

SUMMARY SHEET		BCIS Rates				
Land					785,125	
VAT on land					0	
Finder's/ Agency Fee on Land			Inc in fees		0	
Stamp Duty			Non resi		28,756	
Legal and Surveying Fees			Inc in fees		0	
Planning - Residential			Inc in fees		0	
Building Regs		76 No	Inc in fees		0	
NHBC - Residential		76 No	Inc in fees		0	
Using BCIS rates at 3Q24 prices, (based on Tender index £/m2 study), and rebased UK mean location to South Holland Region						
Description		Plots	Unit	Total m2	Rate	Cost
1 bed	Maisonettes	4	No	200.0	1,426	285,200
1 bed	Quarter Houses	4	No	208.8	1,426	297,749
2 bed	Mid terrace, house	4	No	288.9	1,239	357,947
2 / 3 bed	End terrace, house	6	No	440.6	1,239	545,903
2 / 3 bed	Semi, house	36	No	2840.3	1,279	3,632,744
3 / 4 / 5 bed	Detached, house	22	No	2805.2	1,407	3,946,636
		76	No	6783.8	m2	
	Garages - double detached	8	No		20,000	160,000
	Garages - double attached	2	No		18,000	36,000
	Garages - single detached	7	No		15,000	105,000
	Garages - single shared detached	4	No		12,500	50,000
						9,417,179
External Works				15.0%		1,412,577
Abnormal costs						2,190,678
S106 Costs (Contributions)						
Education						993,299
Health						50,160
Highway						610,028
Community						3,500
S106 Costs						1,656,987
Inflation costs						0
Geographical Working						0
Contingency				3.0%		390,613
Fees				8.0%		1,041,635
VAT @ 0% of Build Cost						0
VAT @ 0% of Fees						0
Total Cost Before Financing Costs						16,923,550
Borrowing Cost All Units						
Using cashflow method						1,317,994
Bank Set-Up Cost - excluding land		16,138,425		0.50%		80,692
Initial Marketing Costs/Campaign		N/A		1.0% of Private Sales		147,300
Agent sales fees		N/A		1.5% of Private Sales		220,950
Legal fees on sales		57		£1,000 of Private Sales		57,000
RP Fees		19		£1,000 of Aff		19,000
TOTAL BUILD COST						18,766,486
GDV Private						14,730,000
GDV Affordable						1,780,460
Total GDV						16,510,460
Developer's Target Profit						
Market Value units		On GDV		17.5%		2,577,750
Affordable Value units		On GDV		6.0%		106,828
TOTAL COSTS (INC LAND VALUE AND DEVELOPER'S PROFIT)						21,451,064
Surplus/Deficit						-4,940,604

SCHEDULE OF UNITS													50.0%	
													67.5%	
Plot Number	Tenure	House Name	House Type	Garage Type	Description	Area (m2)	Area (sq ft)	Value/sqft	Sale Value 1 - Private - Sharman Quinney	Sale Value - 2 Private - Rosedale	Sale Value - Private Average Values	Total Sale Value - Affordable	Total Sale Value - Private	
1	MARKET	S409 v1	Detached, house	Double - Detached	4b-?p	113.8	1,225	259	£ 320,000.00	£ 315,000.00	£ 317,500.00		£ 317,500.00	
2	MARKET	S407	Detached, house	Double - Detached	4b-?p	118.8	1,279	233	£ 300,000.00	£ 295,000.00	£ 297,500.00		£ 297,500.00	
3	MARKET	S406 v2	Detached, house	Double - Detached	4b-?p	118.8	1,279	256	£ 330,000.00	£ 325,000.00	£ 327,500.00		£ 327,500.00	
4	MARKET	S405	Detached, house	Single - Detached	4b-?p	107.4	1,156	257	£ 300,000.00	£ 295,000.00	£ 297,500.00		£ 297,500.00	
5	MARKET	S406 v2	Detached, house	Double - Detached	4b-?p	118.8	1,279	256	£ 330,000.00	£ 325,000.00	£ 327,500.00		£ 327,500.00	
6	MARKET	S409 v2	Detached, house	Double - Detached	4b-?p	113.8	1,225	259	£ 320,000.00	£ 315,000.00	£ 317,500.00		£ 317,500.00	
7	MARKET	S405	Detached, house	Single - Detached	4b-?p	107.4	1,156	257	£ 300,000.00	£ 295,000.00	£ 297,500.00		£ 297,500.00	
8	MARKET	S409 v1	Detached, house	Single - Shared Detached	4b-?p	113.8	1,225	255	£ 315,000.00	£ 310,000.00	£ 312,500.00		£ 312,500.00	
9	MARKET	S305 v2	Detached, house	Single - Shared Detached	3b-?p	86.8	934	257	£ 240,000.00	£ 240,000.00	£ 240,000.00		£ 240,000.00	
