)
0.00	120	(918,803)	(1,098,076)	(1,278,157)	(1,458,555)	(1,640,002)	(1,821,821)	(2,665,220)
	140	(982,823)	(1,162,208)	(1,342,565)	(1,523,352)	(1,704,799)	(1,909,599)	(3,089,963)
	160	(1,046,844)	(1,226,615)	(1,406,972)	(1,588,149)	(1,769,655)	(2,327,699)	(3,519,905)
	180	(1,110,865)	(1,291,023)	(1,471,498)	(1,652,946)	(1,834,843)	(2,749,803)	(3,949,847)
	200	(1,175,073)	(1,355,431)	(1,536,295)	(1,717,743)	(1,992,372)	(3,175,846)	(4,379,788)
	220	(1,239,481)	(1,419,838)	(1,601,092)	(1,782,676)	(2,411,753)	(3,605,788)	(4,809,730)
	240	(1,303,889)	(1,484,442)	(1,665,889)	(1,847,865)	(2,834,505)	(4,035,730)	(5,239,672)
	260	(1,368,296)	(1,549,239)	(1,730,686)	(2,075,842)	(3,261,730)	(4,465,672)	(5,669,614)
	280	(1,432,704)	(1,614,036)	(1,795,698)	(2,495,934)	(3,691,671)	(4,895,613)	(6,099,555)
	300	(1,497,385)	(1,678,833)	(1,860,887)	(2,919,336)	(4,121,613)	(5,325,555)	(6,529,497)
	320	(1,562,182)	(1,743,630)	(2,159,494)	(3,347,613)	(4,551,555)	(5,755,497)	(6,959,439)
	340	(1,626,979)	(1,808,720)	(2,580,258)	(3,777,555)	(4,981,497)	(6,185,439)	(7,389,381)
	360	(1,691,776)	(1,873,909)	(3,004,287)	(4,207,497)	(5,411,439)	(6,615,381)	(7,819,323)
	380	(1,756,573)	(2,243,278)	(3,433,496)	(4,637,438)	(5,841,380)	(7,045,322)	(8,249,264)
	400	(1,821,742)	(2,664,703)	(3,863,438)	(5,067,380)	(6,271,322)	(7,475,264)	(8,679,206)

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Scheme Ref: Title: Notes: N 50 No. Units

Brownfield allocation - extra care accommodation

ASSUMPTIONS - RESIDENTIAL USE	s						
Total number of units in scheme			50 Ur	iits			
AH Policy requirement (% Target)			35%				
AH tenure split %	Aff	ordable Rent:		67.6%			
	Sh	ared ownership		32.4%			
	Sta	arter Homes		0.0%			
Open Market Sale (OMS) housing			65% 100%				
CIL Rate (£ psm)			0.00 £	osm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units	
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0	
1 bed Flat	75.0%	24.4	75.0%	13.1	75%	37.5	
2 bed Flat	25.0%	8.1	25.0%	4.4	25%	12.5	
Total number of units	100.0%	32.5	100.0%	17.5	100%	50.0	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
OMS Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	0.0	0			0.0	0	
2 bed House	0.0	0			0.0	0	
3 bed House	0.0	0			0.0	0	
4 bed House	0.0	0			0.0	0	
5 bed House	0.0	0			0.0	0	
1 bed Flat	55.0	592	75.0%		73.3	789	
2 bed Flat	70.0	753	75.0%		93.3	1,005	
	Net area per unit		Net to Gross %		Gross (GIA) per unit		
AH Unit Floor areas -	(sqm)	(sqft)	%		(sqm)	(sqft)	
1 bed House	50.0	538			50.0	538	
2 bed House	70.0	753			70.0	753	
3 bed House	84.0	904			84.0	904	
4 bed House	97.0	1,044			97.0	1,044	
5 bed House	0.0	0			0.0	0	
1 bed Flat	50.0	538	75.0%		66.7	718	
2 bed Flat	61.0	657	75.0%		81.3	875	
	Mkt Units GIA		AH units GIA		Total GIA (all units)		
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	
1 bed House	0	0	0	0	0	0	
2 bed House	0	0	0	0	0	0	
3 bed House	0	0	0	0	0	0	
4 bed House	0	0	0	0	0	0	
5 bed House	0	0	0	0	0	0	
1 bed Flat	1,788	19,240	875	9,418	2,663	28,659	
2 bed Flat	758	8,163	356	3,830	1,114	11,993	
AH % by floor area	2,546	27,403	1,231 32.59% AF	13,249 I % by floor area due	3,777	40,652	
ALT 70 by 11001 alec			52.63% AI	. ,, urou uuc			
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf		tota	al MV £ (no AH)	
1 bed House	170,000	#DIV/0!	#DIV/0!			0	
2 bed House	0	#DIV/0!	#DIV/0!			0	
3 bed House	0	#DIV/0!	#DIV/0!			0	
4 bed House	0	#DIV/0!	#DIV/0!			0	
5 bed House	0	#DIV/0!	#DIV/0!			0	
1 bed Flat	210,000	3,818	355			7,875,000	
2 bed Flat	280,000	4,000	372		_	3,500,000 11,375,000	
Affordable Housing values (£) -	Affordable Rent:	£psm	% of MV Shared ownership	£psm	% of MV Starter Homes	£psm	% of N
1 bed House	85,000	1,700	50% 119,000	2,380	70% 136,000	2,720	80
2 bed House	0	0	50% 0	0	70% 0	0	80
3 bed House	0	0	50%	0	70% 0	0	80
4 bed House	0	0	50% 0	0	70% 0	0	80
5 bed House	0	#DIV/0!	50% 0	#DIV/0!	70% 0	#DIV/0!	80
	105 000	2,100	50% 147,000	2,940	70% 168,000	3,360	80'
1 bed Flat 2 bed Flat	105,000 140,000	2,295	50% 196,000	3,213	70% 224,000	3,672	809

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Scheme Ref: Title: Notes:

N 50 No. Units

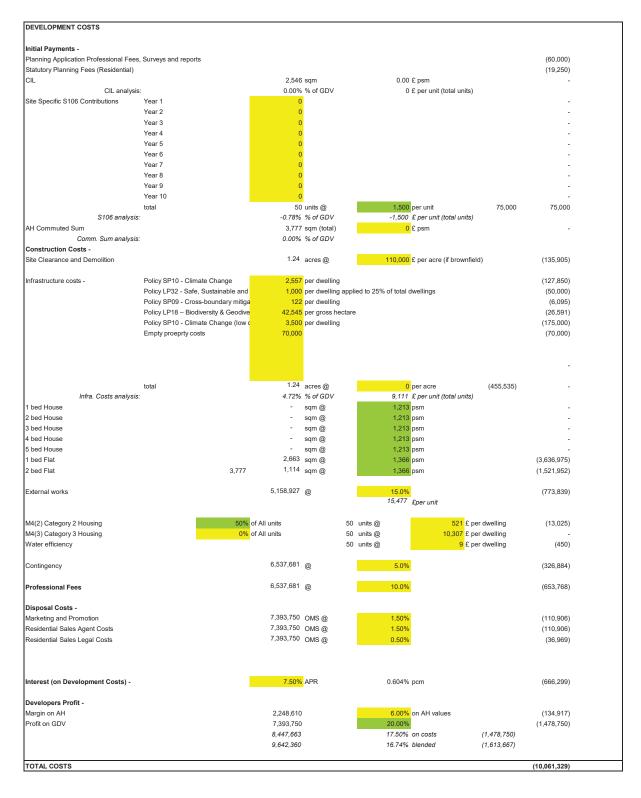
Brownfield allocation - extra care accommodation

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	170,000		-
2 bed House	0.0	@	0		-
3 bed House	0.0	@	0		-
4 bed House	0.0	@	0		-
5 bed House	0.0	@	0		-
bed Flat	24.4	@	210,000		5,118,750
2 bed Flat	8.1	@	280,000		2,275,000
	32.5				7,393,750
ffordable Rent GDV -					
bed House	0.0	@	85,000		_
bed House	0.0	@	0		_
bed House	0.0	@	0		_
bed House	0.0	@	0		_
bed House	0.0	@	0		
bed Flat	8.9	@	105,000		931,613
2 bed Flat	3.0	@	140,000		414,050
. Deu I Iat	11.8	w	140,000		1,345,663
Shared ownership	11.6				1,343,003
bed House	0.0		119,000		
bed House	0.0	@	119,000		-
		@			-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed Flat	4.3	@	147,000		625,118
bed Flat	1.4	@	196,000		277,830
	5.7				902,948
tarter Homes	-				
bed House	0.0	@	136,000		-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed House	0.0	@	0		-
bed Flat	0.0	@	0		-
bed Flat	0.0	@	168,000		-
0.00%	0.0	@	224,000		-
	0.0				-
ub-total GDV Residential	50.0				9,642,360
AH on-site cost analysis:				£MV less £GDV	1,732,640
	459 £ psm	(total GIA sqm)		34,653 £ per unit (total units)	
Grant	50	@	0		-
Total GDV					9,642,360

Scheme Ref:

Title: 50 No. Units

Notes: Brownfield allocation - extra care accommodation



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L:_Client Projects\2003 Babergh & Mid Suffolk WPV Stage 2_B&MS District Councils_Appraisals\20102







Scheme Ref: Title: Notes: N 50 No. Units

Brownfield allocation - extra care accommodation

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(418,969)
SDLT		- @	5.0% (slabbed)	10,500
Acquisition Agent fees		- @	1.0%	-
Acquisition Legal fees		- @	0.5%	-
Interest on Land		- @	7.5%	-
Residual Land Value				(408,469)
RLV analysis:	(8,169) £ per plot	(816,939) £ per ha	(330,611) £ per acre	

THRESHOLD LAND VALUE					
Residential Density		100.0	dp net ha		
Site Area (Resi)		0.50	net ha	1.24 net acres	
Density analysis:		7,553	sqm/ha	32,903 sqft/ac	
Threshold Land Value	5,096 £ per plot	509,644	£ per net ha	206,250 £ per net acre	254,822
		80%	Gross to net	0.63 Gross hectares	

BALANCE			
Surplus/(Deficit)	(1,326,583) £ per ha	(536,861) £ per acre	(663,291)

Scheme Ref: Title: Notes:

