



Report for Exeter City Council

Local Plan Viability Assessment

November 2024

Three Dragons



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Use of this report	This report is not a formal land valuation or scheme appraisal. It has been prepared using the Three Dragons toolkit and is based on city level data supplied by Exeter City Council, consultant team inputs and quoted published data sources. The toolkit provides a review of the development economics of illustrative schemes and the results depend on the data inputs provided. This analysis should not be used for individual scheme appraisal. No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report unless previously agreed.

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EXECUTIVE SUMMARY

1. Three Dragons was commissioned by Exeter City Council to undertake a viability assessment to demonstrate the deliverability of potential future policies in the new Local Plan. The assessment includes an analysis of the impact of the policies and has been undertaken in accordance with national policy and guidance - including the December 2023 National Planning Policy Framework and Planning Practice Guidance. The Viability Assessment uses a set of typologies representative of the development proposed by the new Local Plan, and it has been prepared in consultation with the development industry and other key stakeholders.
2. The typologies range from small schemes below the affordable housing threshold to larger flatted schemes. Following the outcomes from the CIL work and initial high-level testing, affordable housing is tested at 15% on brownfield sites and 35% on greenfield sites.
3. Values and costs used in the viability assessment have been based upon publicly available information, supplemented by specific cost information for flatted development commissioned from Randall Simmons. Based on the analysis of values, the city has been split into three value areas. As well as the standard assessment of values, some sensitivity testing is based upon higher market-based values
4. The testing focuses on the development proposed in the new Local Plan:
 - The majority of the proposed development is higher density on brownfield sites in central locations. This is tested through flats for sale, build to rent, co-living and PBSA typologies, along with some higher density mixed typologies
 - A modest amount of development is proposed for greenfield locations around the edge of the city. This is tested with lower density house-led typologies
 - Some development is planned for infill sites, and this is tested with a variety of green and brownfield typologies of different sizes.
5. The strategic brownfield allocations in the Local Plan are made up of multiple land promotions all of which are at various stages of planning with options about the form of development that may come forward. The approach taken within this viability assessment is to separately test the likely forms of development and tenures on these allocations, and consider the viability headroom available to meet any site-specific cost implications
6. The viability testing indicates that the development proposed is generally viable with the proposed affordable housing and other policies in the Local Plan, with some viability headroom available to meet site costs not included within the testing.

Chapter 1 Introduction

Context

- 1.1** Exeter City Council (ECC) is preparing a new Exeter Plan. The new Exeter Plan will set out the opportunities for development across the city for the period up to 2041 alongside the policies to support that development. As part of the review process, ECC needs evidence to demonstrate the deliverability of potential future policies, including what balance of affordable and market housing is viable and whether this varies across the city.
- 1.2** The assessment includes an analysis of the impact of the policies set out in the latest Regulation 19 Publication Plan and has been undertaken in accordance with national policy and guidance - including the December 2023 National Planning Policy Framework and Planning Practice Guidance.
- 1.3** Underlying the assessment is a series of tests that calculate the viability of a set of notional typologies, representative of the types of development likely to come forward over the life of the Local Plan. The Viability Assessment has been prepared in consultation with the development industry and other key stakeholders.

Viability in plan making

- 1.4** An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient for the landowner to sell the land for the development proposed. If these conditions are not met, a scheme will not be viable.
- 1.5** This report sets out the typologies and assumptions used to inform the viability testing reflecting latest available information. The viability testing for this report has:
 - reviewed broad costs associated with addressing the proposed policies
 - tested the quantum and broad form of proposed development
 - been designed to assess the balance around development contributions including the amount of Community Infrastructure Levy (CIL) that development can support and whether there are differences in viability across different areas within Exeter or between different types of development that are sufficient to justify different policy approaches.
- 1.6** The testing has drawn on the following evidence:
 - review of the types of sites outlined in draft policies

- review of the draft policies and central government guidance that may have implications for development viability
- review of recent planning consents including details on unit sizes, density, built form
- a review of recent developer contributions agreed by the council as well as discussion with council officers about the proposed use of s106 going forward
- consultation with council officers, including planning, housing and estates
- desk research to form initial views on the values and costs of residential development in Exeter
- a range of consultation exercises with the development industry, including with those promoting the largest sites and registered providers.

1.7 In addition to this report the appendices provides further evidence and background information in support of the analysis undertaken.

