

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						15,266,563
Borrowing Cost All Units						
Using cashflow method						1,016,877
Bank Set-Up Cost - excluding land		14,481,438		0.50%		72,407
Initial Marketing Costs/Campaign		N/A		1.0% of Private Sales		178,545
Agent sales fees		N/A		1.5% of Private Sales		267,817
Legal fees on sales		76		£1,000 of Private Sales		76,000
RP Fees		0		£1,000 of Aff		0
TOTAL BUILD COST						16,878,209
GDV Private					17,854,478	
GDV Affordable					0	
Total GDV						17,854,478
Developer's Target Profit						
Market Value units		On GDV		17.5%		3,124,534
Affordable Value units		On GDV		6.0%		0
TOTAL COSTS (INC LAND VALUE AND DEVELOPER'S PROFIT)						20,002,742
Surplus/Deficit						-2,148,265

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:		17,854,477.78	
Infrastructure cost:			1,000,000.00		Units:		76	
Construction Costs:			13,452,682.02		Avg Unit Value:		234,927.34	
Construction Period:				30 months	Sale numbers per month:		4.22	
Avg Cost per month			448,422.73		Avg Value per month:		991,915.43	
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	448,422.73	819,306.87		1,434,396.27	9,562.64	1,443,958.92
2		166,666.67	448,422.73	1,443,958.92		2,059,048.32	13,726.99	2,072,775.31
3		166,666.67	448,422.73	2,072,775.31		2,687,864.71	17,919.10	2,705,783.80
4			448,422.73	2,705,783.80		3,154,206.54	21,028.04	3,175,234.58
5			448,422.73	3,175,234.58		3,623,657.32	24,157.72	3,647,815.03
6			448,422.73	3,647,815.03		4,096,237.77	27,308.25	4,123,546.02
7			448,422.73	4,123,546.02		4,571,968.75	30,479.79	4,602,448.54
8			448,422.73	4,602,448.54		5,050,871.28	33,672.48	5,084,543.75
9			448,422.73	5,084,543.75		5,532,966.49	36,886.44	5,569,852.93
10			448,422.73	5,569,852.93		6,018,275.66	40,121.84	6,058,397.50
11			448,422.73	6,058,397.50		6,506,820.24	43,378.80	6,550,199.04
12		166,666.67	448,422.73	6,550,199.04		7,165,288.44	47,768.59	7,213,057.03
13		166,666.67	448,422.73	7,213,057.03		7,828,146.43	52,187.64	7,880,334.07
14		166,666.67	448,422.73	7,880,334.07		8,495,423.47	56,636.16	8,552,059.63
15			448,422.73	8,552,059.63		9,000,482.36	60,003.22	9,060,485.58
16			448,422.73	9,060,485.58	- 991,915.43	8,516,992.88	56,779.95	8,573,772.83
17			448,422.73	8,573,772.83	- 991,915.43	8,030,280.14	53,535.20	8,083,815.34
18			448,422.73	8,083,815.34	- 991,915.43	7,540,322.64	50,268.82	7,590,591.46
19			448,422.73	7,590,591.46	- 991,915.43	7,047,098.76	46,980.66	7,094,079.42
20			448,422.73	7,094,079.42	- 991,915.43	6,550,586.72	43,670.58	6,594,257.30
21			448,422.73	6,594,257.30	- 991,915.43	6,050,764.60	40,338.43	6,091,103.03
22			448,422.73	6,091,103.03	- 991,915.43	5,547,610.33	36,984.07	5,584,594.40
23			448,422.73	5,584,594.40	- 991,915.43	5,041,101.70	33,607.34	5,074,709.05
24			448,422.73	5,074,709.05	- 991,915.43	4,531,216.35	30,208.11	4,561,424.46
25			448,422.73	4,561,424.46	- 991,915.43	4,017,931.76	26,786.21	4,044,717.97
26			448,422.73	4,044,717.97	- 991,915.43	3,501,225.27	23,341.50	3,524,566.77
27			448,422.73	3,524,566.77	- 991,915.43	2,981,074.08	19,873.83	3,000,947.90
28			448,422.73	3,000,947.90	- 991,915.43	2,457,455.21	16,383.03	2,473,838.24
29			448,422.73	2,473,838.24	- 991,915.43	1,930,345.54	12,868.97	1,943,214.51
30			448,422.73	1,943,214.51	- 991,915.43	1,399,721.81	9,331.48	1,409,053.29
31				1,409,053.29	- 991,915.43	417,137.86	2,780.92	419,918.78
32				419,918.78	- 991,915.43	-571,996.65	1,906.66	573,903.31
33				573,903.31	- 991,915.43	-1,565,818.74	5,219.40	1,571,038.14
TOTAL	813,881.00	1,000,000.00	13,452,682.02		- 17,854,477.78		1,016,876.62	