N 50 No. Units

Brownfield allocation - extra care accommodation

					AH - % on site 35	%		
Balance (RLV - TLV)	(663,291)	15%	20%	25%	30%	35%	40%	45%
	0	(437,417)	(493,753)	(550,266)	(606,779)	(663,291)	(719,804)	(776,317)
	20	(520,457)	(572,075)	(623,692)	(675,310)	(726,927)	(778,545)	(830,162)
	40	(603,673)	(650,396)	(697,118)	(743,841)	(790,563)	(837,286)	(884,085)
	60	(686,890)	(728,717)	(770,544)	(812,372)	(854,199)	(896,178)	(938,256)
	80	(770,106)	(807,038)	(843,971)	(880,966)	(918,120)	(955,274)	(992,427)
CIL £psm	100	(853,322)	(885,454)	(917,683)	(949,912)	(982,141)	(1,014,370)	(1,046,599)
0.00	120	(936,944)	(964,248)	(991,553)	(1,018,857)	(1,046,161)	(1,073,466)	(1,100,770)
	140	(1,020,663)	(1,043,043)	(1,065,423)	(1,087,802)	(1,110,182)	(1,132,562)	(1,155,080)
	160	(1,104,383)	(1,121,838)	(1,139,293)	(1,156,748)	(1,174,203)	(1,191,877)	(1,209,579)
	180	(1,188,102)	(1,200,632)	(1,213,163)	(1,225,835)	(1,238,583)	(1,251,330)	(1,264,078)
	200	(1,271,821)	(1,279,611)	(1,287,404)	(1,295,197)	(1,302,990)	(1,310,783)	(1,318,576)
	220	(1,356,044)	(1,358,882)	(1,361,721)	(1,364,560)	(1,367,398)	(1,370,237)	(1,373,075)
	240	(1,440,269)	(1,438,153)	(1,436,038)	(1,433,922)	(1,431,806)	(1,429,690)	(1,427,785)
	260	(1,524,495)	(1,517,424)	(1,510,354)	(1,503,284)	(1,496,270)	(1,489,442)	(1,482,613)
	280	(1,608,720)	(1,596,695)	(1,584,693)	(1,572,880)	(1,561,067)	(1,549,254)	(1,537,441)
	300	(1,693,053)	(1,676,256)	(1,659,458)	(1,642,661)	(1,625,864)	(1,609,067)	(1,592,270)
	320	(1,777,787)	(1,756,006)	(1,734,224)	(1,712,443)	(1,690,661)	(1,668,879)	(1,647,098)
	340	(1,862,522)	(1,835,756)	(1,808,990)	(1,782,224)	(1,755,458)	(1,728,720)	(1,712,981)
	360	(1,947,257)	(1,915,506)	(1,883,756)	(1,852,005)	(1,820,408)	(1,788,894)	(2,064,529)
	380	(2,031,991)	(1,995,256)	(1,958,655)	(1,922,126)	(1,885,597)	(2,141,113)	(2,419,738)
	400	(2,116,959)	(2,075,416)	(2,033,873)	(2,038,612)	(2,282,089)	(2,528,601)	(2,777,295)
	420	(2,202,206)	(2,155,648)	(2,274,654)	(2,487,600)	(2,702,344)	(2,918,886)	(3,137,596)
	440	(2,396,189)	(2,576,225)	(2,758,012)	(2,941,246)	(3,125,877)	(3,312,905)	(3,501,393)
	460	(2,943,347)	(3,094,030)	(3,245,814)	(3,398,942)	(3,554,358)	(3,709,774)	(3,865,190)
	480	(3,496,470)	(3,617,269)	(3,739,613)	(3,861,956)	(3,984,300)	(4,106,644)	(4,228,987)
	_							
					AH - % on site 35			
Balance (RLV - TLV)	(663,291)	15%	20%	25%	30%	35%	40%	45%
Balance (RLV - TLV)	-	(526,339)	(582,852)	(639,364)	(695,877)	(752,389)	(808,902)	(865,415)
Balance (RLV - TLV)	1,000						-	(865,415) (806,016)
Balance (RLV - TLV)	1,000 2,000	(526,339) (466,940) (407,896)	(582,852) (523,453) (464,213)	(639,364) (579,965) (520,567)	(695,877) (636,478) (577,079)	(752,389) (692,991) (633,592)	(808,902) (749,503) (690,105)	(865,415) (806,016) (746,617)
Balance (RLV - TLV)	1,000 2,000 3,000	(526,339) (466,940) (407,896) (348,854)	(582,852) (523,453) (464,213) (405,172)	(639,364) (579,965) (520,567) (461,489)	(695,877) (636,478) (577,079) (517,806)	(752,389) (692,991) (633,592) (574,193)	(808,902) (749,503) (690,105) (630,706)	(865,415) (806,016) (746,617) (687,218)
	1,000 2,000 3,000 4,000	(526,339) (466,940) (407,896) (348,854) (289,812)	(582,852) (523,453) (464,213) (405,172) (346,130)	(639,364) (579,965) (520,567) (461,489) (402,447)	(695,877) (636,478) (577,079) (517,806) (458,764)	(752,389) (692,991) (633,592) (574,193) (515,082)	(808,902) (749,503) (690,105) (630,706) (571,399)	(865,415) (806,016) (746,617) (687,218) (627,820)
Site Specific S106	1,000 2,000 3,000 4,000 5,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668)	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088)	(639,364) (579,965) (520,567) (461,489)	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723)	(752,389) (692,991) (633,592) (574,193)	(808,902) (749,503) (690,105) (630,706)	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675)
	1,000 2,000 3,000 4,000 5,000 6,000	(526,339) (466,940) (407,896) (348,854) (289,812)	(582,852) (523,453) (464,213) (405,172) (346,130)	(639,364) (579,965) (520,567) (461,489) (402,447)	(695,877) (636,478) (577,079) (517,806) (458,764)	(752,389) (692,991) (633,592) (574,193) (515,082)	(808,902) (749,503) (690,105) (630,706) (571,399)	(865,415) (806,016) (746,617) (687,218) (627,820)
Site Specific S106	1,000 2,000 3,000 4,000 5,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668)	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088)	(639,364) (579,965) (520,567) (461,489) (402,447) (343,405)	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723)	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040)	(808,902) (749,503) (690,105) (630,706) (571,399) (512,357)	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675)
Site Specific S106	1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668) (181,892)	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088) (230,325)	(639,364) (579,965) (520,567) (461,489) (402,447) (343,405) (284,363)	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723) (340,681)	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040) (396,998)	(808,902) (749,503) (690,105) (630,706) (571,399) (512,357) (453,315)	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675) (509,633) (450,591) (391,549)
Site Specific S106	1,000 2,000 3,000 4,000 5,000 6,000 7,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668) (181,892) (131,116)	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088) (230,325) (179,549)	(639,364) (579,965) (520,567) (461,489) (402,447) (343,405) (284,363) (227,982)	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723) (340,681) (281,639)	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040) (396,998) (337,956)	(808,902) (749,503) (690,105) (630,706) (571,399) (512,357) (453,315) (394,274)	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675) (509,633) (450,591)
Site Specific S106	1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668) (181,892) (131,116) (80,392)	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088) (230,325) (179,549) (128,780)	(639,364) (579,965) (520,567) (461,489) (402,447) (343,405) (284,363) (227,982) (177,206)	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723) (340,681) (281,639) (225,638)	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040) (396,998) (337,956) (278,914)	(808,902) (749,503) (690,105) (630,706) (571,399) (512,357) (453,315) (394,274) (335,232)	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675) (509,633) (450,591) (391,549)
Site Specific S106	1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668) (181,892) (131,116) (80,392) (29,921)	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088) (230,325) (179,549) (128,780) (78,309)	(639,364) (579,965) (520,567) (461,489) (402,447) (343,405) (284,363) (227,982) (177,206) (126,698)	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723) (340,681) (281,639) (225,638) (175,086)	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040) (396,998) (337,956) (278,914) (223,475)	(808,902) (749,503) (690,105) (630,706) (571,399) (512,357) (453,315) (394,274) (335,232) (276,347)	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675) (509,633) (450,591) (391,549) (332,612)
Site Specific S106	1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 10,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668) (181,892) (131,116) (80,392) (29,921) 20,550	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088) (230,325) (179,549) (128,780) (78,309) (27,838)	(639,364) (579,965) (520,567) (461,489) (402,447) (343,405) (284,363) (227,982) (177,206) (126,698) (76,227)	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723) (340,681) (281,639) (225,638) (175,086) (124,615)	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040) (396,998) (337,956) (278,914) (223,475) (173,004)	(808,902) (749,503) (690,105) (630,706) (571,399) (512,357) (453,315) (394,274) (335,232) (276,347) (221,392)	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675) (509,633) (450,591) (391,549) (332,612) (273,925)
Site Specific S106	1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 10,000 11,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668) (181,892) (131,116) (80,392) (29,921) 20,550 71,021	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088) (230,325) (179,549) (128,780) (78,309) (27,838) 22,633	(639,364) (579,965) (520,567) (461,489) (402,447) (343,405) (284,363) (227,982) (177,206) (126,698) (76,227) (25,756)	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723) (340,681) (281,639) (225,638) (175,086) (124,615) (74,144)	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040) (396,998) (337,956) (278,914) (223,476) (173,004) (122,533)	(808,902) (749,503) (690,105) (630,706) (571,399) (512,357) (453,315) (394,274) (335,232) (276,347) (221,392) (170,921)	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675) (509,633) (450,591) (391,549) (332,612) (273,925) (219,310)
Site Specific S106	1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 10,000 11,000 12,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668) (181,892) (131,116) (80,392) (29,921) 20,550 71,021	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088) (230,325) (179,549) (128,780) (78,309) (27,838) 22,633 73,103	(639,364) (579,965) (520,567) (461,489) (402,447) (343,405) (284,363) (227,982) (177,206) (126,698) (76,227) (25,756) 24,715	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723) (340,681) (225,638) (175,086) (124,615) (74,144) (23,673)	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040) (396,998) (337,956) (278,914) (223,475) (173,004) (122,533) (72,062)	(808,902) (749,503) (690,105) (630,706) (571,399) (512,357) (453,315) (394,274) (335,232) (276,347) (221,392) (170,921) (120,450)	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675) (509,633) (450,591) (391,549) (32,612) (273,925) (219,310) (168,839)
Site Specific S106	1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 10,000 11,000 12,000 13,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668) (181,892) (131,116) (80,392) (29,921) 20,550 71,021 121,492 171,963	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088) (230,325) (179,549) (128,780) (78,309) (27,838) 22,633 73,103	(639,364) (679,965) (520,567) (461,489) (402,447) (343,405) (284,363) (227,982) (177,206) (126,698) (76,227) (25,756) (24,715 75,186)	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723) (340,881) (281,639) (225,638) (175,086) (124,615) (74,144) (23,673) 26,797	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040) (396,998) (337,956) (278,914) (223,475) (173,004) (122,533) (72,062) (21,591)	(808,902) (749,503) (690,105) (630,706) (571,399) (512,357) (453,315) (394,274) (335,232) (276,347) (221,392) (170,921) (120,450) (69,979)	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675) (509,633) (450,591) (391,549) (332,612) (273,925) (219,310) (168,839) (118,368)
Site Specific S106	1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 10,000 11,000 12,000 14,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668) (181,892) (131,116) (80,392) (29,921) 20,550 71,021 21,492 171,963 222,434	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088) (230,325) (179,549) (128,780) (27,838) 22,633 22,633 123,574 174,045	(639,364) (679,965) (520,567) (461,489) (402,447) (343,405) (284,363) (227,982) (177,206) (126,698) (76,227) (25,756) 24,715 75,186 125,657	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723) (340,681) (281,639) (225,638) (175,086) (124,615) (74,144) (23,673) 26,797 77,244	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040) (396,998) (337,956) (278,914) (223,475) (173,004) (122,533) (72,062) (21,591) 28,777	(808,902) (749,503) (690,105) (630,706) (571,399) (512,357) (453,315) (394,274) (335,232) (276,347) (221,392) (170,921) (120,450) (69,979) (19,689)	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675) (509,633) (450,591) (391,549) (332,612) (273,925) (219,310) (118,368) (68,156)
Site Specific S106	1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 10,000 11,000 12,000 14,000 15,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668) (181,892) (131,116) (80,392) (29,921) 20,550 71,021 121,492 271,963 222,434 272,812	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088) (230,325) (179,549) (128,780) (78,309) (27,838) 22,633 73,103 123,574 174,045 224,345	(639,364) (579,965) (520,567) (461,489) (402,447) (343,405) (284,363) (227,982) (177,206) (126,698) (76,227) (25,756) 24,715 75,186 125,657 175,878	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723) (340,881) (225,638) (175,086) (124,615) (74,144) (23,673) 26,797 77,244 127,412	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040) (396,998) (337,956) (278,914) (223,475) (173,004) (122,533) (72,062) (21,591) 28,777 78,945	(808,902) (749,503) (690,105) (630,706) (531,399) (512,357) (453,315) (394,274) (335,232) (276,347) (221,392) (170,921) (120,450) (69,979) (19,689) 30,478	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675) (509,633) (450,591) (391,549) (392,612) (273,925) (219,310) (168,839) (118,368) (68,156) (17,988)
Site Specific S106	1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 10,000 11,000 12,000 14,000 15,000 16,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668) (181,892) (131,116) (80,392) (29,921) 20,550 71,021 121,492 171,963 222,434 272,812 322,980	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088) (230,325) (179,549) (128,780) (78,309) (27,838) 22,633 73,103 123,574 174,045 224,345 274,513	(639,364) (579,965) (520,567) (461,489) (402,447) (343,405) (284,363) (227,982) (177,206) (126,698) (76,227) (25,756) 24,715 75,186 125,657 175,878 226,046	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723) (340,681) (281,639) (225,638) (175,086) (124,615) (74,144) (23,673) 26,797 77,244 127,412 177,579	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040) (396,998) (337,956) (278,914) (223,475) (173,004) (122,533) (72,062) (21,591) 28,777 78,945	(808,902) (749,503) (690,105) (630,706) (571,399) (512,357) (453,315) (394,274) (335,232) (276,347) (221,392) (170,921) (120,450) (69,979) (19,689) 30,478 80,646	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675) (509,633) (450,591) (391,549) (332,612) (273,925) (219,310) (168,839) (118,368) (68,156) (17,988) 32,179
Site Specific S106	1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 11,000 12,000 13,000 14,000 15,000 16,000 17,000	(526,339) (466,940) (407,896) (348,854) (289,812) (232,668) (181,892) (131,116) (80,392) (29,921) 20,550 71,021 121,492 171,963 222,434 272,812 322,990 373,147	(582,852) (523,453) (464,213) (405,172) (346,130) (287,088) (230,325) (179,549) (128,780) (78,309) (27,838) 22,633 73,103 123,574 174,045 224,345 274,513 324,680	(639,364) (679,965) (520,567) (461,489) (402,447) (343,405) (284,363) (227,982) (177,206) (126,698) (76,227) (25,756) (24,715 75,186 125,657 175,878 226,046 276,214	(695,877) (636,478) (577,079) (517,806) (458,764) (399,723) (340,881) (281,639) (225,638) (175,086) (124,615) (74,144) (23,673) 26,797 77,244 127,412 177,579 227,747	(752,389) (692,991) (633,592) (574,193) (515,082) (456,040) (396,998) (337,956) (278,914) (223,475) (173,004) (122,533) (72,062) (21,591) 28,777 78,945 129,113 179,280	(808,902) (749,503) (690,105) (630,706) (571,399) (512,357) (453,315) (394,274) (335,232) (276,347) (221,392) (170,921) (120,450) (69,979) (19,689) 30,478 80,646 130,814	(865,415) (806,016) (746,617) (687,218) (627,820) (568,675) (509,633) (450,591) (391,549) (332,612) (273,925) (219,310) (168,839) (118,368) (68,156) (7,988) 32,179 82,347