Chapter 2 National and local policy context

National policy

- 2.1** National policy and guidance on viability for plan making and Community Infrastructure Levy is set out in National Planning Policy Framework (NPPF¹) and the Planning Practice Guidance (PPG²). There is also useful guidance contained within 'Viability Testing Local Plans - Advice for planning practitioners' (Harman 2012) and 'Assessing Viability in Planning' (RICS 2021). The viability testing undertaken within this study complies with this national policy and guidance, the details of which are set out in Appendix A.
- 2.2** There are a number of other national policies recently introduced that have a bearing on development costs and which have been included in the viability testing undertaken. These include:
- more stringent requirements to improve building standards, including to reduce carbon emissions in new homes, particularly the update to Building Regulations Part F (ventilation), Part L (conservation of fuel and power), and Part O (overheating)
 - update to Part S - Infrastructure for Charging Electric Vehicles which requires new development to provide electric vehicle charging points where a parking space is provided or cabling elsewhere
 - provision for biodiversity net gain introduced through the Environment Act 2021, with 10% net gain a mandatory requirement for most development types from April 2024
- 2.3** In December 2023 the government issued a consultation on the Future Homes Standard which seeks to make further improvements to the level of carbon emissions in new homes and non-domestic buildings and is anticipated to come into force in 2025³. The additional related costs have been taken into account.

Local policy

- 2.4** The NPPF is clear that viability testing should take into account the costs of any requirements likely to be applied to development. The Local Plan will be the overarching city wide planning document for Exeter and it will set out the spatial strategy and development principles for the area, together with more detailed policies to help determine planning applications. It is intended that the new Local Plan will replace the adopted Local Plan First Review and the adopted Core Strategy.

¹ National Planning policy Framework (gov.uk) December 2023

² Planning Practice Guidance (gov.uk)

³ [The Future Homes Standard consultation](#) (gov.uk) published December 2023 (updated March 2024)

- 2.5** The Publication Draft of the Exeter Plan 2021-2024 has a clear focus on brownfield development, with only a modest amount of greenfield development. The proposed brownfield development is guided by the 'Liveable Exeter' initiative, which has a series of central higher density strategic mixed use sites.
- 2.6** Table 2.1 below summarises the latest draft policies with viability implications and how these have been taken into account in the testing, alongside other national requirements. A fuller review of policies can be found in Appendix B.

Table 2.1 Latest draft Local Plan policies with viability implications

Policy	Response
CC5: Future development standards	Allowances for Future Homes standard included in testing.
CC8: Flood risk	110 lppd de minimis cost to development.
H2: Housing allocations and windfalls	Used to inform the typologies and value area-based analysis of the testing results.
H4: Affordable housing	Affordable housing proportions and tenures used in the viability testing.
H5: Build to rent	BtR affordable housing proportions and tenures used in the viability testing.
H6: Co-living housing	Co-living affordable housing proportions and tenures used in the viability testing.
H7: Custom and self-build housing	Inclusion of CSB in typologies over 20 dwellings (except BtR, older persons housing, PBSA and Co-living).
H10: Purpose built student accommodation	PBSA requirements
H14: Accessible homes	Accessibility allowances made in viability testing.
STC2: The transport hierarchy	S106 allowances included in viability testing.
STC3: Supporting active travel	S106 allowances included in viability testing. Allowance in house-led typologies for storage.
STC4: Supporting public transport	S106 allowances included in viability as well as CIL at the appropriate rates.
STC5: Supporting more sustainable forms of car use	S106 allowances included in viability testing.

Policy	Response
NE2: Valley Parks	S106 allowances included in viability testing as well as CIL at the appropriate rates. Separate allowances made to habitat regulations mitigation at prevailing rate. Separate allowances for BNG.
NE3: Biodiversity	S106 allowances included in viability testing as well as CIL at the appropriate rates. Separate allowances made to habitat regulations mitigation at prevailing rate. Separate allowances for BNG.
NE4: Green infrastructure	S106 allowances included in viability testing as well as CIL at the appropriate rates.
NE6: Urban greening factor	Assumed to be included in allowances for external works (plot & site infrastructure) and BNG.
NE7: Urban tree canopy cover	Assumed to be included in allowances for external works (plot & site infrastructure) and BNG.
C2: Development and cultural provision	S106 allowances included in viability testing as well as CIL at the appropriate rates.
IF1: Delivery of infrastructure	S106 allowances included in viability testing as well as CIL at the appropriate rates.
IF3: Community facilities	S106 allowances included in viability testing as well as CIL at the appropriate rates.
IF4: Open space, play areas, allotments and sport	S106 allowances included in viability testing as well as CIL at the appropriate rates.

