Surplus (Deficit) from Input land valuation at 20/4/2025 **-£15,443,656**

HCA DEVELOPMENT APPRAISAL TOOL

SUMMARY DETAIL

SCHEME

Site Address	Monks House Lane, Spalding	Date of appraisal	20/04/2025
Site Reference	25054E	Net Residential Site Area	14.36
File Source		Author & Organisation	Alan Faulkner, Maxey Grounds
Scheme Description	388 Units with 97 Affordables and £8,258,285 S106	Registered Provider (whe	0

Housing Mix (Affordable + Open Market)

Total Number of Units	388	*units*
Total Number of Open Market Units	291	*units*
Total Number of Affordable Units	97	*units*
Total Net Internal Area (sq m)	33,012	*sq m*
% Affordable by Unit	25.0%	
% Affordable by Area	19.0%	
Density	27	*units/ hectare*
Total Number of A/H Persons	0	*Persons*
Total Number of Open Market Persons	0	*Persons*
Total Number of Persons	0	*Persons*
Gross site Area	14.36	*hectares*
Net Site Area	14.36	*hectares*
Net Internal Housing Area / Hectare	2,299	*sq m / hectare*

equals 10,013 sqft per acre

***Average* value (£ per unit)**	**Open Market Phase 1:**	**Open Market Phase 2:**	**Open Market Phase 3:**	**Open Market Phase 4:**	**Open Market Phase 5:**	**Total**
1 Bed Flat Low rise	£0	£0	£0	£0	£0	
2 Bed Flat Low rise	£165,000	£165,000	£0	£0	£0	
3 Bed Flat Low rise	£0	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£180,068	£180,048	£0	£0	£0	
3 Bed House	£227,049	£227,069	£0	£0	£0	
4 Bed + House	£370,952	£372,258	£0	£0	£0	
Total Revenue £	**£28,467,500**	**£40,822,500**	**£0**	**£0**	**£0**	**£69,290,000**
Net Area (sq m)	10,979	15,759	-	-	-	26,738
Revenue (£ / sq m)	£2,593	£2,590	-	-	-	

CAPITAL VALUE OF OPEN MARKET SALES **£69,290,000**

Capital Value of Private Rental	
Phase 1	£0
Phase 2	£0
Phase 3	£0
Phase 4	£0
Phase 5	£0
Total PR	**£0**

CAPITAL VALUE OF OPEN MARKET HOUSING **£69,290,000** £ 2,591 psqm
BUILD COST OF OPEN MARKET HOUSING inc Contingency **£40,682,044** £ 1,521 psqm
CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING **£28,607,956**

AH Residential Values
AH & RENTAL VALUES BASED ON NET RENTS

Type of Unit	**Social Rented**	**Shared Ownership (all phases)**	**Affordable Rent (all phases)**	**Total**
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House		£1,973,641	£5,658,260	£7,631,901
3 Bed House		£1,145,340		£1,145,340
4 Bed + House				
	£0	£3,118,981	£5,658,260	**£8,777,241**
£ psqm of CV (phase 1)	-	1,264	1,349	

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING) **£8,777,241**

RP Cross Subsidy (use of own assets)	£0
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Use of AR rent conversion income	£0
Other source of AH funding	£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING **£0**

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)			**£8,777,241**
BUILD COST OF AFFORDABLE HOUSING inc Contingency	**£9,546,353**	£ 1,522 psqm	
CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING			**-£769,112**

Car Parking

No. of Spaces	Price per Space (£)	Value
597	-	£0

Value of Residential Car Parking		**£0**
Car Parking Build Costs	£358,200	

Ground rent

	Capitalised annual ground rent
Social Rented	£0
Shared Ownership	£0
Affordable Rent	£0
Open market (all phases)	£0
Capitalised Annual Ground Rents	**£0**

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME		**£78,067,241**
TOTAL BUILD COST OF RESIDENTIAL SCHEME	**£50,586,597**	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME		**£27,480,644**