10	AFFORDABLE - RENT	S107	Quarter, house	None	1b-?p	52.2	562	218	£ 125,000.00	£ 125,000.00	£ 122,500.00	£ 61,250.00		
11	AFFORDABLE - RENT	S107	Quarter, house	None	1b-?p	52.2	562	218	£ 125,000.00	£ 120,000.00	£ 122,500.00	£ 61,250.00		
12	AFFORDABLE - RENT	S107	Quarter, house	None	1b-?p	52.2	562	218	£ 125,000.00	£ 120,000.00	£ 122,500.00	£ 61,250.00		
13	AFFORDABLE - RENT	S107	Quarter, house	None	1b-?p	52.2	562	218	£ 125,000.00	£ 120,000.00	£ 122,500.00	£ 61,250.00		
14	MARKET	S319 v2	Semi, house	None	3b-?p	83.4	898	253	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
15	MARKET	S318 v2	Semi, house	None	3b-?p	82.0	883	258	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
16	MARKET	S213 v3	Semi, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00		£ 182,500.00	
17	MARKET	S213 v3	Semi, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00		£ 182,500.00	
18	MARKET	S319 v2	Semi, house	None	3b-?p	83.4	898	253	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
19	MARKET	S318 v2	Semi, house	None	3b-?p	82.0	883	258	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
20	MARKET	S319 v2	Semi, house	None	3b-?p	83.4	898	253	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
21	MARKET	S318 v2	Semi, house	None	3b-?p	82.0	883	258	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
22	MARKET	S213 v3	End terraced, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00		£ 182,500.00	
23	MARKET	S213 v3	Mid terraced, house	None	2b-?p	68.6	739	240	£ 175,000.00	£ 180,000.00	£ 177,500.00		£ 177,500.00	
24	MARKET	S213 v3	Mid terraced, house	None	2b-?p	68.6	739	240	£ 175,000.00	£ 180,000.00	£ 177,500.00		£ 177,500.00	
25	MARKET	S213 v3	End terraced, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00		£ 182,500.00	
26	MARKET	S303 v2	Semi, house	None	3b-?p	83.1	894	254	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
27	MARKET	S303 v2	Semi, house	None	3b-?p	83.1	894	254	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
28	MARKET	S213 v3	Semi, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00		£ 182,500.00	
29	MARKET	S213 v3	Semi, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00		£ 182,500.00	
30	MARKET	S312 v2	Detached, house	Single - Detached	3b-?p	89.3	961	250	£ 240,000.00	£ 240,000.00	£ 240,000.00		£ 240,000.00	
31	MARKET	S312 v2	Detached, house	Single - Shared Detached	3b-?p	89.3	961	250	£ 240,000.00	£ 240,000.00	£ 240,000.00		£ 240,000.00	
32	MARKET	S306 v3	Detached, house	Single - Shared Detached	3b-?p	86.8	934	257	£ 240,000.00	£ 240,000.00	£ 240,000.00		£ 240,000.00	
33	MARKET	S318 v2	Semi, house	None	3b-?p	82.0	883	258	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
34	MARKET	S319 v2	Semi, house	None	3b-?p	83.4	898	253	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
35	MARKET	S318 v2	Semi, house	None	3b-?p	82.0	883	258	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
36	MARKET	S319 v2	Semi, house	None	3b-?p	83.4	898	253	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
37	AFFORDABLE - RENT	S213 v3	End terraced, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00	£ 91,250.00		
38	AFFORDABLE - RENT	S213 v3	Mid terraced, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00	£ 91,250.00		
39	AFFORDABLE - RENT	S213 v3	End terraced, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00	£ 91,250.00		
40	SHARED OWNERSHIP	S213 v3	Semi, house	None	2b-?p	68.6	739	228	£ 170,370.37	£ 166,666.67	£ 168,518.52	£ 113,750.00		
41	SHARED OWNERSHIP	S213 v3	Semi, house	None	2b-?p	68.6	739	228	£ 170,370.37	£ 166,666.67	£ 168,518.52	£ 113,750.00		
42	MARKET	S213 v3	Semi, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00		£ 182,500.00	