2.7 The majority of site allocation development will take place on five strategic mixed use brownfield sites that are located close to the city centre or key public transport hubs:

- SBA1 Water Lane
- SBA2 East Gate
- SBA3 Red Cow
- SBA4 Exe Bridges Retail Park
- SBA5 South Gate

2.8 These five sites include a variety of different land ownerships, and some are likely to come forward at different times within the plan period. The Exeter Plan includes allocation specific policies for these five sites, including variously:

- Public realm and community buildings
- Health facilities/contributions and local centres/retail
- Work hubs/collaborative workspace
- Mobility hubs
- Schools and education contributions
- Contributions towards off-site active travel routes and public transport
- Emergency flood egress and flood mitigation
- Re-provision of rough sleeper accommodation
- Localised highway layout changes

2.9 The detail available about costs and the forms of development and mix of tenures on these allocations is limited. The approach taken within this viability assessment is to separately test the likely forms of development and tenure, and then consider the viability headroom available to meet any specific policy cost implications.

Consultation with the development industry

2.10 The PPG sets out that:

“Plan makers should engage with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.”⁴

2.11 Consultation with the development industry, undertaken for this assessment, involved different activities which provided opportunities for the development industry to engage with the process. The activities were:

- A workshop consultation exercise (shared with neighbouring East Devon District Council) with developers and agents active in Exeter and East Devon in May 2024.
- Follow up consultation with site promoters.
- Consultation with housing associations active in Devon to discuss transfer values for affordable housing.

⁴ Planning Practice Guidance, Paragraph: 006 Reference ID: 10-006-20190509

2.12 The industry consultation raised the following issues:

- The proposed dwelling mixes would not be appropriate across all the sites e.g. the strategic mixed use brownfield sites (sometimes referred to as the Liveable Exeter sites).
- Whether the proposed market values take into account recent changes, and whether Nationally Described Space Standards would affect £/sq m rates.
- The affordable housing transfer values were considered aspirational, with recent reductions seen.
- It was suggested that the capitalisation rate for Co-living could be stronger than suggested at the workshop.
- It was considered that some brownfield sites in Exeter will have higher values than the suggested benchmark land values, and it was questioned whether a landowner would accept the suggested lower premium for non-developable greenfield land.
- It was suggested that build costs for flats would be higher, especially for taller buildings.
- It was suggested that higher finance costs would be appropriate for smaller developments
- Connections to district heat systems could cost £6,000 per unit.

2.13 The viability testing responds to these comments as follows:

- The typologies used in the testing include higher density flatted schemes representative of the development proposed on the strategic mixed use brownfield sites as well as smaller flatted schemes
- Current 'for sale' asking prices have been used to check values from Land Registry. Attendees were asked to submit values and some feedback was received. NDSS is not considered to have an impact for most housebuilders as most already build to this standard.
- A separate survey of RPs active in Exeter and East Devon has been used to refine the transfer values for different unit sizes and tenures.
- Capitalisation rates for Co-living (along with PBSA and BtR development) have been reviewed.
- It is recognised that brownfield land values will vary considerably, depending on the existing use. Where development is proposed on particularly high value sites, site specific viability negotiations may be required. The suggested benchmark for non-developable greenfield land is based upon local transaction information and is used to calibrate the overall adjustment to site values.
- Separate estimates of the costs for taller flatted schemes have been commissioned from Randall Simmons and is used in this viability testing.
- Separate higher rates for smaller typologies have been used in the viability testing.

- No specific allowances have been made for heat network connections as at the time of writing none are available, and the cost of connection is unknown (although costs will be net of alternative heating/DHW systems that will not be needed). However, this issue is considered in the results section of this report in the context of any viability headroom.

Chapter 3 Approach to testing and viability

Approach to viability and typologies

3.1 As is standard practice⁵, we have adopted a residual value approach to our analysis. Residual value is the value of the completed development (known as the Gross Development Value or GDV) less scheme costs. The value of the scheme includes both the value of the market housing and affordable housing. Scheme costs include the costs of building the development, plus professional fees, scheme finance and a return to the developer as well as any planning obligations or other policy costs and the costs of the land⁶ and its purchase, as described in PPG:

“Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.”⁷

3.2 In respect of the types of sites to test, PPG states that:

“Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage⁸.”

3.3 The CIL viability evidence was found sound in 2023 and the approach in this LPVA is consistent with the CIL methodology. This assessment also makes use and updates as appropriate parts of the CIL work.

Uses included in the testing

3.4 The uses tested are listed below and focus on developer-led forms of development rather than publicly led uses such as new infrastructure facilities or development types that are not common:

Residential

- residential for sale
- housing for older persons
- build to rent (BtR)

⁵ See page 25 of Viability Testing Local Plans: Advice for Planning Practitioners Harman 2012 – “We recommend that the residual land value approach is taken when assessing the viability of plan-level policies and further advice is provided below on the considerations that should be given to the assumptions and inputs to a model of this type.”