Scheme Ref: Title: Notes:

N 50 No. Units

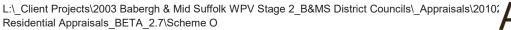
Brownfield allocation - extra care accommodation

					AH - % on site #	REF!		
Balance (RLV - TLV)	(663,291)	15%	20%	25%	30%	35%	40%	45%
	50,000	(244,370)	(300,707)	(357,219)	(413,732)	(470,244)	(526,757)	(583,270)
	75,000	(275,258)	(331,594)	(388,107)	(444,619)	(501,132)	(557,645)	(614,157)
TLV (per net acre)	100,000	(306,145)	(362,482)	(418,994)	(475,507)	(532,019)	(588,532)	(645,045
206,250	125,000	(337,033)	(393,369)	(449,882)	(506,394)	(562,907)	(619,420)	(675,932
	150,000	(367,920)	(424,257)	(480,769)	(537,282)	(593,794)	(650,307)	(706,820
	175,000	(398,808)	(455,144)	(511,657)	(568,169)	(624,682)	(681,195)	(737,707
	200,000	(429,695)	(486,032)	(542,544)	(599,057)	(655,569)	(712,082)	(768,595
	225,000	(460,583)	(516,919)	(573,432)	(629,944)	(686,457)	(742,970)	(799,482
	250,000	(491,470)	(547,807)	(604,319)	(660,832)	(717,344)	(773,857)	(830,370
	275,000	(522,358)	(578,694)	(635,207)	(691,719)	(748,232)	(804,745)	(861,257
					AH - % on site #	REF!		
Balance (RLV - TLV)	(663,291)	15%	20%	25%	30%	35%	40%	45%
,,	25	(1,891,398)	(1,948,251)	(2,005,194)	(2,062,531)	(2,119,869)	(2,177,206)	(2,235,011
	27	(1,747,520)	(1,804,372)	(1,861,224)	(1,918,240)	(1,975,577)	(2,032,914)	(2,090,304
Density (dph)	30	(1,567,672)	(1,624,524)	(1,681,376)	(1,738,229)	(1,795,212)	(1,852,550)	(1,909,887
100	32	(1,466,507)	(1,523,359)	(1,580,212)	(1,637,064)	(1,693,916)	(1,751,094)	(1,808,432)
.55	35	(1,336,476)	(1,393,291)	(1,450,143)	(1,506,995)	(1,563,848)	(1,620,700)	(1,677,989
	37	(1,261,695)	(1,318,296)	(1,375,148)	(1,432,001)	(1,488,853)	(1,545,705)	(1,602,779
	40	(1,163,546)	(1,220,059)	(1,276,718)	(1,333,570)	(1,390,423)	(1,447,275)	(1,504,127
	42	(1,105,903)	(1,162,415)	(1,218,928)	(1,275,762)	(1,332,614)	(1,389,467)	(1,446,319
	45	(1,029,045)	(1,085,558)	(1,142,070)	(1,198,684)	(1,255,536)	(1,312,389)	(1,369,241)
	47	(983,257)	(1,039,770)	(1,096,283)	(1,152,795)	(1,209,618)	(1,266,470)	(1,323,322
	50	(921,444)	(977,957)	(1,034,469)	(1,090,982)	(1,147,628)	(1,204,480)	(1,261,332
	00	(021,111)	(011,001)	(1,001,100)			(1,201,100)	(1,201,002
Balance (RLV - TLV)	(663,291)	15%	20%	25%	AH - % on site #	REF! 35%	40%	45%
Balance (IVEV - IEV)	95%	(56,812)	(107,024)	(157,236)	(207,448)	(259,863)	(318,313)	(376,764
	100%	(437,417)	(493,753)	(550,266)	(606,779)	(663,291)	(719,804)	(776,317
Build rate (£psm)	105%	(851,084)						
bullu rate (£psiri)			(905,666)	(960,360)	(1,015,053)	(1,069,746)	(1,124,439)	(1,179,417
	110%	(1,267,318)	(1,320,281)	(1,373,274)	(1,426,267)	(1,479,260)	(1,532,812)	(1,586,410
	115%	(1,686,216)	(1,737,629)	(1,789,041)	(1,840,454)	(1,910,014)	(2,757,621)	(3,624,975
	120%	(2,107,788)	(2,157,741)	(2,909,213)	(3,759,763)	(4,617,846)	(5,475,929)	(6,334,012)
	125% 130%	(3,981,549)	(4,825,133)	(5,668,716)	(6,512,300)	(7,355,883)	(8,199,467)	(9,043,050)
	130%	(6,777,586)	(7,606,669)	(8,435,753)	(9,264,837)	(10,093,920)	(10,923,004)	(11,752,088)
					AH - % on site 0	%		
Balance (RLV - TLV)	(663,291)	15%	20%	25%	30%	35%	40%	45%
` ''/	50%	(21,872,914)	(20,914,199)	(19,955,485)	(18,996,770)	(18,038,055)	(17,079,341)	(16,120,626
	60%	(15,498,605)	(14,914,849)	(14,331,094)	(13,747,339)	(13,163,584)	(12,579,829)	(11,996,073)
	70%	(9,124,296)	(8,915,500)	(8,706,704)	(8,497,908)	(8,289,112)	(8,080,316)	(7,871,520
Cahnges in sales values (f)	80%	(2,756,693)	(2,919,185)	(3,082,631)	(3,248,477)	(3,414,640)	(3,580,804)	(3,746,967)
Cahnges in sales values (£)		(1,220,790)	(1,231,584)	(1,242,379)	(1,253,174)	(1,263,968)	(1,274,763)	(1,285,558)
Cahnges in sales values (£)			(493,753)	(550,266)	(606,779)	(663,291)	(719,804)	(776,317)
Cahnges in sales values (£)	90%	(437 417)		(330,200)	(6,791)	(94,238)	(181,686)	(273,172
Cahnges in sales values (£)	100%	(437,417)		80.657			(101,000)	(213,112
Cahnges in sales values (£)	100% 110%	255,552	168,105	80,657			205 640	450 470
Cahnges in sales values (£)	100% 110% 120%	255,552 915,949	168,105 789,968	663,987	537,986	411,817	285,648	159,478
Cahnges in sales values (£)	100% 110% 120% 130%	255,552 915,949 1,572,001	168,105 789,968 1,407,584	663,987 1,243,167	537,986 1,078,749	411,817 914,332	749,915	585,290
Cahnges in sales values (£)	100% 110% 120%	255,552 915,949	168,105 789,968	663,987	537,986	411,817		159,478 585,290 1,008,737 1,430,247

				Site	Specific S106	£1,500		
Balance (RLV - TLV)	(663,291)	-	3,000	6,000	9,000	12,000	15,000	18,000
	0	(752,389)	(574,193)	(396,998)	(223,475)	(72,062)	78,945	229,448
	20	(816,025)	(637,829)	(460,252)	(283,126)	(126,133)	25,199	175,702
	40	(879,716)	(701,465)	(523,505)	(346,380)	(180,204)	(28,792)	121,955
	60	(943,736)	(765,101)	(586,905)	(409,633)	(234,276)	(82,863)	68,209
	80	(1,007,757)	(828,737)	(650,541)	(472,887)	(295,761)	(136,934)	14,463
CIL £psm	100	(1,071,778)	(892,504)	(714,177)	(536,141)	(359,015)	(191,005)	(39,593)
0.00	120	(1,135,798)	(956,525)	(777,813)	(599,616)	(422,269)	(245,200)	(93,664)
	140	(1,199,946)	(1,020,545)	(841,449)	(663,252)	(485,522)	(308,397)	(147,735)
	160	(1,264,354)	(1,084,566)	(905,293)	(726,888)	(548,776)	(371,650)	(201,806)
	180	(1,328,761)	(1,148,587)	(969,313)	(790,524)	(612,328)	(434,904)	(257,778)
	200	(1,393,169)	(1,212,812)	(1,033,334)	(854,160)	(675,964)	(498,158)	(321,032)
	220	(1,457,577)	(1,277,220)	(1,097,355)	(918,081)	(739,600)	(561,411)	(384,286)
	240	(1,522,197)	(1,341,627)	(1,161,375)	(982,102)	(803,236)	(625,040)	(447,539)
	260	(1,586,994)	(1,406,035)	(1,225,678)	(1,046,122)	(866,872)	(688,676)	(510,793)
	280	(1,651,791)	(1,470,443)	(1,290,085)	(1,110,143)	(930,870)	(752,312)	(574,115)
	300	(1,716,588)	(1,535,140)	(1,354,493)	(1,174,164)	(994,890)	(815,948)	(637,751)
	320	(1,781,385)	(1,599,937)	(1,418,901)	(1,238,543)	(1,058,911)	(879,637)	(701,387)
	340	(1,846,492)	(1,664,734)	(1,483,308)	(1,302,951)	(1,122,932)	(943,658)	(765,023)
	360	(2,031,838)	(1,729,531)	(1,548,084)	(1,367,359)	(1,187,002)	(1,007,679)	(828,659)
	380	(2,449,854)	(1,794,328)	(1,612,881)	(1,431,766)	(1,251,409)	(1,071,699)	(892,426)
	400	(2,871,425)	(1,859,513)	(1,677,678)	(1,496,231)	(1,315,817)	(1,135,720)	(956,447)

