

		Building Cost £ per Sq m GROSS area	Net to Gross Adjustment	Maximum height in floors (flats only)	Avg Cost pu
Open Market Phase 1:	Houses	1,100			0
	Houses	1,100			0
	Houses	1,100			97,400

Fees & Contingencies as % of Building Costs	%	£ Total
Design and Professional Fees % (Architects, QS, Project Management)	8.00%	173,248
Residential Building Contingencies (% of Building Costs)	5.00%	107,140

* This section excludes Affordable Housing section 106 payments All dates must be between 10-Jan-19 05-Jan-39
'Historic' costs incurred earlier may be entered as 10-Jan-19 PROVIDED they are not taken into account in the site valuation (& hence double counted)

External Works & Infrastructure Costs (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Cost per unit (all tenures)
Phase 1					
Site Preparation/Demolition		£50,000	01-Jun-19	01-Jul-19	2,273
Roads and Sewers		£232,500	01-Jul-19	31-Dec-20	10,568
Services (Power, Water, Gas, Telc	£4,000 per unit	£88,000	01-Jun-19	31-Dec-20	4,000
Strategic Landscaping		£5,000	01-Jun-20	31-Dec-20	227
Off Site Works					
Public Open Space		£30,000	01-Jun-20	31-Dec-20	1,364
Site Specific Sustainability Initiatives					
Plot specific external works	£2,750 per unit	£60,500	01-Jan-20	31-Dec-20	2,750
SUDs		£180,000	01-Jun-19	31-Dec-20	8,182
Garages	3 x double/twin at £8,000 each	£24,000	01-Jun-19	01-Dec-20	1,091

Site Abnormals (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Cost per unit (all tenures)
De-canting tenants					
Decontamination					
Other					
Other 2					
Other 3					
Other 4					
Other 5					

	Building Costs (£ / car parking space)	Payment Date
Residential Car Parking Building Costs (average cost / car parking space)	£600	01-Mar-20
Total number of residential car parking spaces	38	(Open Market and Affordable)

Statutory Payments (£)	Additional information	Cost (£)	Payment start date	Payment end date	Per unit
Education					
Sport & Recreation					
Social Infrastructure					
Public Realm					
Affordable Housing					
Transport					
Highway					
Health					
Public Art					
Flood work					
Community Infrastructure Levy	per sq metre				
Other Tariff	per unit				
Other 1					
Other 2					
Other 3					
Other 4					

OTHER COSTS

SITE PURCHASE COSTS	%
Agents Fees (% of site cost)	0.00%
Legal Fees (% of site cost)	0.50%

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

FINANCE COSTS

Arrangement Fee (£)	£10,000
Interest Rate (%)	7.00%
Misc Fees - Surveyors etc (£)	£3,000
Credit balance reinvestment %	4.00%

MARKETING COSTS

Affordable Housing Marketing Costs

	Cost (£)	Payment start date	Payment end date
Developer cost of sale to RP (£)	£0	01-Sep-20	01-Sep-20
RP purchase costs (£)	£0		
Intermediate Housing Sales and Marketing (£)	£0		

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	1.50%
Legal Fees (per Open Market unit) - £	£700
Agents Private Rental Initial Letting fees - %	0.00%

DEVELOPER'S OVERHEAD AND RETURN FOR RISK (before taxation)

Developer O/head (£)		Return at Scheme end
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Open Market Housing (% GDV)	17.50%	17.5%	inc Overheads
		34,205	per open market home
Private Rental (% Cost)			
Affordable Housing (% Cost)	5.00%		