⁶ The land price assumed is known as the ‘benchmark land value’

⁷ Paragraph: 010 Reference ID: 10-010-20180724

⁸ PPG Paragraph: 003 Reference ID: 10-003-20180724

- purpose built student accommodation (PBSA)
- co-living

Non-residential

- 3.5** The policy review found very few policies regarding non residential development and none that would have a direct impact on viability and thus cause any substantial delivery issues as a result of a policy requirement. Therefore, this review does not consider further any non-residential development.

Typology and allocated sites selection

- 3.6** We worked with the council to draw up a suite of typologies. These are intended to reflect the type of sites, including allocations, likely to come forward over the life of the new Local Plan. The generic typologies are not intended to represent specific development proposals but to reflect typical forms of development that are likely to come forward over the plan period.
- 3.7** In discussion with the council, it was decided that site specific testing of the strategic mixed use brownfield allocations was not appropriate as those advanced enough to test detail proposals were already within the planning application process (including discussion regarding viability) and those that were not advanced had insufficient site specific information to inform a more detailed assessment. Therefore, suitable typologies are used to reflect the types of development likely to come forward on strategic mixed use brownfield allocations. This includes base and sensitivity testing, and an assessment of the viability headroom to allow for any untypical costs or values that maybe realised on those sites in the future.
- 3.8** The typologies were shared with stakeholders during the consultation process and further considered by the council in respect of likely allocations. Through this process it was agreed that some mid to higher densities should be tested, with an expectation of either a higher proportion of flats or denser terraces to be included within the typologies tested.
- 3.9** The typologies are set out below, organised in the three broad groups of development types (residential, specialist homes and non-residential).

Residential for sale

- 3.10** The generic residential typologies are set out in table 3.1. These include a set of small sites which are below the threshold for affordable homes (i.e. fewer than 10 dwellings) as well as some medium, large sites and high density city centre schemes. The proportions of net developable area in a site reflect policy requirements as well as typical characteristics of this site type.
- 3.11** Typologies are tested on both brownfield (BF) as well as greenfield (GF) sites except for the high-density city centre schemes, build to rent, student and co living which are tested on brownfield land only. For brownfield sites, the testing does not assume that there is any existing

floorspace on the site. It is unlikely that this will be the case in practice⁹ and that there will be existing space that should be netted off against the CIL liability, thus increasing the residual value and strengthening the viability position of the scheme. However, this can only be realistically assessed on a scheme-by-scheme basis, at planning application. The approach taken in this study is therefore a conservative one which will tend to under-estimate viability on brownfield sites.

3.12 The allocated sites typologies are based on site requirements set out in draft policies, as well as further detailed discussions with council officers. Site sizes are based on required housing numbers and density expectation.

Older persons

3.13 There are a number of different types of older person homes. The descriptions below are taken from the Retirement Housing Group¹⁰:

- Retirement housing – also known as housing with support, sheltered housing, retirement flats or communities, offering self-contained homes for people over 60, with on-site dedicated manager and typical facilities such as communal lounge, laundry, gardens, guest rooms, emergency call system and secure entry;
- Extra care - also known as housing with care, assisted living, independent living integrated retirement communities or retirement villages, offering self-contained homes for people over 60, with 24 hour on-site staff, optional care or domiciliary services, restaurant or cafe available for meals, leisure facilities such as gym, swimming pool, exercise programme, a social event programme and typical facilities include communal lounge and/or library, laundry, hairdressers, gardens, guest rooms - service charges are likely to be higher than in retirement housing but this reflects the more extensive range of facilities;
- Care Homes - This includes what have traditionally been described as residential care homes or nursing homes and is where integral 24-hour personal care and/or nursing care are provided together with all meals. A care home is a residential setting where a number of older people live, usually in single rooms and people occupy under a licence arrangement.

3.14 For this study, we have tested a commercial retirement housing scheme, a commercial extra care scheme and a commercial care home scheme. We have not tested a retirement village as these are variable in form and difficult to scope. We would however consider that we have tested the constituent parts within the more traditional testing.

⁹ In practice it is likely that brownfield land development for non flattened schemes would have a reduced CIL obligation once existing floorspace is netted off the new floorspace created by the project.

¹⁰ [The Retirement Housing Group](#)

Build to rent

- 3.15** BtR is a specialist form of development that requires a critical mass to be attractive to investment. Whilst a relatively new addition to the housing market commentary suggests that outside of the large metropolitan areas a minimum of 150 units is required for a standalone scheme. Equally the largest are assumed to be no larger than 400 units on any one scheme due to a risk of flooding the market with a single development type. As there are limited differences in terms of gross floorspace the same site areas and density ties are used as for standard flatted development.
- 3.16** For the purposes of testing, the definition set out Annex 2 Glossary NPPF is used for BtR. It states that BtR is purpose built housing that is typically 100% rented out. Schemes will usually offer longer tenancy agreements of three years or more and will typically be professionally managed stock in single ownership and management control.