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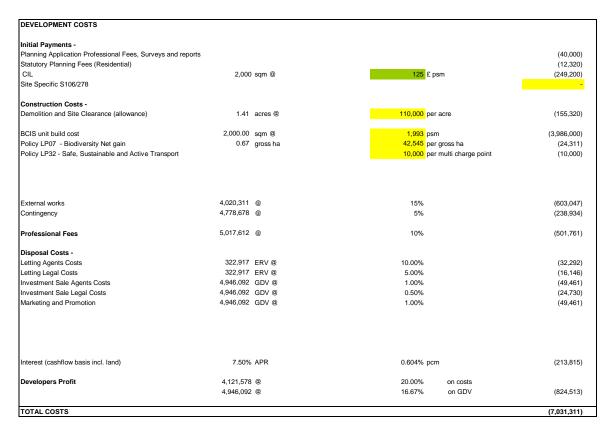
Appendix 8 – Retail Appraisals



200903_Babergh and Mid Suffolk Commercial Appraisal_v2_updated interest payments Conv_retail_Bud

SCHEME DETAILS - ASSUMPTIONS Convenience retail - budget format					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	2,000	21,528	100.0%	2,000.0	21,528
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	2,000	21,528	100.0%	2,000	21,528
1					

GDV					4,946,092
Purchasers costs		@	5.76%	(284,895)	4,946,092
Rent Free / Void allowance	9 mor	iths rent		(242,188)	
less					
capitalised rent				5,473,175	
Yield		@	5.90%		
Estimated Gross Rental Value per annum			_	322,917	
area 6	0	@	15.00	-	
area 5	0	0	15.00	-	
area 4	0	@	15.00	-	
area 3	0	@	15.00	-	
area 2	0	@	15.00	-	
area 1	21,528	@	15.00	322,917	
	sqft		£ psf	£	
GROSS DEVELOPMENT VALUE					





200903_Babergh and Mid Suffolk Commercial Appraisal_v2_updated interest payments ${\bf Conv_retail_Bud}$

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(2,085,220)
SDLT (HMRC % rates)	-	@		-
Acquisition Agent fees	-	@	1%	-
Acquisition Legal fees	-	@	0.5%	-
Interest on Land	-	@	7.5%	-
Residual Land Value (net)				(2,085,220)

THRESHOLD LAND VALUE			
Site density	3,500 sqm per hectare		
Site Area	0.571 net ha	1.41 net acres	
	3,500 sqm/ha	15,246 sqft/ac	
Threshold Land Value	436,076 £ per ha	176471 £ per acre	
	5,714.29 35.00%		249,176
	85% Gross to net		

BALANCE	
Surplus/(Deficit)	(2,334,396)

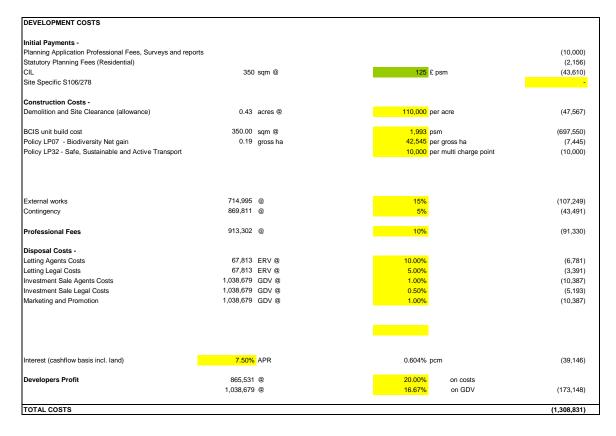
					GDV			
Balance	(2,334,396)	85%	90%	95%	100%	105%	110%	
	0	(2,659,384)	(2,459,579)	(2,259,774)	(2,059,970)	(1,860,165)	(1,660,360)	(1,4
	20	(2,703,434)	(2,503,629)	(2,303,824)	(2,104,019)	(1,904,214)	(1,704,409)	(1,
	40	(2,747,483)	(2,547,678)	(2,347,873)	(2,148,068)	(1,948,263)	(1,748,458)	(1,
	60	(2,791,532)	(2,591,727)	(2,391,922)	(2,192,117)	(1,992,312)	(1,792,507)	(1,
	80	(2,835,581)	(2,635,776)	(2,435,971)	(2,236,166)	(2,036,361)	(1,836,556)	(1,
CIL £psm	100	(2,879,630)	(2,679,825)	(2,480,020)	(2,280,216)	(2,080,411)	(1,880,606)	(1,
	120	(2,923,679)	(2,723,875)	(2,524,070)	(2,324,265)	(2,124,460)	(1,924,655)	(1,
	140	(2,967,729)	(2,767,924)	(2,568,119)	(2,368,314)	(2,168,509)	(1,968,704)	(1,
	160	(3,011,778)	(2,811,973)	(2,612,168)	(2,412,363)	(2,212,558)	(2,012,753)	(1,
	180	(3,055,827)	(2,856,022)	(2,656,217)	(2,456,412)	(2,256,607)	(2,056,802)	(1,
	200	(3,099,876)	(2,900,071)	(2,700,266)	(2,500,461)	(2,300,657)	(2,100,852)	(1,
	220	(3,143,925)	(2,944,121)	(2,744,316)	(2,544,511)	(2,344,706)	(2,144,901)	(1,
	240	(3,187,975)	(2,988,170)	(2,788,365)	(2,588,560)	(2,388,755)	(2,188,950)	14.
ļ	240	(3,167,973)	(2,300,170)	(2,700,303)	,,,,,	(2,300,733)	(2,100,930)	(1,
Balance			, , , ,		Build Costs			(1,
Balance	(2,334,396)	85%	90%	95%	Build Costs 100%	105%	110%	
Balance	(2,334,396)	85% (1,231,444)	90% (1,507,619)	95% (1,783,794)	Build Costs 100% (2,059,970)	105% (2,336,145)	110% (2,612,320)	(2,
Balance	(2,334,396) 0 20	85% (1,231,444) (1,275,493)	90% (1,507,619) (1,551,668)	95% (1,783,794) (1,827,844)	Build Costs 100% (2,059,970) (2,104,019)	105% (2,336,145) (2,380,194)	110% (2,612,320) (2,656,369)	(2,
Balance	(2,334,396)	85% (1,231,444)	90% (1,507,619)	95% (1,783,794)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068)	105% (2,336,145)	110% (2,612,320)	(2, (2,
Balance	(2,334,396) 0 20 40	85% (1,231,444) (1,275,493) (1,319,542)	90% (1,507,619) (1,551,668) (1,595,717)	95% (1,783,794) (1,827,844) (1,871,893)	Build Costs 100% (2,059,970) (2,104,019)	105% (2,336,145) (2,380,194) (2,424,243)	110% (2,612,320) (2,656,369) (2,700,418)	(2, (2, (2,
Balance CIL £psm	(2,334,396) 0 20 40 60	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591)	90% (1,507,619) (1,551,668) (1,595,717) (1,639,767)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292)	110% (2,612,320) (2,656,369) (2,700,418) (2,744,468)	(2, (2, (2, (3, (3,
	(2,334,396) 0 20 40 60 80	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591) (1,407,641)	90% (1,507,619) (1,551,668) (1,595,717) (1,639,767) (1,683,816)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942) (1,959,991)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117) (2,236,166)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292) (2,512,342)	110% (2,612,320) (2,656,369) (2,700,418) (2,744,468) (2,788,517)	(2, (2, (2, (3, (3, (3,
	(2,334,396) 0 20 40 60 80 100	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591) (1,407,641) (1,451,690)	90% (1,507,619) (1,551,668) (1,595,717) (1,639,767) (1,683,816) (1,727,865)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942) (1,959,991) (2,004,040)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117) (2,236,166) (2,280,216)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292) (2,512,342) (2,556,391)	110% (2,612,320) (2,656,369) (2,700,418) (2,744,468) (2,788,517) (2,832,566)	(2, § (2, § (3, §
	(2,334,396) 0 20 40 60 80 100 120	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591) (1,407,641) (1,451,690) (1,495,739)	90% (1,507,619) (1,551,668) (1,595,717) (1,683,816) (1,727,865) (1,771,914)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942) (1,959,991) (2,004,040) (2,048,089)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117) (2,236,166) (2,280,216) (2,324,265)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292) (2,512,342) (2,556,391) (2,600,440)	110% (2,612,320) (2,656,369) (2,700,418) (2,744,468) (2,788,517) (2,832,566) (2,876,615)	(2, (2, (2, (3, (3, (3, (3, (3, (3, (3, (3, (3, (3
	(2,334,396) 0 20 40 60 80 100 120 140	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591) (1,407,641) (1,451,690) (1,495,739) (1,539,788)	90% (1,507,619) (1,551,668) (1,595,747) (1,639,767) (1,683,816) (1,771,914) (1,815,963)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942) (1,959,991) (2,004,040) (2,048,089) (2,092,139)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117) (2,236,166) (2,280,216) (2,280,216) (2,324,265) (2,368,314)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292) (2,512,342) (2,556,391) (2,600,440) (2,644,489)	110% (2,612,320) (2,656,369) (2,700,418) (2,744,468) (2,788,517) (2,832,566) (2,876,615) (2,920,664)	(2,i (2,i (3,i (3,i (3,i (3,i (3,i (3,i (3,i (3
	(2,334,396) 0 20 40 60 80 100 120 140 160	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591) (1,407,641) (1,451,690) (1,495,739) (1,583,837)	90% (1,507,619) (1,551,668) (1,595,717) (1,683,816) (1,727,865) (1,771,914) (1,815,963) (1,860,013)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942) (1,959,991) (2,004,040) (2,048,089) (2,092,139) (2,136,188)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117) (2,236,166) (2,280,216) (2,324,265) (2,368,314) (2,412,363)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292) (2,512,342) (2,556,391) (2,600,440) (2,644,489) (2,688,538)	110% (2.612,320) (2.656,369) (2.700,418) (2.744,468) (2.788,517) (2.832,566) (2.876,615) (2.920,664) (2.920,664)	(2,8 (2,8 (2,9 (3,6 (3,7 (3,7 (3,7 (3,2 (3,2 (3,2 (3,3,3 (3,3,3)
	(2,334,396) 0 20 40 60 80 100 120 140 160 180	85% (1,231,444) (1,275,493) (1,319,542) (1,363,591) (1,407,641) (1,451,690) (1,495,739) (1,539,788) (1,583,837) (1,627,887)	90% (1,507,619) (1,551,668) (1,595,717) (1,683,767) (1,683,816) (1,727,865) (1,771,914) (1,815,963) (1,860,013) (1,904,062)	95% (1,783,794) (1,827,844) (1,871,893) (1,915,942) (1,959,991) (2,004,040) (2,048,089) (2,092,139) (2,136,188) (2,180,237)	Build Costs 100% (2,059,970) (2,104,019) (2,148,068) (2,192,117) (2,236,166) (2,280,216) (2,324,265) (2,368,314) (2,412,363) (2,456,412)	105% (2,336,145) (2,380,194) (2,424,243) (2,468,292) (2,512,342) (2,556,391) (2,600,440) (2,644,489) (2,688,538) (2,732,588)	110% (2,612,320) (2,656,369) (2,700,418) (2,744,468) (2,788,517) (2,832,566) (2,876,615) (2,920,664) (2,964,714) (3,008,763)	(2,8) (2,9) (3,6) (3,6) (3,7) (3,7) (3,7) (3,7) (3,7) (3,7)