43	MARKET	S213 v3	Semi, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00		£ 182,500.00	
44	MARKET	S312 v2	Detached, house	Single - Detached	3b-?p	89.3	961	250	£ 240,000.00	£ 240,000.00	£ 240,000.00		£ 240,000.00	
45	MARKET	S306 v3	Detached, house	Single - Detached	3b-?p	86.8	934	257	£ 240,000.00	£ 240,000.00	£ 240,000.00		£ 240,000.00	
46	MARKET	S301 v4	Detached, house	Single - Detached	3b-?p	86.6	932	257	£ 240,000.00	£ 240,000.00	£ 240,000.00		£ 240,000.00	
47	AFFORDABLE - RENT	S303 v2	Semi, house	None	3b-?p	83.1	894	204	£ 180,000.00	£ 185,000.00	£ 182,500.00	£ 91,250.00		
48	AFFORDABLE - RENT	S303 v2	Semi, house	None	3b-?p	83.1	894	204	£ 180,000.00	£ 185,000.00	£ 182,500.00	£ 91,250.00		
49	SHARED OWNERSHIP	S303 v2	Semi, house	None	3b-?p	83.1	894	254	£ 229,970.37	£ 225,000.00	£ 227,485.19	£ 153,552.50		
50	SHARED OWNERSHIP	S303 v2	Semi, house	None	3b-?p	83.1	894	254	£ 229,970.37	£ 225,000.00	£ 227,485.19	£ 153,552.50		
51	SHARED OWNERSHIP	S303 v2	Semi, house	None	3b-?p	83.1	894	254	£ 229,970.37	£ 225,000.00	£ 227,485.19	£ 153,552.50		
52	SHARED OWNERSHIP	S303 v2	Semi, house	None	3b-?p	83.1	894	254	£ 229,970.37	£ 225,000.00	£ 227,485.19	£ 153,552.50		
53	MARKET	S319 v2	Semi, house	None	3b-?p	83.4	898	253	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
54	MARKET	S318 v2	Semi, house	None	3b-?p	82.0	883	258	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
55	MARKET	S303 v2	Semi, house	None	3b-?p	83.1	894	254	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
56	MARKET	S303 v2	Semi, house	None	3b-?p	83.1	894	254	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
57	MARKET	S213 v3	Semi, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00		£ 182,500.00	
58	MARKET	S213 v3	Semi, house	None	2b-?p	68.6	739	247	£ 180,000.00	£ 185,000.00	£ 182,500.00		£ 182,500.00	
59	MARKET	S303 v5	End terraced, house	None	3b-?p	83.1	894	254	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
60	MARKET	S303 v5	Mid terraced, house	None	3b-?p	83.1	894	249	£ 225,000.00	£ 220,000.00	£ 222,500.00		£ 222,500.00	
61	MARKET	S303 v5	End terraced, house	None	3b-?p	83.1	894	254	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
62	AFFORDABLE - RENT	Maisonettes	Maisonettes	None	1b-?p	48.0	517	223	£ 115,000.00	£ 115,000.00	£ 115,000.00	£ 57,500.00		
63	AFFORDABLE - RENT	Maisonettes	Maisonettes	None	1b-?p	48.0	517	223	£ 115,000.00	£ 115,000.00	£ 115,000.00	£ 57,500.00		
64	AFFORDABLE - RENT	Maisonettes	Maisonettes	None	1b-?p	52.0	560	219	£ 125,000.00	£ 120,000.00	£ 122,500.00	£ 61,250.00		
65	AFFORDABLE - RENT	Maisonettes	Maisonettes	None	1b-?p	52.0	560	219	£ 125,000.00	£ 120,000.00	£ 122,500.00	£ 61,250.00		
66	MARKET	S319 v2	Semi, house	None	3b-?p	83.4	898	253	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
67	MARKET	S318 v2	Semi, house	None	3b-?p	82.0	883	258	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
68	MARKET	S306 v3	Detached, house	None	3b-?p	86.8	934	252	£ 235,000.00	£ 235,000.00	£ 235,000.00		£ 235,000.00	
69	MARKET	S318 v2	Semi, house	None	3b-?p	82.0	883	258	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
70	MARKET	S319 v2	Semi, house	None	3b-?p	83.4	898	253	£ 230,000.00	£ 225,000.00	£ 227,500.00		£ 227,500.00	
71	MARKET	S423	Detached, house	Double - Detached	4b-?p	188.0	2,024	229	£ 460,000.00	£ 465,000.00	£ 462,500.00		£ 462,500.00	
72	MARKET	S415	Detached, house	Double - Detached	4b-?p	243.9	2,625	220	£ 575,000.00	£ 580,000.00	£ 577,500.00		£ 577,500.00	
73	MARKET	S503	Detached, house	Double - Attached	5b-?p	214.0	2,303	228	£ 525,000.00	£ 525,000.00	£ 525,000.00		£ 525,000.00	
74	MARKET	S503	Detached, house	Double - Attached	5b-?p	214.0	2,303	228	£ 525,000.00	£ 525,000.00	£ 525,000.00		£ 525,000.00	