Purpose built student accommodation

- 3.17** The purpose built student accommodation (PBSA) typologies are based on a review of planning applications and discussion with the council around potential future development. Ten recent market PBSA schemes in Exeter were reviewed, with a wide range of bed spaces.
- 3.18** For the purposes of testing, PBSA is housing built specifically by developers for students to live in, usually taking the form of cluster flats (many rooms with shared kitchen and living areas), or private studios, both with attached leisure and communal facilities (for example, cinemas, gyms, and games rooms).

Co-living

- 3.19** Co-living is generally designed for single person households with shared communal areas. There are currently two permitted co-living schemes (one of them now completed) in Exeter and these are the basis for the typologies. Feedback from the previous (CIL) consultation has suggested that whilst the range of sites was suitable the densities were considered to be too high, therefore these have again been reduced to reflect the comments.
- 3.20** For the purposes of testing it is assumed that co-living developments are a purpose-built managed rental block, comprising small private living units with communal facilities, under single professional management. There are clearly delineated private and communal elements. The private units would provide adequate functional living space and layout and there is a range of communal facilities and services envisaged, including (for example) access to a communal kitchen, workspace, indoor and outdoor amenity spaces, laundry facilities, and bedlinen/cleaning services.

Typologies - residential

3.21 The residential typologies are labelled Res1 through to Res6. The following tables have grouped these as 'generic typologies' (table 3.1) and 'specialist housing typologies' (table 3.3). The dwelling sizes and mixes are set out in the testing assumptions in Chapter 4.

Table 3.1 Generic 'for sale' typologies

Typology	GF greenfield BF brownfield	Dwellings	Density (dwellings/ hectare)	Gross site (hectare) ¹¹	Net site (hectare)
Res1a	GF - houses	3	23	0.13	0.130
Res1b	BF - houses	3	23	0.13	0.130
Res2a	GF - houses	8	24	0.34	0.340
Res2b	BF - houses	8	24	0.34	0.340
Res3a	GF - houses	15	35	0.53	0.430
Res3b	BF - houses	15	35	0.53	0.430
Res3c	BF - apartments	15	150	0.1	0.100
Res3d	BF - mixed	15	50	0.335	0.300
Res4a	GF - houses	30	35	1.13	0.860
Res4b	BF - houses	30	35	1.13	0.860
Res4c	BF - apartments	30	150	0.2	0.200
Res4d	BF - mixed	30	50	0.67	0.600
Res5a	GF - mixed	75	35	3	2.124
Res5b	BF - apartments	75	280	0.268	0.268
Res5c	BF - mixed	75	50	2.12	1.500
Res5d	GF - mixed	75	50	2.12	1.500
Res6a	GF - mixed	150	40	5.55	3.717
Res6b	BF - apartments	150	300	0.5	0.500

¹¹ Net and gross figures are based on density of development and adjusted according to site type and size, based on the general principle that as the development gets larger the net to gross decreases to take into account non-residential space required for creating sustainable places, such as open space. The adjustment is based on policy requirements, experience and reviewing of submitted applications.

Table 3.2 Specialist residential typologies

Typology	Description GF greenfield BF brownfield	Dwellings/ units	Density (dwellings/ per hectare)	Gross site (hectare)	Net site (hectare)
OP1	GF/BF Sheltered accommodation	45	100	0.45	0.45
OP2	GF/BF Extra care accommodation	60	80	0.75	0.75
OP3	Care home (3,000 sqm)	60	-	0.25	0.25
BtR1	BF Build to rent	150	300	0.5	0.5
BtR2	BF Build to rent	350	300	1.167	1.167
PBSA1	BF student accommodation	40	844	0.05	0.05
PBSA2	BF student accommodation	100	1172	0.09	0.09
PBSA3	BF student accommodation	250	938	0.27	0.27
CoL1	BF Co-living	40	500	0.08	0.08
CoL2	BF Co-living	100	500	0.2	0.2
CoL3	BF Co-living	250	500	0.5	0.5

Affordable homes requirements

3.22 This report is to inform the Regulation 19 publication version of the local plan and therefore the Council wanted to understand the impact of different proportions of affordable housing to inform their affordable housing requirements policy.

3.23 Drawing upon the evidence gained from undertaking the CIL work (based on the Core Strategy affordable housing requirements) there was already an appreciation that high density development and brownfield development was potentially challenging within Exeter. Some informal, pre-testing was undertaken, with more up to date values and cost information to check the findings of the earlier CIL work and did confirm this position. These findings were discussed with council officers but not reported as it was early draft work to help inform the LPVA assumptions. The tenure splits were agreed with the council, based on their understanding of the housing needs assessment.