200903_Babergh and Mid Suffolk Commercial Appraisal_v2_updated interest payments Conv_retail_Exp

SCHEME DETAILS - ASSUMPTIONS Convenience retail - express format					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	350	3,767	100.0%	350.0	3,767
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	350	3,767	100.0%	350	3,767

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	3,767	@	18.00	67,813	
area 2	0	@	18.00		
area 3	0	@	18.00	-	
area 4	0	@	18.00	-	
area 5	0	0	18.00	-	
area 6	0	@	18.00	-	
Estimated Gross Rental Value per annum			_	67,813	
Yield		@	5.90%		
capitalised rent				1,149,367	
less					
Rent Free / Void allowance	9 mon	ths rent		(50,859)	
Purchasers costs		@	5.76%	(59,828)	1,038,679
GDV					1,038,679





200903_Babergh and Mid Suffolk Commercial Appraisal_v2_updated interest payments ${\bf Conv_retail_Exp}$

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(270,152)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	7.5%	-
Residual Land Value (net)			(270,152)

THRESHOLD LAND VALUE			
Site density	2,000 sqm per hectare		
Site Area	0.175 net ha	0.43 net acres	
	2,000 sqm/ha	8,712 sqft/ac	
Threshold Land Value	411,850 £ per ha	166667 £ per acre	
	1,750.00 20.00%		72,071
	90% Gross to net		

BALANCE	
Surplus/(Deficit)	(342,223)

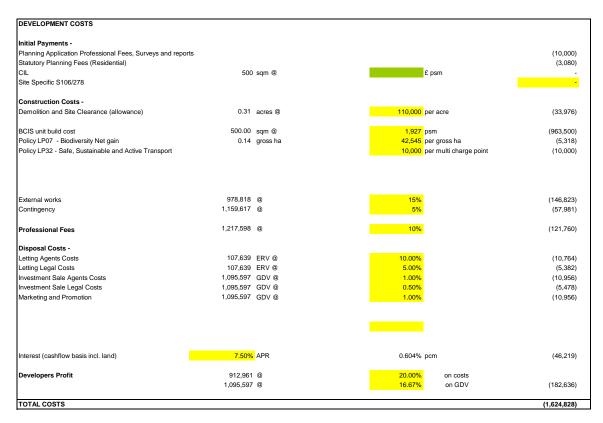
					GDV			
Balance	(342,223)	85%	90%	95%	100%	105%	110%	
	0	(420,075)	(378,116)	(336,157)	(294,198)	(252,239)	(210,280)	(
	20	(427,784)	(385,825)	(343,866)	(301,907)	(259,948)	(217,988)	
	40	(435,492)	(393,533)	(351,574)	(309,615)	(267,656)	(225,697)	
	60	(443,201)	(401,242)	(359,283)	(317,324)	(275,365)	(233,406)	
	80	(450,909)	(408,950)	(366,991)	(325,032)	(283,073)	(241,114)	
CIL £psm	100	(458,618)	(416,659)	(374,700)	(332,741)	(290,782)	(248,823)	
	120	(466,327)	(424,368)	(382,409)	(340,450)	(298,491)	(256,532)	
	140	(474,035)	(432,076)	(390,117)	(348,158)	(306,199)	(264,240)	
	160	(481,744)	(439,785)	(397,826)	(355,867)	(313,908)	(271,949)	
	180	(489,453)	(447,493)	(405,534)	(363,575)	(321,616)	(279,657)	
	200	(497,161)	(455,202)	(413,243)	(371,284)	(329,325)	(287,366)	
	220	(504,870)	(462,911)	(420,952)	(378,993)	(337,034)	(295,075)	
l	240	(512,578)	(470,619)	(428,660)	(386,701) Build Costs	(344,742)	(302,783)	
Balance	(342,223)	(512,578)	90%	95%	, , ,	105%	(302,783)	
Balance	_				Build Costs		, , ,	
Balance	(342,223)	85%	90%	95%	Build Costs 100%	105%	110%	_
Balance	(342,223)	85% (148,547)	90% (197,097)	95% (245,648)	Build Costs 100% (294,198)	105% (342,748)	110% (391,299)	
Balance	(342,223) 0 20	85% (148,547) (156,255)	90% (197,097) (204,806)	95% (245,648) (253,356)	Build Costs 100% (294,198) (301,907)	105% (342,748) (350,457)	110% (391,299) (399,007)	
Balance	(342,223) 0 20 40	85% (148,547) (156,255) (163,964)	90% (197,097) (204,806) (212,514)	95% (245,648) (253,356) (261,065)	Build Costs 100% (294,198) (301,907) (309,615)	105% (342,748) (350,457) (358,166)	110% (391,299) (399,007) (406,716)	
Balance CIL £psm	(342,223) 0 20 40 60	85% (148,547) (156,255) (163,964) (171,673)	90% (197,097) (204,806) (212,514) (220,223)	95% (245,648) (253,356) (261,065) (268,773)	Build Costs 100% (294,198) (301,907) (309,615) (317,324)	105% (342,748) (350,457) (358,166) (365,874)	110% (391,299) (399,007) (406,716) (414,425)	
	(342,223) 0 20 40 60 80	85% (148,547) (156,255) (163,964) (171,673) (179,381)	90% (197,097) (204,806) (212,514) (220,223) (227,932)	95% (245,648) (253,356) (261,065) (268,773) (276,482)	Build Costs 100% (294,198) (301,907) (309,615) (317,324) (325,032)	105% (342,748) (350,457) (358,166) (365,874) (373,583)	110% (391,299) (399,007) (406,716) (414,425) (422,133)	
	(342,223) 0 20 40 60 80 100	85% (148,547) (156,255) (163,964) (171,673) (179,381) (187,090)	90% (197,097) (204,806) (212,514) (220,223) (227,932) (235,640)	95% (245,648) (253,356) (261,065) (268,773) (276,482) (284,191)	Build Costs 100% (294,198) (301,907) (309,615) (317,324) (325,032) (332,741)	105% (342,748) (350,457) (358,166) (365,874) (373,583) (381,291)	110% (391,299) (399,007) (406,716) (414,425) (422,133) (429,842)	
	(342,223) 0 20 40 60 80 100 120	85% (148,547) (156,255) (163,964) (171,673) (179,381) (187,090) (194,798)	90% (197,097) (204,806) (212,514) (220,223) (227,932) (235,640) (243,349)	95% (245,648) (253,356) (261,065) (268,773) (276,482) (284,191) (291,899)	Build Costs 100% (294,198) (301,907) (309,615) (317,324) (325,032) (332,741) (340,450)	105% (342,748) (350,457) (358,166) (365,874) (373,583) (381,291) (389,000)	110% (391,299) (399,007) (406,716) (414,425) (422,133) (429,842) (437,550)	
	(342,223) 0 20 40 60 80 100 120 140	85% (148,547) (156,255) (163,964) (171,673) (179,381) (187,090) (194,798) (202,507)	90% (197,097) (204,806) (212,514) (220,223) (227,932) (235,640) (243,349) (251,057)	95% (245,648) (253,356) (261,065) (268,773) (276,482) (284,191) (291,899) (299,608)	Build Costs 100% (294,198) (301,907) (309,615) (317,324) (325,032) (332,741) (340,450) (348,158)	105% (342,748) (350,457) (358,166) (365,874) (373,583) (381,291) (389,000) (396,709)	110% (391,299) (399,007) (406,716) (414,425) (422,133) (429,842) (437,550) (445,259)	
	(342,223) 0 20 40 60 80 100 120 140 160	85% (148,547) (156,255) (163,964) (171,673) (179,381) (187,090) (194,798) (202,507) (210,216)	90% (197,097) (204,806) (212,514) (220,223) (227,932) (235,640) (243,349) (251,057) (258,766)	95% (245,648) (253,356) (261,065) (268,773) (276,482) (284,191) (291,899) (299,608) (307,316)	Build Costs 100% (294,198) (301,907) (309,615) (317,324) (325,032) (332,741) (340,450) (348,158) (355,867)	105% (342,748) (350,457) (358,166) (365,874) (373,583) (381,291) (389,000) (396,709) (404,417)	110% (391,299) (399,007) (406,716) (414,425) (422,133) (429,842) (437,550) (445,259) (452,968)	
	(342,223) 0 20 40 60 80 100 120 140 160 180	85% (148,547) (156,255) (163,964) (171,673) (179,381) (187,090) (194,798) (202,507) (210,216) (217,924)	90% (197,097) (204,806) (212,514) (220,223) (227,932) (235,640) (243,349) (251,057) (258,766) (266,475)	95% (245,648) (253,356) (261,065) (268,773) (276,482) (284,191) (291,899) (299,608) (307,316) (315,025)	Build Costs 100% (294,198) (301,907) (309,615) (317,324) (325,032) (332,741) (340,450) (348,158) (355,867) (363,575)	105% (342,748) (350,457) (358,166) (365,874) (373,583) (381,291) (389,000) (396,709) (404,417) (412,126)	110% (391,299) (399,007) (406,716) (414,425) (422,133) (429,842) (437,550) (445,259) (452,968) (460,676)	



200903_Babergh and Mid Suffolk Commercial Appraisal_v2_updated interest payments Comp sml

Comparison retail: town centre smaller forma	ıt				
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	500	5,382	100.0%	500.0	5,382
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	500	5,382	100.0%	500	5,382

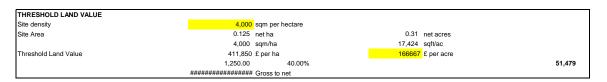
GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	5,382	@	20.00	107,639	
area 2	0	@	20.00	-	
area 3	0	@	20.00	-	
area 4	0	@	20.00	-	
area 5	0	0	20.00	-	
area 6	0	@	20.00	-	
Estimated Gross Rental Value per annum			_	107,639	
Yield		@	8.5%		
capitalised rent				1,266,342	
less					
Rent Free / Void allowance	12 mor	nths rent		(107,639)	
Purchasers costs		@	5.76%	(63,106)	1,095,597
GDV					1,095,597





200903_Babergh and Mid Suffolk Commercial Appraisal_v2_updated interest payments Comp sml