Non-Residential

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	

CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		**£0**
COSTS OF NON-RESIDENTIAL SCHEME	**£0**	
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL		**£0**

GROSS DEVELOPMENT VALUE OF SCHEME		**£78,067,241**
TOTAL BUILD COSTS	**£50,586,597**	
TOTAL CONTRIBUTION TO SCHEME COSTS		**£27,480,644**

External Works & Infrastructure Costs (£)			Per unit	% of GDV	per Hectare
Site Preparation/Demolition		£310,000	799	0.4%	21,588
Roads and Sewers		£6,955,000	17,925	8.9%	484,331
Services (Power, Water, Gas, Telco and IT)		£50,000	129	0.1%	3,482
Strategic Landscaping		£60,000	155	0.1%	4,178
Off Site Works		£125,000	322	0.2%	8,705
Public Open Space		£110,000	284	0.1%	7,660
Site Specific Sustainability Initiatives		£2,192,200	5,650	2.8%	152,660
Plot specific external works		£2,360,000	6,082	3.0%	164,345
Other 1		£1,915,000	4,936	2.5%	133,357
Other 2		£1,045,000	2,693	1.3%	72,772
		£15,122,200		19.4%	1,053,078
Other site costs					
Fees and certification	8.0%	£3,948,921	10,178	5.1%	274,995
Other Acquisition Costs (£)		£0			
Site Abnormals (£)					
De-canting tenants		£0			
Decontamination		£0			
Other		£0			
Other 2		£0			
Other 3		£0			
Other 4		£0			
Other 5		£0			
		£0			
Total Site Costs inc Fees		**£19,071,121**	49,152		
Statutory 106 Costs (£)					
Education		£4,817,501	12,416		
Sport & Recreation		£0			
Social Infrastructure		£0			
Public Realm		£0			
Affordable Housing		£0			
Transport		£3,184,704	8,208		
Highway		£0			
Health		£256,080	660		
Public Art		£0			
Flood work		£0			
Community Infrastructure Levy		£0			
Other Tariff		£0			

Other 1		£0			
Other 2		£0			
Other 3		£0			
Other 4		£0			
Statutory 106 costs		**£8,258,285**	21,284		
Marketing (Open Market Housing ONLY)			per OM unit		
Sales/letting Fees	3.0%	£2,078,700	7,143		
Legal Fees (per Open Market unit):	£750	£218,250	750		
Marketing (Affordable Housing)			per affordable unit		
Developer cost of sale to RP (£)		£10,000	103		
RP purchase costs (£)		£0			
Intermediate Housing Sales and Marketing (£)		£0			
Total Marketing Costs		**£2,306,950**			
Total Direct Costs			**£80,222,953**		
Finance and acquisition costs					
Land Payment		£3,949,000	13,570	per OM home	275,000 per hectare
Arrangement Fee		£20,000	0.2%	of interest	
Misc Fees (Surveyors etc)		£10,000	0.01%	of scheme value	
Agents Fees		£0			
Legal Fees		£39,490			
Stamp Duty		£186,950			
Total Interest Paid		£8,284,496			
Total Finance and Acquisition Costs			**£12,489,936**		
Developer's return for risk and profit					
Residential					
Market Housing Return (inc OH) on Valu	17.5%	£12,125,750	41,669	per OM unit	
Affordable Housing Return on Cost	6.0%	£558,811	5,761	per affordable unit	
Return on sale of Private Rent	0.0%	£0	#DIV/0!	per PR unit	
Non-residential					
Office	£0				
Retail	£0				
Industrial	£0				
Leisure	£0				
Community-use	£0	**£0**			
Total Operating Profit			**£12,684,561**		

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST	**£105,397,451**
Surplus/(Deficit) at completion 30/9/2032	**##########**
Present Value of Surplus (Deficit) at 20/4/2025	**##########**

Scheme Investment MIRR **2.7%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	5.1%	Peak Cash Requirement	-£27,330,210
Site Value (PV) per hectare	-£1,075,463 per hectare	-£770,222 per acre	