3.24 Therefore, the following affordable housing testing, including the tenure split has been used to illustrate the viability impact of draft policies:

- 'for sale' standard residential on greenfield sites – 35% affordable housing with a tenure mix of 50% social rent and 50% shared ownership
- 'for sale' standard residential brownfield sites – 15% affordable housing with a tenure mix of 50% social rent and 50% shared ownership
- BtR, PBSA and co-living – 20% affordable housing with a tenure mix of 100% discount market rent (at 20% discount from market rent)

Chapter 4 Residential assumptions

4.1 We used a range of data sources, including government impact assessments, national datasets and local examples of development to draw up a series of assumptions. These were reviewed at the development industry workshops, adjusted as necessary, with a final set of testing assumptions agreed with the council. The final set of assumptions were used in the viability testing. This chapter summarises the key assumptions and the data they rely on.

Dwelling mix and size

4.2 For each typology, a mix of dwellings was devised. These mixes were based on Nationally Described Space Standards (NDSS), housing delivery including data from land registry/epc records and planning applications. They were agreed with the council and also presented as part of the stakeholder consultation.

4.3 The **standard market dwelling** mix is based upon the land registry price paid data, which provides a breakdown of dwelling types; and then refined in line with the industry consultation and typology characteristics. In the lower values areas (see below for discussion of value areas) an alternative mix is used on high density sites to reflect market responses to the lower values. The affordable dwelling mix is based upon discussion with the council and their interpretation of housing need assessments. Affordable housing percentage and tenures as described in para 3.21 of this report.

4.4 For the standard residential typologies the market dwelling sizes used are based on averages derived from past transactions (taken from Land Registry and Energy Performance Certificates or EPC records) but meet at least minimum requirements set out in the Nationally Described Space Standards (NDSS). Market unit sizes for flats are a blended average figure representing different sized units from 1 to 4 bedrooms. Affordable units are based on the NDSS.

4.5 The size of home affects both their market value (as sale values were assessed on a per sq. m basis) and their development costs. The average floor areas and value per sq. m were derived from the same sources and so the relationship is consistent. Construction costs for flats will include industry standard non-saleable circulation and common areas, and for schemes with 3 plus storeys flats, an allowance of 15% on top of the flats 'saleable floor' area for circulation and common areas. For schemes where flats are 2 storeys the allowance is 10%. An allowance of 20% floor area is added to sheltered homes, and 35% for extra care homes to allow for circulation, common and service areas. Unit sizes for older persons are based on schemes in Exeter and the Retirement Housing Group guidance. For both sheltered and extra care housing a blended rate is used which is 67 sq. m for sheltered and 72.5 sq. m for extra care.

4.6 The BtR units are considered likely to be a similar size to market units within flatted developments and whilst the standard 15% for circulation etc is added, consultation feedback suggested that BtR schemes also have additional communal space (for example workspace,

lounge, communal kitchen, games room/cinema and gym). Based on a recent application in Exeter an addition 3 sqm /per unit is added to all BtR units. Affordable allowances follow national guidance as set out in para 3.21 of this report.

4.7 For the PBSA, based on a review of recent schemes it is assumed a mix of 70% ensuite cluster flat rooms and 30% studio based on the average split in the recent Exeter schemes reviewed. The average PBSA gross room size reflects this mix. An affordable allowance was included in the testing to be consistent with the co-living and the BtR modelling.

4.8 For co-living it is assumed a blended room size of 35 sq m, based on recent schemes. Affordable allowances follow national guidance and practice in Exeter as set out in para 3.21 of this report.

Table 4.1 Market housing mix and size by typology

Unit type and size	Market mix for Res 1 – Res 2	Market mix* for Res 3 – Res 4 (lower density)	Market mix* for Res 5 – Res 6 (lower density)	Alternative mix** Res 3 – Res 5 (higher density)
Flats - 67sq/m	-	-	9%	10%
Terrace – 77sqm		19.78%	18%	50%
Semi – 96sqm		39.56%	36%	40%
Detached – 135sqm	100%	40.66%	37%	-

*Please note that for typologies of 20+ dwellings self-build and custom housing has been included within the mix which results in a variation from the standard mixes highlighted above.