RESIDUAL LAND VALUE			
Residual Land Value (gross)			(529,231)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	7.5%	-
Residual Land Value (net)			(529,231)
,			



BALANCE	
Surplus/(Deficit)	(580,710)

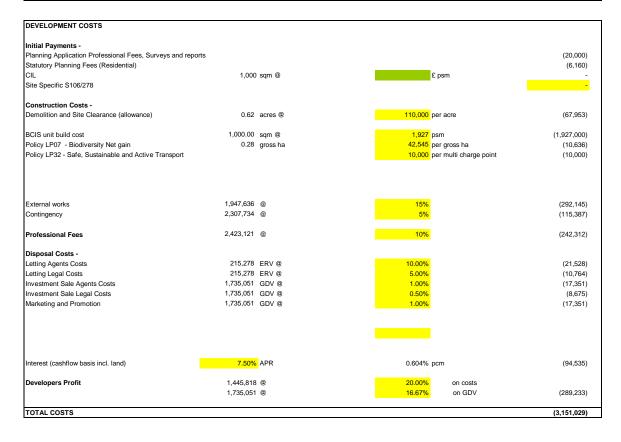
					GDV			
Balance	(580,710)	85%	90%	95%	100%	105%	110%	115
	0	(713,485)	(669,227)	(624,969)	(580,710)	(536,452)	(492,194)	(447,93
	10	(718,992)	(674,733)	(630,475)	(586,217)	(541,958)	(497,700)	(453,44
	20	(724,498)	(680,239)	(635,981)	(591,723)	(547,464)	(503,206)	(458,94
	30	(730,004)	(685,746)	(641,487)	(597,229)	(552,971)	(508,712)	(464,45
	40	(735,510)	(691,252)	(646,993)	(602,735)	(558,477)	(514,218)	(469,96
CIL £psm	50	(741,016)	(696,758)	(652,500)	(608,241)	(563,983)	(519,725)	(475,46
	60	(746,522)	(702,264)	(658,006)	(613,747)	(569,489)	(525,231)	(480,97
	70	(752,028)	(707,770)	(663,512)	(619,254)	(574,995)	(530,737)	(486,47
	80	(757,535)	(713,276)	(669,018)	(624,760)	(580,501)	(536,243)	(491,98
	90	(763,041)	(718,782)	(674,524)	(630,266)	(586,008)	(541,749)	(497,49
	100	(768,547)	(724,289)	(680,030)	(635,772)	(591,514)	(547,255)	(502,99
	110	(774,053)	(729,795)	(685,536)	(641,278)	(597,020)	(552,762)	(508,50
	120	(779,559)	(735,301)	(691,043)	(646,784)	(602,526)	(558,268)	(514,00
					Build Costs			
Balance	(580,710)	85%	90%	95%	Build Costs 100%	105%	110%	115
Balance	(580,710)	85% (380,554)	90% (447,273)	95% (513,992)		105% (647,429)	110% (714,148)	
Balance					100%			(780,86
Balance	Ó	(380,554)	(447,273)	(513,992)	100% (580,710)	(647,429)	(714,148)	(780,86 (786,37
Balance	10	(380,554) (386,060)	(447,273) (452,779)	(513,992) (519,498)	100% (580,710) (586,217)	(647,429) (652,936)	(714,148) (719,654)	(780,86 (786,37 (791,87
Balance	0 10 20	(380,554) (386,060) (391,566)	(447,273) (452,779) (458,285)	(513,992) (519,498) (525,004)	100% (580,710) (586,217) (591,723)	(647,429) (652,936) (658,442)	(714,148) (719,654) (725,161)	(780,86 (786,37 (791,87 (797,38
Balance CIL £psm	0 10 20 30 40 50	(380,554) (386,060) (391,566) (397,072)	(447,273) (452,779) (458,285) (463,791)	(513,992) (519,498) (525,004) (530,510) (536,016) (541,522)	100% (580,710) (586,217) (591,723) (597,229)	(647,429) (652,936) (658,442) (663,948)	(714,148) (719,654) (725,161) (730,667)	(780,86 (786,37 (791,87 (797,38 (802,89 (808,39
	0 10 20 30 40	(380,554) (386,060) (391,566) (397,072) (402,578)	(447,273) (452,779) (458,285) (463,791) (469,297)	(513,992) (519,498) (525,004) (530,510) (536,016)	100% (580,710) (586,217) (591,723) (597,229) (602,735)	(647,429) (652,936) (658,442) (663,948) (669,454)	(714,148) (719,654) (725,161) (730,667) (736,173)	(780,86 (786,37 (791,87 (797,38 (802,89 (808,39
	0 10 20 30 40 50	(380,554) (386,060) (391,566) (397,072) (402,578) (408,085)	(447,273) (452,779) (458,285) (463,791) (469,297) (474,803)	(513,992) (519,498) (525,004) (530,510) (536,016) (541,522)	100% (580,710) (586,217) (591,723) (597,229) (602,735) (608,241)	(647,429) (652,936) (658,442) (663,948) (669,454) (674,960)	(714,148) (719,654) (725,161) (730,667) (736,173) (741,679)	(780,86 (786,37 (791,87 (797,38 (802,89 (808,39 (813,90
	0 10 20 30 40 50 60 70 80	(380,554) (386,060) (391,566) (397,072) (402,578) (408,085) (413,591)	(447,273) (452,779) (458,285) (463,791) (469,297) (474,803) (480,310)	(513,992) (519,498) (525,004) (530,510) (536,016) (541,522) (547,028) (552,535) (558,041)	100% (580,710) (586,217) (591,723) (597,229) (602,735) (608,241) (613,747)	(647,429) (652,936) (658,442) (663,948) (669,454) (674,960) (680,466)	(714,148) (719,654) (725,161) (730,667) (736,173) (741,679) (747,185)	(780,86 (786,37 (791,87 (797,38 (802,89 (808,39 (813,90 (819,41
	0 10 20 30 40 50 60	(380,554) (386,060) (391,566) (397,072) (402,578) (408,085) (413,591) (419,097)	(447,273) (452,779) (458,285) (463,791) (469,297) (474,803) (480,310) (485,816)	(513,992) (519,498) (525,004) (530,510) (536,016) (541,522) (547,028) (552,535)	100% (580,710) (586,217) (591,723) (597,229) (602,735) (608,241) (613,747) (619,254)	(647,429) (652,936) (658,442) (663,948) (669,454) (674,960) (680,466) (685,972)	(714,148) (719,654) (725,161) (730,667) (736,173) (741,679) (747,185) (752,691)	115 (780,86 (786,37 (791,87 (797,38 (802,89 (808,39 (813,90 (819,41 (824,91 (830,42
	0 10 20 30 40 50 60 70 80	(380,554) (386,060) (391,566) (397,072) (402,578) (408,085) (413,591) (419,097) (424,603)	(447,273) (452,779) (458,285) (463,791) (469,297) (474,803) (480,310) (485,816) (491,322)	(513,992) (519,498) (525,004) (530,510) (536,016) (541,522) (547,028) (552,535) (558,041)	100% (580,710) (586,217) (591,723) (597,229) (602,735) (608,241) (613,747) (619,254) (624,760)	(647,429) (652,936) (658,442) (663,948) (669,454) (674,960) (680,466) (685,972) (691,479)	(714,148) (719,654) (725,161) (730,667) (736,173) (741,679) (747,185) (752,691) (758,197)	(780,86 (786,37 (791,87 (797,38 (802,89 (808,39 (813,90 (819,41
	0 10 20 30 40 50 60 70 80 90	(380,554) (386,060) (391,566) (397,072) (402,578) (408,085) (413,591) (419,097) (424,603) (430,109)	(447,273) (452,779) (458,285) (463,791) (469,297) (474,803) (480,310) (485,816) (491,322) (496,828)	(513,992) (519,498) (525,004) (530,510) (536,016) (541,522) (547,028) (552,535) (558,041) (563,547)	100% (580,710) (586,217) (591,723) (597,229) (602,735) (608,241) (613,747) (619,254) (624,760) (630,266)	(647,429) (652,936) (658,442) (663,948) (669,454) (674,960) (680,466) (685,972) (691,479) (696,985)	(714,148) (719,654) (725,161) (730,667) (736,173) (741,679) (747,185) (752,691) (758,197) (763,704)	(780,86 (786,37 (791,87 (797,38 (802,89 (808,39 (813,90 (819,41 (824,91 (830,42



200903_Babergh and Mid Suffolk Commercial Appraisal_v2_updated interest payments Comp large

SCHEME DETAILS - ASSUMPTIONS Comparison retail: large					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	1,000	10,764	100.0%	1,000.0	10,764
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	1,000	10,764	100.0%	1,000	10,764

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	10,764	@	20.00	215,278	
area 2	0	@	20.00	-	
area 3	0	@	20.00	-	
area 4	0	@	20.00	-	
area 5	0	0	20.00	-	
area 6	0	@	20.00	-	
Estimated Gross Rental Value per annum			-	215,278	
Yield		@	10.50%		
capitalised rent				2,050,269	
less					
Rent Free / Void allowance	12 mor	nths rent		(215,278)	
Purchasers costs		@	5.76%	(99,939)	1,735,051
GDV					1,735,051





200903_Babergh and Mid Suffolk Commercial Appraisal_v2_updated interest payments Comp large

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(1,415,978)
SDLT (HMRC % rates)	-	@		-
Acquisition Agent fees	-	@	1%	-
Acquisition Legal fees	-	@	0.5%	-
Interest on Land	-	@	7.5%	-
Residual Land Value (net)				(1,415,978)

THRESHOLD LAND VALUE			
Site density	4,000 sqm per hectare		
Site Area	0.250 net ha	0.62 net acres	
	4,000 sqm/ha	17,424 sqft/ac	
Threshold Land Value	411,850 £ per ha	166667 £ per acre	
	2,500.00 40.00%		102,958
1	######################################		

BALANCE	
Surplus/(Deficit)	(1,518,936)

