Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - Phases 1 and 2 combined
DN-1297

Development Pro Forma
Prepared by CP Viability Ltd
ARGUS Software
March 4, 2026

Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - Phases 1 and 2 combined

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**m²**	**Sales Rate m²**	**Unit Price**	**Gross Sales**
Ph1 & Ph2 Open Market	336	29,793.00	2,643.49	234,397	78,757,500
Ph 1 & Ph 2 Affordable Rent	33	1,813.00	3,997.22	219,605	7,246,963
Ph 1 & Ph 2 Intermediate	19	1,405.00	2,692.79	199,125	3,783,371
Totals	**388**	**33,011.00**			**89,787,834**

TOTAL PROJECT REVENUE		**89,787,834**

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price (14.36 Ha @ 276,865.88 /Hect)		3,975,794	
			3,975,794
SDLT		188,290	
Effective Land Transfer Tax Rate	4.74%		
Agent Fee	1.00%	39,758	
0.5	0.50%	19,879	
			247,927

CONSTRUCTION COSTS

Construction	**m²**	**Build Rate m²**	**Cost**	
Ph1 & Ph2 Open Market	29,793.00	1,306.00	38,909,658	
Ph 1 & Ph 2 Affordable Rent	1,813.00	1,306.00	2,367,778	
Ph 1 & Ph 2 Intermediate	1,405.00	1,306.00	1,834,930	
Totals	**33,011.00 m²**		**43,112,366**	
Contingency		3.00%	1,538,653	
Garages - Single			156,000	
Garages - Double			380,000	
Garages - Triple			60,000	
Garages - Semi Pairs			320,000	
EV Charging Points	388.00 un	650.00 /un	252,200	
BNG			125,000	
Footbridge / Archaeology			1,045,000	
Piled Foundations - Housing	388.00 un	7,000.00 /un	2,716,000	
Piled Foundations - Garages			280,000	
Education			4,817,501	
Transport			3,184,704	
Health			256,080	
				58,243,504

Externals

Plot Externals	15.50%	6,882,863	
			6,882,863

PROFESSIONAL FEES

Ph1 & Ph2 Monks House Lane
H16-0584-25
Viability appraisal - Phases 1 and 2 combined

Professional fees		5.50%	2,820,864	
				2,820,864
DISPOSAL FEES				
Marketing & Sales		2.50%	1,968,937	
Legal fees	336.00 un	1,000.00 /un	336,000	
RP Legal Fees	52.00 un	1,000.00 /un	52,000	
				2,356,937
TOTAL COSTS BEFORE FINANCE				**74,527,888**

FINANCE

Timescale	**Duration**	**Commences**
Pre-Construction	3	Mar 2026
Construction	69	Jun 2026
Affordable Housing	46	Jan 2027
Sale OM	65	Jan 2027
Total Duration	75	

Debit Rate 7.000%, Credit Rate 4.000% (Nominal)

Land	226,990	
Construction	107,849	
Other	478,243	
Total Finance Cost		813,083
TOTAL COSTS		**75,340,971**
PROFIT		**14,446,863**

Performance Measures

Profit on Cost%	19.18%
Profit on GDV%	16.09%
Profit on NDV%	16.09%