** Please note that in VA3 the flats are replaced with terrace housing

Table 4.2 Affordable housing mix* and size by typology

Unit type and size	Affordable mix for Res 3 – Res 4	Affordable mix Res 4 – Res 6 (flats)	Affordable mix for Res 3 – Res 6 (higher density)
1 bed flat – 50sq m	-	50%	25%
2 bed flat – 70sq m	-	50%	25%
2 bed terrace – 79sq m	40%	-	20%
3 bed terrace – 84sq m	50%	-	25%
4 bed terrace – 97sq m	10%	-	5%

*Please note that affordable housing is not required on typologies with under 10 dwellings as this is below the affordable housing threshold

Table 4.3 Specialised housing mix and size

Unit types	Older persons	BtR flats	PBSA	Co-Living
Blended unit sizes	Sheltered – 67 sq m Extra care – 72.5 sq m Care home 47.5 sq m	67sq m (blended 1/2 bedrooms)	Gross room size: 32 s. m	Gross room size: 35 s. m

Table 4.4 Market and affordable proportions and tenure by development type

Market and affordable housing mix	GF / house led	BF / flatted led	BtR flats	PBSA	Co-Living
Market tenure	65%	85%	80%	80%	80%
Affordable tenure*	35%	15%	20%	20%	20%
Affordable housing tenures					
Affordable social rent mix	50%	50%	-	-	-
Affordable home ownership mix	50%	50%	-	-	-
Discount market rent mix	-	-	100%	100%	100%

*Please note that affordable housing is not required on typologies with under 10 dwellings as this is below the affordable housing threshold; nor it is it tested on older person housing typologies as this was shown to be unviable in earlier (unreported) pre-testing.

Values – standard residential market

- 4.9** The market values in Exeter were derived from an analysis of new build Land Registry data for past five years. The Land Registry data was matched to Energy Performance Certificates to enable a value per sq m to be generated for the different house types, based on over 800 new build records. This is then grossed up by the dwelling sizes to provide an approximate home value. Sales values are indexed to align with the base date of the build cost information, so that cost and values have the same base date of 1Q2024 – the most recent date with value information at the time of the study data collection.
- 4.10** As part of the exercise determining sales values, local knowledge of the city and broad locations for future growth were used to identify potential areas of varying values for new build properties. The emphasis is on new build properties and future growth. Whilst it is acknowledged that there are areas of higher second-hand property values such as St Leonards that are within the same value area as areas with lower second-hand sales values, such as St Thomas, these areas are unlikely to experience high levels of new build development in the future.
- 4.11** The analysis of potential value areas and house price data suggests that Exeter could be split into three value areas with an extended city area, which incorporates the strategic mixed use brownfield sites, a suburban area where the majority of existing housing stock is located and some opportunities for brownfield regeneration and infill and an outer edge of Exeter area with

the most likely opportunities for greenfield development. However, it is acknowledged that within these value areas there will be some localised variations, especially in the extended city centre area where it maybe appropriate to undertake some sensitive testing to acknowledge potential difference. Also of note is that there was insufficient data to suggest difference between 'flats' and 'houses' within the value areas, therefore a blended figure is used. The three value areas are (the detailed transactions are set out in Appendix C):

- Value area 1 Exeter central
- Value area 2 Exeter edge
- Value area 3 Exeter outer

4.12 Figure 4.1 sets out the boundaries of the value areas within the city for the purposes of assessing viability at a plan level and table 4.5 which follows sets out the £/sqm used in the testing and the associated unit values.