					GDV		
Balance	(1,518,936)	85%	90%	95%	100%	105%	110%
	0	(1,729,207)	(1,659,116)	(1,589,026)	(1,518,936)	(1,448,846)	(1,378,756)
	20	(1,751,231)	(1,681,141)	(1,611,051)	(1,540,961)	(1,470,871)	(1,400,781)
	40	(1,773,256)	(1,703,166)	(1,633,076)	(1,562,986)	(1,492,896)	(1,422,805)
	60	(1,795,280)	(1,725,190)	(1,655,100)	(1,585,010)	(1,514,920)	(1,444,830)
	80	(1,817,305)	(1,747,215)	(1,677,125)	(1,607,035)	(1,536,945)	(1,466,855)
CIL £psm	100	(1,839,329)	(1,769,239)	(1,699,149)	(1,629,059)	(1,558,969)	(1,488,879)
	120	(1,861,354)	(1,791,264)	(1,721,174)	(1,651,084)	(1,580,994)	(1,510,904)
	140	(1,883,379)	(1,813,289)	(1,743,199)	(1,673,109)	(1,603,018)	(1,532,928)
	160	(1,905,403)	(1,835,313)	(1,765,223)	(1,695,133)	(1,625,043)	(1,554,953)
	180	(1,927,428)	(1,857,338)	(1,787,248)	(1,717,158)	(1,647,068)	(1,576,978)
	200	(1,949,452)	(1,879,362)	(1,809,272)	(1,739,182)	(1,669,092)	(1,599,002)
	210	(1,960,465)	(1,890,375)	(1,820,285)	(1,750,195)	(1,680,105)	(1,610,015)
	220	(1,971,477)	(1,901,387)	(1,831,297)	(1,761,207)	(1,691,117)	(1,621,027)
					Build Costs		
					Build Costs		
Balance	(1,518,936)	85%	90%	95%	100%	105%	110%
Balance	0	(1,118,623)	(1,252,061)	(1,385,499)	100% (1,518,936)	(1,652,374)	(1,785,812)
Balance	0 20	(1,118,623) (1,140,648)	(1,252,061) (1,274,085)	(1,385,499) (1,407,523)	100% (1,518,936) (1,540,961)	(1,652,374) (1,674,399)	(1,785,812) (1,807,837)
Balance	0 20 40	(1,118,623) (1,140,648) (1,162,672)	(1,252,061) (1,274,085) (1,296,110)	(1,385,499) (1,407,523) (1,429,548)	100% (1,518,936) (1,540,961) (1,562,986)	(1,652,374) (1,674,399) (1,696,423)	(1,785,812) (1,807,837) (1,829,861)
Balance	0 20 40 60	(1,118,623) (1,140,648) (1,162,672) (1,184,697)	(1,252,061) (1,274,085) (1,296,110) (1,318,135)	(1,385,499) (1,407,523) (1,429,548) (1,451,572)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010)	(1,652,374) (1,674,399) (1,696,423) (1,718,448)	(1,785,812) (1,807,837) (1,829,861) (1,851,886)
	0 20 40 60 80	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910)
Balance CIL £psm	0 20 40 60 80 100	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,895,935)
	0 20 40 60 80 100 120	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746) (1,250,771)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184) (1,384,208)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622) (1,517,646)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059) (1,651,084)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497) (1,784,522)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,895,935) (1,917,960)
	0 20 40 60 80 100 120 140	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746) (1,250,771) (1,272,795)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184) (1,384,208) (1,406,233)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622) (1,517,646) (1,539,671)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059) (1,651,084) (1,673,109)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497) (1,784,522) (1,806,546)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,895,935) (1,917,960) (1,939,984)
	0 20 40 60 80 100 120 140	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746) (1,250,771) (1,272,795) (1,294,820)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184) (1,384,208) (1,406,233) (1,428,258)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622) (1,517,646)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059) (1,651,084) (1,673,109) (1,695,133)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497) (1,784,522) (1,806,546) (1,828,571)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,895,935) (1,917,960) (1,939,984) (1,962,009)
	0 20 40 60 80 100 120 140 160	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746) (1,250,771) (1,272,795) (1,294,820) (1,316,844)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184) (1,384,208) (1,406,233) (1,428,258) (1,450,282)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622) (1,517,646) (1,539,671) (1,561,695) (1,583,720)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059) (1,651,084) (1,673,109) (1,695,133) (1,717,158)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497) (1,784,522) (1,806,546) (1,828,571) (1,850,596)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,895,935) (1,917,960) (1,939,984) (1,962,009) (1,984,033)
	0 20 40 60 80 100 120 140 160 180 200	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746) (1,250,771) (1,272,795) (1,294,820) (1,316,844) (1,338,869)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184) (1,384,208) (1,406,233) (1,428,258) (1,450,282) (1,472,307)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622) (1,517,646) (1,539,671) (1,561,695) (1,583,720) (1,605,745)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059) (1,651,084) (1,673,109) (1,695,133) (1,717,158) (1,739,182)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497) (1,784,522) (1,806,546) (1,828,571) (1,850,596) (1,872,620)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,917,960) (1,939,984) (1,962,009) (1,984,033) (2,006,058)
	0 20 40 60 80 100 120 140 160	(1,118,623) (1,140,648) (1,162,672) (1,184,697) (1,206,721) (1,228,746) (1,250,771) (1,272,795) (1,294,820) (1,316,844)	(1,252,061) (1,274,085) (1,296,110) (1,318,135) (1,340,159) (1,362,184) (1,384,208) (1,406,233) (1,428,258) (1,450,282)	(1,385,499) (1,407,523) (1,429,548) (1,451,572) (1,473,597) (1,495,622) (1,517,646) (1,539,671) (1,561,695) (1,583,720)	100% (1,518,936) (1,540,961) (1,562,986) (1,585,010) (1,607,035) (1,629,059) (1,651,084) (1,673,109) (1,695,133) (1,717,158)	(1,652,374) (1,674,399) (1,696,423) (1,718,448) (1,740,473) (1,762,497) (1,784,522) (1,806,546) (1,828,571) (1,850,596)	(1,785,812) (1,807,837) (1,829,861) (1,851,886) (1,873,910) (1,895,935) (1,917,960) (1,939,984) (1,962,009) (1,984,033)



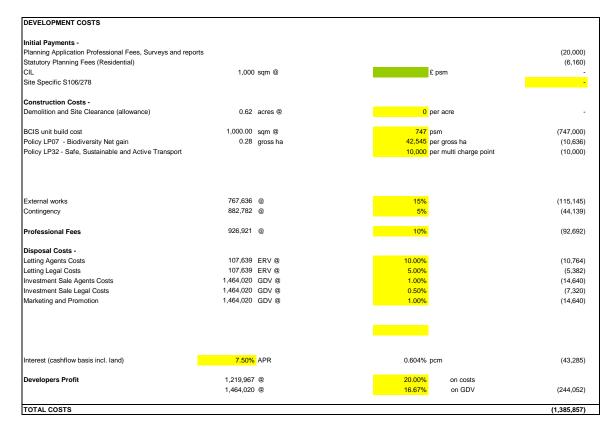
Appendix 9 – Employment Appraisals



200903_Babergh and Mid Suffolk Commercial Appraisal_v2_updated interest payments Industrial

SCHEME DETAILS - ASSUMPTIONS Industrial					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	1,000	10,764	100.0%	1,000.0	10,764
area 2	0	0	100.0%	0.0	0
area 3	0	0	100.0%	0.0	0
area 4	0	0	100.0%	0.0	0
area 5		0	100.0%	0.0	0
area 6		0	100.0%	0.0	0
total floor area	1,000	10,764	100.0%	1,000	10,764

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	10,764	@	10.00	107,639	
area 2	0	@	10.00	-	
area 3	0	@	10.00	-	
area 4	0	@	10.00	-	
area 5	0	0	10.00	-	
area 6	0	@	10.00	-	
Estimated Gross Rental Value per annum			_	107,639	
Yield		@	6.5%		
capitalised rent				1,655,986	
less					
Rent Free / Void allowance	12 mon	ths rent		(107,639)	
Purchasers costs		@	5.76%	(84,328)	1,464,020
GDV					1,464,020





200903_Babergh and Mid Suffolk Commercial Appraisal_v2_updated interest payments Industrial

RESIDUAL LAND VALUE			
Residual Land Value (gross)			78,163
SDLT (HMRC % rates)	78,163 @		(782)
Acquisition Agent fees	78,163 @	1%	(782)
Acquisition Legal fees	78,163 @	0.5%	(391)
Interest on Land	78,163 @	7.5%	(5,862)
Residual Land Value (net)			70,347

THRESHOLD LAND VALUE			
Site density	4,000 sqm per hectare		
Site Area	0.250 net ha	0.62 net acres	
	4,000 sqm/ha	17,424 sqft/ac	
Threshold Land Value	274,567 £ per ha	111111 £ per acre	
	2,500.00 40.00%		68,639
	90% Gross to net		

BALANCE	
Surplus/(Deficit)	1,708

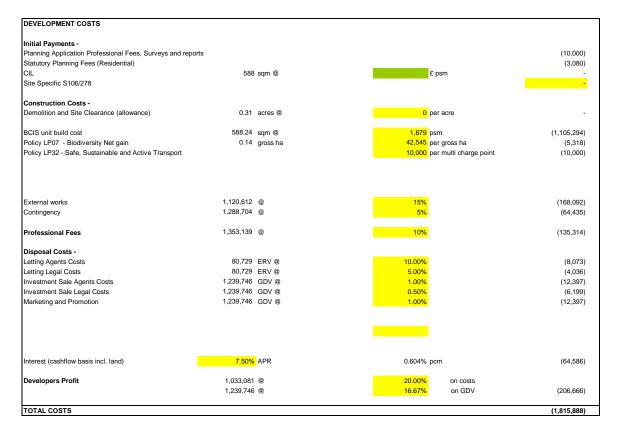
					GDV			
Balance	1,708	85%	90%	95%	100%	105%	110%	
	0	(167,758)	(108,664)	(51,477)	1,708	54,892	108,077	1
	5	(173,364)	(114,270)	(56,523)	(3,338)	49,846	103,031	
	10	(178,971)	(119,877)	(61,569)	(8,384)	44,800	97,985	
	15	(184,578)	(125,484)	(66,615)	(13,430)	39,754	92,939	
	20	(190,184)	(131,090)	(71,996)	(18,476)	34,708	87,893	
CIL £psm	25	(195,791)	(136,697)	(77,603)	(23,522)	29,663	82,847	
	30	(201,397)	(142,303)	(83,210)	(28,568)	24,617	77,801	
	35	(207,004)	(147,910)	(88,816)	(33,614)	19,571	72,755	
	40	(212,611)	(153,517)	(94,423)	(38,660)	14,525	67,709	
	45	(218,217)	(159,123)	(100,029)	(43,706)	9,479	62,663	
	50	(223,824)	(164,730)	(105,636)	(48,752)	4,433	57,617	
	55	(229,430)	(170,336)	(111,243)	(53,798)	(613)	52,571	
	60	(235,037)	(175,943)	(116,849)	(58,844)	(5,659)	47,525	
					Build Costs			
Balance	1.708	85%	90%	95%	Build Costs	105%	110%	
Balance	1,708	85% 143,875	90% 96,486	95% 49,097		105% (45,681)	110% (95,785)	(*
Balance					100%			,
Balance	0	143,875	96,486	49,097	100% 1,708	(45,681)	(95,785)	Ċ
Balance	0 5	143,875 138,829	96,486 91,440	49,097 44,051	100% 1,708 (3,338)	(45,681) (50,727)	(95,785) (101,391)	(1 (1
Balance	0 5 10	143,875 138,829 133,783	96,486 91,440 86,394	49,097 44,051 39,005	100% 1,708 (3,338) (8,384)	(45,681) (50,727) (55,773)	(95,785) (101,391) (106,998)	(* (*
Balance CIL £psm	0 5 10 15	143,875 138,829 133,783 128,737	96,486 91,440 86,394 81,348	49,097 44,051 39,005 33,959	100% 1,708 (3,338) (8,384) (13,430)	(45,681) (50,727) (55,773) (60,819)	(95,785) (101,391) (106,998) (112,605)	(° (° (°
	0 5 10 15 20	143,875 138,829 133,783 128,737 123,691	96,486 91,440 86,394 81,348 76,302	49,097 44,051 39,005 33,959 28,913	100% 1,708 (3,338) (8,384) (13,430) (18,476)	(45,681) (50,727) (55,773) (60,819) (65,865)	(95,785) (101,391) (106,998) (112,605) (118,211)	(°
	0 5 10 15 20 25	143,875 138,829 133,783 128,737 123,691 118,645	96,486 91,440 86,394 81,348 76,302 71,256	49,097 44,051 39,005 33,959 28,913 23,867	100% 1,708 (3,338) (8,384) (13,430) (18,476) (23,522)	(45,681) (50,727) (55,773) (60,819) (65,865) (71,163)	(95,785) (101,391) (106,998) (112,605) (118,211) (123,818)	(°
	0 5 10 15 20 25 30	143,875 138,829 133,783 128,737 123,691 118,645 113,599	96,486 91,440 86,394 81,348 76,302 71,256 66,210	49,097 44,051 39,005 33,959 28,913 23,867 18,821	100% 1,708 (3,338) (8,384) (13,430) (18,476) (23,522) (28,568)	(45,681) (50,727) (55,773) (60,819) (65,865) (71,163) (76,770)	(95,785) (101,391) (106,998) (112,605) (118,211) (123,818) (129,424)	(°
	0 5 10 15 20 25 30 35	143,875 138,829 133,783 128,737 123,691 118,645 113,599 108,553	96,486 91,440 86,394 81,348 76,302 71,256 66,210 61,164	49,097 44,051 39,005 33,959 28,913 23,867 18,821 13,775	100% 1,708 (3,338) (8,384) (13,430) (18,476) (23,522) (28,568) (33,614)	(45,681) (50,727) (55,773) (60,819) (65,865) (71,163) (76,770) (82,377)	(95,785) (101,391) (106,998) (112,605) (118,211) (123,818) (129,424) (135,031)	(1 (1 (1 (1 (1 (1
	0 5 10 15 20 25 30 35 40	143,875 138,829 133,783 128,737 123,691 118,645 113,599 108,553 103,507	96,486 91,440 86,394 81,348 76,302 71,256 66,210 61,164 56,118	49,097 44,051 39,005 33,959 28,913 23,867 18,821 13,775 8,729	100% 1,708 (3,338) (8,384) (13,430) (18,476) (23,522) (28,568) (33,614) (38,660)	(45,681) (50,727) (55,773) (60,819) (65,865) (71,163) (76,770) (82,377) (87,983)	(95,785) (101,391) (106,998) (112,605) (118,211) (123,818) (129,424) (135,031) (140,638)	(1 (1 (1 (1 (1 (1 (1 (1
	0 5 10 15 20 25 30 35 40 45	143,875 138,829 133,783 128,737 123,691 118,645 113,599 108,553 103,507 98,461	96,486 91,440 86,394 81,348 76,302 71,256 66,210 61,164 56,118 51,072	49,097 44,051 39,005 33,959 28,913 23,867 18,821 13,775 8,729 3,683	100% 1,708 (3,338) (8,384) (13,430) (18,476) (23,522) (28,568) (33,614) (38,660) (43,706)	(45,681) (50,727) (55,773) (60,819) (65,865) (71,163) (76,770) (82,377) (87,983) (93,590)	(95,785) (101,391) (106,998) (112,605) (118,211) (123,818) (129,424) (135,031) (140,638) (146,244)	(1 (1 (1 (1 (1 (1 (1 (1