75	MARKET	S423	Detached, house	Double - Detached	4b-?p	188.0	2,024	229	£ 460,000.00	£ 465,000.00	£ 462,500.00		£ 462,500.00	
76	MARKET	S422	Detached, house	Single - Detached	4b-?p	143.0	1,539	234	£ 360,000.00	£ 360,000.00	£ 360,000.00		£ 360,000.00	
						6,783.87	m2		£ 17,910,622.22	£ 17,798,333.34	£ 17,854,477.78	£ 1,780,460.00	£ 14,730,000.00	
											<i>If all Private Sales</i>			

CASHFLOW ASSUMPTIONS								
Land Costs (& Bank Set Up):			813,881.00	Sales Revenue:		16,510,460.00		
Infrastructure cost:			1,000,000.00	Units:		76		
Construction Costs:			15,109,669.02	Avg Unit Value:		217,242.89		
Construction Period:			30 months	Sale numbers per month:		4.22		
Avg Cost per month:			503,655.63	Avg Value per month:		917,247.78		
Finance Rate:			8.00% pa	Months of Sales:		18		
Credit Rate:			4.0% pa	(First sales complete after 12 months, plus 3 months sales period. Final sale after 30 months, plus 3 months sales period) (33-15=18)				
Month	Land Cost	Infrastructure Cost	Construction Cost	Previous Balance	Revenue	Outstanding	Finance cost/month	Outstanding to carry forward
0	813,881.00			0		813,881.00	5,425.87	819,306.87
1		166,666.67	503,655.63	819,306.87		1,489,629.17	9,930.86	1,499,560.04
2		166,666.67	503,655.63	1,499,560.04		2,169,882.34	14,465.88	2,184,348.22
3		166,666.67	503,655.63	2,184,348.22		2,854,670.52	19,031.14	2,873,701.66
4			503,655.63	2,873,701.66		3,377,357.29	22,515.72	3,399,873.01
5			503,655.63	3,399,873.01		3,903,528.64	26,023.52	3,929,552.16
6			503,655.63	3,929,552.16		4,433,207.80	29,554.72	4,462,762.52
7			503,655.63	4,462,762.52		4,966,418.15	33,109.45	4,999,527.61
8			503,655.63	4,999,527.61		5,503,183.24	36,687.89	5,539,871.13
9			503,655.63	5,539,871.13		6,043,526.76	40,290.18	6,083,816.94
10			503,655.63	6,083,816.94		6,587,472.57	43,916.48	6,631,389.06
11			503,655.63	6,631,389.06		7,135,044.69	47,566.96	7,182,611.66
12		166,666.67	503,655.63	7,182,611.66		7,682,933.96	52,352.89	7,905,286.85
13		166,666.67	503,655.63	7,905,286.85		8,275,609.15	57,170.73	8,632,779.88
14		166,666.67	503,655.63	8,632,779.88		9,303,102.18	62,020.68	9,365,122.86
15			503,655.63	9,365,122.86		9,868,778.50	65,791.86	9,934,570.35
16			503,655.63	9,934,570.35	- 917,247.78	9,520,978.21	63,473.19	9,584,451.40
17			503,655.63	9,584,451.40	- 917,247.78	9,170,859.25	61,139.06	9,231,998.31
18			503,655.63	9,231,998.31	- 917,247.78	8,818,406.17	58,789.37	8,877,195.55
19			503,655.63	8,877,195.55	- 917,247.78	8,463,603.40	56,424.02	8,520,027.42
20			503,655.63	8,520,027.42	- 917,247.78	8,106,435.28	54,042.90	8,160,478.18
21			503,655.63	8,160,478.18	- 917,247.78	7,746,886.04	51,645.91	7,798,531.95
22			503,655.63	7,798,531.95	- 917,247.78	7,384,939.80	49,232.93	7,434,172.73
23			503,655.63	7,434,172.73	- 917,247.78	7,020,580.59	46,803.87	7,067,384.46
24			503,655.63	7,067,384.46	- 917,247.78	6,653,792.32	44,358.62	6,698,150.93
25			503,655.63	6,698,150.93	- 917,247.78	6,284,558.79	41,897.06	6,326,455.85
26			503,655.63	6,326,455.85	- 917,247.78	5,912,863.70	39,419.09	5,952,282.79
27			503,655.63	5,952,282.79	- 917,247.78	5,538,690.65	36,924.60	5,575,615.26
28			503,655.63	5,575,615.26	- 917,247.78	5,162,023.11	34,413.49	5,196,436.60
29			503,655.63	5,196,436.60	- 917,247.78	4,782,844.46	31,885.63	4,814,730.09
30			503,655.63	4,814,730.09	- 917,247.78	4,401,137.94	29,340.92	4,430,478.86
31				4,430,478.86	- 917,247.78	3,513,231.08	23,421.54	3,536,652.62
32				3,536,652.62	- 917,247.78	2,619,404.85	17,462.70	2,636,867.55
33				2,636,867.55	- 917,247.78	1,719,619.77	11,464.13	1,731,083.90
TOTAL	813,881.00	1,000,000.00	15,109,669.02		- 16,510,460.00		1,317,993.88	