Project Name : Quadring without affordable or contributions

EPS 1 - LP

Constants					
Construction Start Date	TBC	Date	Gross Area	0.00	Acres
Overall Construction Period	72.00	Months	Net Devl Area	0.00	Acres
First Sales Income	TBC	Date			
Sales Rate (from & incl first sales)	0.00	Per Month	Interest Rate	6.00%	
Sales Period (from & incl first sales)	0.00	Months	Affordable Units	0.00	0.00%

Date created	07.5.21
Date modified (Rev 1)	05.1.2021
Drawing Ref:	0

Type Description	Beds	No of Units	% of Mix	Sq Feet per Unit	Sq Feet Total	Selling Prices	Selling per Sq ft	Total Sales	Build cost per Sq ft	Unit Build (standard)	Unit Total Development cost less land	Plot Land Value Per Unit	Plot Land Value Per Hsetype	Adjusted Selling per Sq Ft for 2.5 Storey @ 70% TF
1 bed house Type 53	1	2	5.56%	536	1,072	145,000	270.52	290,000	90.00	96,480	93,112	4,408	8,817	
2 bed Bungalow type 11	2	2	5.56%	615	1,230	150,000	243.90	300,000	95.00	116,850	106,836	5,058	10,116	
2 bed house Type 5	2	5	13.89%	689	3,445	150,000	217.71	750,000	90.00	310,050	119,691	5,667	28,334	
2 bed house Richmond	2	9	25.00%	775	6,975	160,000	206.45	1,440,000	90.00	627,750	134,631	6,374	57,367	
2 bed house Wladen	2	4	11.11%	775	3,100	160,000	206.45	640,000	90.00	279,000	134,631	6,374	25,496	
3 bed house type 19	3	4	11.11%	898	3,592	190,000	211.58	760,000	90.00	323,280	155,998	7,386	29,543	
3 bed house hylton	3	4	11.11%	820	3,280	185,000	225.61	740,000	90.00	295,200	142,448	6,744	26,977	
3 bed house Alnwick	3	3	8.33%	930	2,790	225,000	241.94	675,000	90.00	251,100	161,557	7,649	22,947	
3bed house Ludlow	3	1	2.78%	932	932	225,000	241.42	225,000	90.00	83,880	161,904	7,665	7,665	
4 bed house type 27	4	2	5.56%	1,048	2,096	230,000	219.47	460,000	90.00	188,640	182,055	8,619	17,239	
											0	0	0	
											0	0	0	
											0	0	0	
											0	0	0	
											0	0	0	
											0	0	0	
											0	0	0	
		36	100.00%	792	28,512	174,444	220.26	6,280,000	90.22	2,572,230				
Housemix (Totals & Averages)		36	100.00%	792	28,512	174,444	220.26	6,280,000	90.22	2,572,230			234,500	

Land		Cost	Cost/Sq ft	% of sales
Site Acquisition	Nett Per Dev Acre	200,000	7.01	3.18%
Stamp Duty Land Tax		14,500	0.51	0.23%
Legal Costs on Acquisition		20,000	0.70	0.32%
Land Registry Fees		0	0.00	0.00%
		0	0.00	0.00%
Land (Totals and Averages)		**234,500**	**8.22**	**3.73%**

Design		Cost	Cost/Sq ft	% of sales
Principal Designer		3,000	0.11	0.05%
Architectural Fees	£400 Per Unit	14,400	0.51	0.23%
Engineering Fees	£400 Per Unit	14,400	0.51	0.23%
Geotechnical / Site Investigation		7,500	0.26	0.12%
Flood Risk Assessment		1,500	0.05	0.02%
Traffic Impact Assessment		0	0.00	0.00%
Archaeological Survey		0	0.00	0.00%
Ecological Survey		0	0.00	0.00%
Topographical Survey		1,250	0.04	0.02%
SAP/EPC		2,700	0.09	0.04%
Party Wall Act - Costs/Fees		0	0.00	0.00%
Miscellaneous: Landscape Architect		500	0.02	0.01%
		0	0.00	0.00%
Design (Totals and Averages)		**45,250**	**1.59**	**0.72%**