200903_Babergh and Mid Suffolk Commercial Appraisal_v2_updated interest payments Office

SCHEME DETAILS - ASSUMPTIONS					
Office					
Floor areas:	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
[
area 1	500	5,382	85.0%	588.2	6,332
area 2	0	0	85.0%	0.0	0
area 3	0	0	85.0%	0.0	0
area 4	0	0	85.0%	0.0	0
area 5		0	85.0%	0.0	0
area 6		0	85.0%	0.0	0
total floor area	500	5,382	85.0%	588	6,332

GROSS DEVELOPMENT VALUE					
	sqft		£ psf	£	
area 1	5,382	@	15.00	80,729	
area 2	0	@	15.00	-	
area 3	0	@	15.00	-	
area 4	0	@	15.00	-	
area 5	0	0	15.00	-	
area 6	0	@	15.00	-	
Estimated Gross Rental Value per annum			•	80,729	
Yield		@	5.8%		
capitalised rent				1,391,885	
less					
Rent Free / Void allowance	12 mon	ths rent		(80,729)	
Purchasers costs		@	5.76%	(71,409)	1,239,746
GDV					1,239,746





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RESIDUAL LAND VALUE			
Residual Land Value (gross)			(576,142)
SDLT (HMRC % rates)	- @		-
Acquisition Agent fees	- @	1%	-
Acquisition Legal fees	- @	0.5%	-
Interest on Land	- @	7.5%	-
Residual Land Value (net)			(576,142)

THRESHOLD LAND VALUE			
Site density	4,706 sqm per hectare		
Site Area	0.125 net ha	0.31 net acres	
	4,706 sqm/ha	20,499 sqft/ac	
Threshold Land Value	274,567 £ per ha	111111 £ per acre	
	1,250.00 40.00%		34,319
	90% Gross to net		

BALANCE	
Surplus/(Deficit)	(610,461)

					GDV		
Balance	(610,461)	85%	90%	95%	100%	105%	110%
	0	(760,585)	(710,544)	(660,502)	(610,461)	(560,420)	(510,378)
	5	(763,883)	(713,842)	(663,800)	(613,759)	(563,718)	(513,676)
	10	(767,181)	(717,140)	(667,098)	(617,057)	(567,016)	(516,974)
	15	(770,479)	(720,438)	(670,396)	(620,355)	(570,314)	(520,272)
	20	(773,777)	(723,736)	(673,694)	(623,653)	(573,612)	(523,571)
CIL £psm	25	(777,075)	(727,034)	(676,992)	(626,951)	(576,910)	(526,869)
	30	(780,373)	(730,332)	(680,290)	(630,249)	(580,208)	(530,167)
	35	(783,671)	(733,630)	(683,588)	(633,547)	(583,506)	(533,465)
	40	(786,969)	(736,928)	(686,886)	(636,845)	(586,804)	(536,763)
	45	(790,267)	(740,226)	(690,184)	(640,143)	(590,102)	(540,061)
	50	(793,565)	(743,524)	(693,482)	(643,441)	(593,400)	(543,359)
	55	(796,863)	(746,822)	(696,780)	(646,739)	(596,698)	(546,657)
	co	(000 101)	(750,400)	(700.070)	(050.007)	(500,000)	(5.40.055)
l	60	(800,161)	(750,120)	(700,078)	(650,037)	(599,996)	(549,955)
Balance					Build Costs		
Balance	(610,461)	85%	90%	95%	Build Costs 100%	105%	110%
Balance	(610,461) 0	85% (378,904)	90% (456,090)	95% (533,275)	Build Costs 100% (610,461)	105% (687,647)	110% (764,832)
Balance	(610,461) 0 5	85% (378,904) (382,202)	90% (456,090) (459,388)	95% (533,275) (536,573)	Build Costs 100% (610,461) (613,759)	105% (687,647) (690,945)	110% (764,832) (768,130)
Balance	(610,461) 0 5 10	85% (378,904) (382,202) (385,500)	90% (456,090) (459,388) (462,686)	95% (533,275) (536,573) (539,871)	Build Costs 100% (610,461) (613,759) (617,057)	105% (687,647) (690,945) (694,243)	110% (764,832) (768,130) (771,428)
Balance	(610,461) 0 5 10	85% (378,904) (382,202) (385,500) (388,798)	90% (456,090) (459,388) (462,686) (465,984)	95% (533,275) (536,573) (539,871) (543,169)	Build Costs 100% (610,461) (613,759) (617,057) (620,355)	105% (687,647) (690,945) (694,243) (697,541)	110% (764,832) (768,130) (771,428) (774,726)
	(610,461) 0 5 10 15 20	85% (378,904) (382,202) (385,500) (388,798) (392,096)	90% (456,090) (459,388) (462,686) (465,984) (469,282)	95% (533,275) (536,573) (539,871) (543,169) (546,467)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (623,653)	105% (687,647) (690,945) (694,243) (697,541) (700,839)	110% (764,832) (768,130) (771,428) (774,726) (778,024)
Balance CIL £psm	(610,461) 0 5 10	85% (378,904) (382,202) (385,500) (388,798) (392,096) (395,394)	90% (456,090) (459,388) (462,686) (465,984) (469,282) (472,580)	95% (533,275) (536,573) (539,871) (543,169) (546,467) (549,765)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (623,653) (626,951)	105% (687,647) (690,945) (694,243) (697,541) (700,839) (704,137)	110% (764,832) (768,130) (771,428) (774,726) (778,024) (781,322)
	(610,461) 0 5 10 15 20 25	85% (378,904) (382,202) (385,500) (388,798) (392,096) (395,394) (398,692)	90% (456,090) (459,388) (462,686) (465,984) (469,282) (472,580) (475,878)	95% (533,275) (536,573) (539,871) (543,169) (546,467) (549,765) (553,063)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (623,653) (626,951) (630,249)	105% (687,647) (690,945) (694,243) (697,541) (700,839) (704,137) (707,435)	110% (764,832) (768,130) (771,428) (774,726) (778,024) (781,322) (784,620)
	(610,461) 0 5 10 15 20 25 30	85% (378,904) (382,202) (385,500) (388,798) (392,096) (395,394)	90% (456,090) (459,388) (462,686) (465,984) (469,282) (472,580)	95% (533,275) (536,573) (539,871) (543,169) (546,467) (549,765)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (623,653) (626,951)	105% (687,647) (690,945) (694,243) (697,541) (700,839) (704,137)	110% (764,832) (768,130) (771,428) (774,726) (778,024) (781,322)
	(610,461) 0 5 10 15 20 25 30 35	85% (378,904) (382,202) (385,500) (388,798) (392,096) (395,394) (398,692) (401,990)	90% (456,090) (459,388) (462,686) (465,984) (469,282) (472,580) (475,878) (479,176)	95% (533,275) (536,573) (539,871) (543,169) (546,467) (549,765) (553,063) (556,361)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (623,653) (626,951) (630,249) (633,547)	105% (687,647) (690,945) (694,243) (697,541) (700,839) (704,137) (707,435) (710,733)	110% (764,832) (768,130) (771,428) (774,726) (778,024) (781,322) (784,620) (787,918)
	(610,461) 0 5 10 15 20 25 30 35	85% (378,904) (382,202) (385,500) (388,798) (392,096) (395,394) (398,692) (401,990) (405,288)	90% (456,090) (459,388) (462,686) (465,984) (469,282) (472,580) (475,878) (479,176) (482,474)	95% (533,275) (536,573) (539,871) (543,169) (546,467) (549,765) (553,063) (556,361) (559,659)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (626,951) (630,249) (633,547) (636,845)	105% (687,647) (690,945) (694,243) (697,541) (700,839) (704,137) (707,435) (710,733) (714,031)	110% (764,832) (768,130) (771,428) (774,726) (778,024) (781,322) (784,620) (787,918) (791,216)
	(610,461) 0 5 10 15 20 25 30 35 40	85% (378,904) (382,202) (385,500) (388,798) (392,096) (395,394) (398,692) (401,990) (405,288) (408,586)	90% (456,090) (459,388) (462,686) (465,984) (469,282) (472,580) (475,878) (479,176) (482,474) (485,772)	95% (533,275) (536,573) (539,871) (543,169) (546,467) (549,765) (553,063) (556,361) (559,659) (562,958)	Build Costs 100% (610,461) (613,759) (617,057) (620,355) (623,653) (626,951) (630,249) (633,547) (636,845) (640,143)	105% (687,647) (690,945) (694,243) (697,541) (700,839) (704,137) (707,435) (714,031) (717,329)	110% (764,832) (768,130) (771,428) (774,726) (778,024) (781,322) (784,620) (787,918) (791,216) (794,514)



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