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Fees and Bonds		Cost	Cost/Sq ft	% of sales
Planning Application Fee		15,300	0.54	0.24%
Building Regulation Plan Fee		9,000	0.32	0.14%
Building Regulation Inspection Fee		9,000	0.32	0.14%
Section 104 Legal Fee		0	0.00	0.00%
Water Authority universal plot fee		13,140	0.46	0.21%
Section 104 Inspection Fee		24,745	0.87	0.39%
Section 38 Legal Fee		0	0.00	0.00%
Section 38 Inspection Fee		0	0.00	0.00%
Section 38 Bond Fee		39,591	1.39	0.63%
Homeowner Warranty		72,000	2.53	1.15%
		0	0.00	0.00%
Fees and Bonds (Totals and Averages)		**182,776**	**6.41**	**2.91%**

Selling		Cost	Cost/Sq ft	% of sales
Showhouse - Set Up & Running Costs		0	0.00	0.00%
Adverising, Brochures, Flags, Etc.		0	0.00	0.00%
Sales Office		0	0.00	0.00%
Staffing		0	0.00	0.00%
Selling Agent	1.25%	78,500	2.75	1.25%
Incentives	1.00%	62,800	2.20	1.00%
		0	0.00	0.00%
Selling (Totals and Averages)		**141,300**	**4.96**	**2.25%**

Legals		Cost	Cost/Sq ft	% of sales
Conveyancing Fees	£1,200 Per Unit	43,200	1.52	0.69%
		0	0.00	0.00%
Legal (Totals and Averages)		**43,200**	**1.52**	**0.69%**

Section 106 Contributions	Cost	Cost/Sq ft	% of sales
Affordable Housing Contribution	0	0.00	0.00%
Primary School Contribution	0	0.00	0.00%
Education Contribution	0	0.00	0.00%
NHS Contribution	0	0.00	0.00%
Public Open Space Contribution	0	0.00	0.00%
Highway Contribution	0	0.00	0.00%
	0	0.00	0.00%
Section 106 Contributions (Totals & Averages)	**0**	**0.00**	**0.00%**

Finance	Cost	Cost/Sq ft	% of sales
Finance Facility Arrangment Fees	5,000	0.18	0.08%
Title Due Diligence	0	0.00	0.00%
Valuation Fee	2,500	0.09	0.04%
Fund Monitor	8,526	0.30	0.14%
	0	0.00	0.00%
Finance (Totals & Averages)	**16,026**	**0.56**	**0.26%**

Other	Cost	Cost/Sq ft	% of sales
Management Company Set Up Cost/Fee	0	0.00	0.00%
Other	0	0.00	0.00%
	0	0.00	0.00%
Other (Totals & Averages)	**0**	**0.00**	**0.00%**

Statistics			
Return on Costs (After Interest)	21.06%	Land value per Plot	5,556
Units per Dev Acre		Land value as % of Sales	3.18%
Floorspace per Dev Acre		Abnormals per Dev Acre	
Floorspace per Gross Acre			
Ave Profit per Unit (Before Interest)	38,503	Land Value per Acre (Net)	
Ave Profit per Unit (After Interest)	30,347	Land Value per Acre (Gross)	
Average Open Market Selling Price £	174,444	Average Affordable Selling Price £	

Site Management Costs				Cost	Cost/Sq ft	% of sales
Site Management Cost - Set Up				10,100	0.35	0.16%
Site Management Cost	72	@	Per Week	219,282	7.69	3.49%
				0	0.00	0.00%
Roads and Sewers (Totals and Averages)				**229,382**	**8.05**	**3.65%**

Construction Costs			Cost	Cost/Sq ft	% of sales
Standard House Cost			2,572,230	90.22	40.96%
Single Attached Garage	0	@ £6,500	0	0.00	0.00%
Single Detached Garage	4	@ £12,500	50,000	1.75	0.80%
Double Garage	0	@ £12,500	0	0.00	0.00%
Double shared Garage	0	@ £15,000	0	0.00	0.00%
Contingency @ 0.00%			0	0.00	0.00%
			0	0.00	0.00%
Construction (Totals and Averages)			**2,622,230**	**91.97**	**41.76%**

External Works				Cost	Cost/Sq ft	% of sales
Fencing				34,560	1.21	0.55%
Screen Walls				8,750	0.31	0.14%
Turfing				16,200	0.57	0.26%
Landscaping				12,600	0.44	0.20%
Driveways				0	0.00	0.00%
E/O Private Drives	1,119	@ £60	Per Square Metre	67,134	2.35	1.07%
Affordable Housing Requirements				5,850	0.21	0.09%
Gates				4,500	0.16	0.07%
External Works (Totals and Averages)				**149,594**	**5.25**	**2.38%**

Roads and Sewers				Cost	Cost/Sq ft	% of sales
Standard Estate Road Cost	242	@ £2,045	Per Metre	494,890	17.36	7.88%
Remedial /Adoption Works	10.00%			49,489	1.74	0.79%
Street Lighting				18,000	0.63	0.29%
				0	0.00	0.00%
Roads and Sewers (Totals and Averages)				**562,379**	**19.72**	**8.96%**

Infrastructure			Cost	Cost/Sq ft	% of sales
Public Open Space - Laying Out (Sq M)	1,350	@ £10	13,500	0.47	0.21%
Public Open Space - Maintenance			0	0.00	0.00%
Local Area for Play (LAP)			0	0.00	0.00%
Local Equipped Area for Play (LEAP)			0	0.00	0.00%
Neighbourhood Equipped Area for Play (NEAP)			0	0.00	0.00%
Internal Drainage Board Levy			0	0.00	0.00%
Foul Water Pumping Station			100,000	3.51	1.59%
			0	0.00	0.00%
Infrastructure (Totals and Averages)			**113,500**	**3.98**	**1.81%**

Mains and Services			Cost	Cost/Sq ft	% of sales
Mains and Services (Multi Lay Cost)			108,000	3.79	1.72%
Water Connection Fee	£850	Per Plot	30,600	1.07	0.49%
fould off site			45,000	1.58	0.72%
			0	0.00	0.00%
Mains and Services (Totals and Averages)			**183,600**	**6.44**	**2.92%**

Abnormals - Construction	Cost	Cost/Sq ft	% of sales
Piled Foundations	0	0.00	0.00%
Raft Foundations	0	0.00	0.00%
Vibro Column Foundations	0	0.00	0.00%
General Foundation Contingency	108,000	3.79	1.72%
	0	0.00	0.00%
Abnormals (Totals and Averages)	**108,000**	**3.79**	**1.72%**

Abnormals - Infrastructure	Cost	Cost/Sq ft	% of sales
Demolition	0	0.00	0.00%
Site Clearance/Enabling Works	10,000	0.35	0.16%
Access	130,000	4.56	2.07%
Imported topsoil	51,236	1.80	0.82%
Footpath	25,423	0.89	0.40%
Attenuation Basin	45,486	1.60	0.72%
Offsite Drainage Works	0	0.00	0.00%
Other: Entrance Gates	0	0.00	0.00%
Other: Works at Entrance	0	0.00	0.00%
	0	0.00	0.00%
Abnormals (Totals and Averages)	**262,145**	**9.19**	**4.17%**

Development Costs	**4,893,882**	**171.64**	**77.93%**
Interest 6.00%	**293,633**	**10.30**	**4.68%**
Total Development Costs	**5,187,515**	**181.94**	**82.60%**
Total Development Income			**6,280,000**
Profit before Interest Repayment			**1,386,118**
Profit after Interest Repayment			**1,092,485**
Development Margin - GDV (Before Interest) 22.07%		**After Int**	**17.40%**