Figure 4.1 Value areas

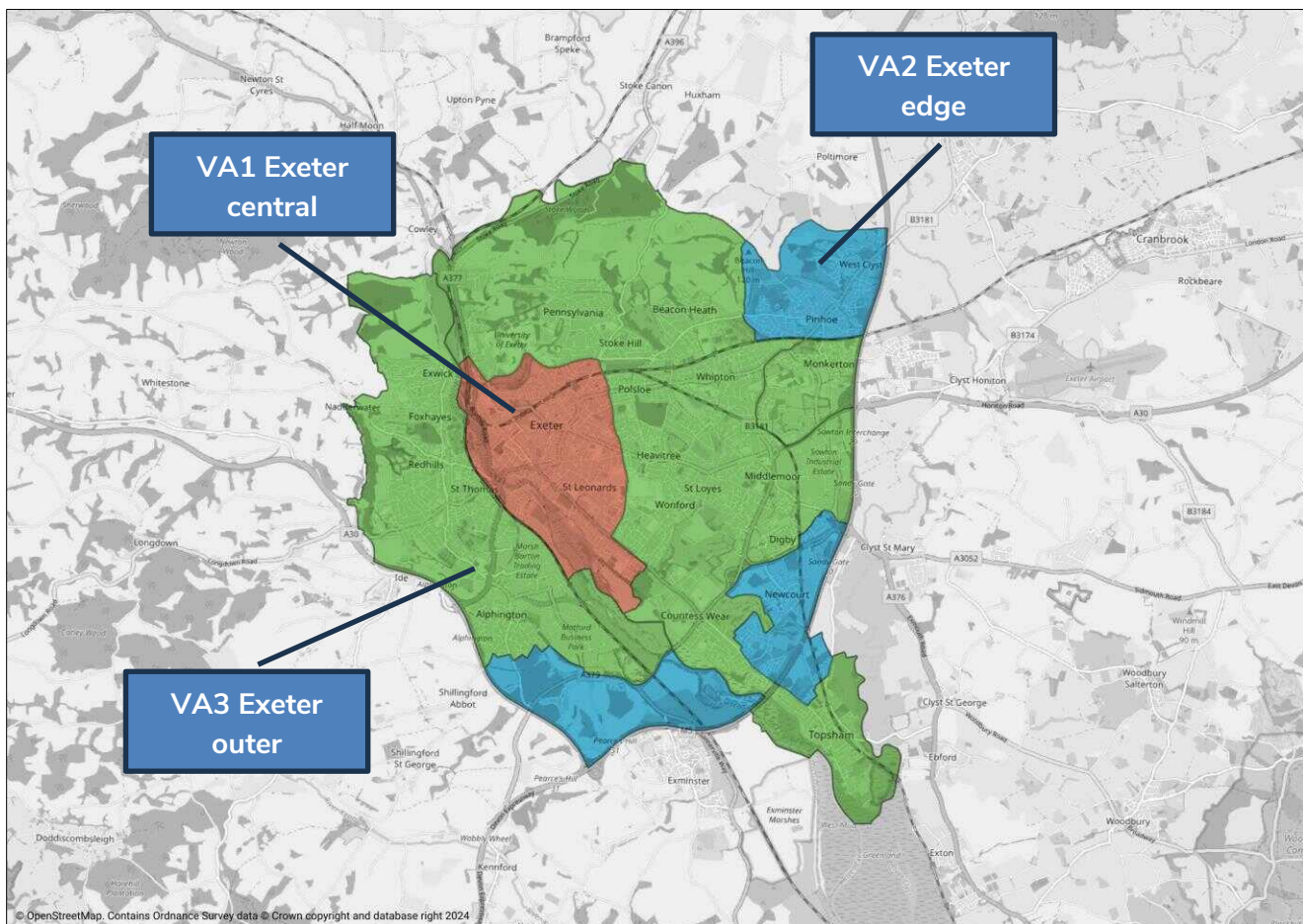


Table 4.5 'Sold' residential values (figures rounded)

Unit type	VA 1 - Central	VA 2 Edge	VA 3 Outer
All unit types (£/sqm)	£4,930	£4,149	£3,583
Flats (£/unit)	£330,000	£278,000	£240,000
Terraced (£/unit)	£419,000	£353,000	£305,000
Semi-detached (£/unit)	£473,000	£398,000	£344,000
Detached houses (£/unit)	£666,000	£560,000	£484,000

4.13 To 'sense' check these values, advertising prices shown on Rightmove (Q3 2024) for properties in Exeter were reviewed (see appendix D for details).

4.14 Where comparable, Table 4.6 suggests that generally the advertised prices are not significantly different to those set out in Table 4.5. Therefore, the assumptions around values, which are driven by an extensive evidence base are considered to be realistic. However, it may be appropriate to undertake some sensitivity testing with higher values in the central area.

Table 4.6 Q3 2024 advertised market values by home types

Home type	Price advertised
VA 1 - Central	
Activity is the lowest of the three value areas. Nearly 80% of the home types advertised are flats	There are currently 15 flats on the market – the majority of these are very high-quality developments in St Leonards Quarter, Magdalen Road and Cathedral Green. The few houses are also to be found mainly at St Leonards Quarter. These values are not considered to be 'a' typical but could be used as a sensitivity test of what could be achieved if quality is maintained.
Flats	From £300,000 - £1,250,000 with an average size of 2 beds and £555,000/unit – the figures used in the modelling are at the lower end of this range
Terraces	From £585,000 - £760,000 with an average size of 3 beds and £673,000/unit – the figures used in the modelling are lower than this range but there are only 2 properties on the market at the moment and these are both in high quality developments
Semi-detached	From £565,000 - £760,000 with an average size of 3.5 beds and £663,000/unit – the figures used in the modelling are lower than this range but there are only 2 properties on the market at the moment and these are both in high quality developments
Detached	No new build detached properties on the market
VA 2 - Edge	
Activity is the highest of the three value areas. The home	Of the three value areas VA 2 has the most properties on the market with 90 advertised in Q3 2024. Most of the national housebuilders have

Home type	Price advertised
types advertised are predominant semi-detached and detached (c80%) – as to be expected on largely greenfield sites on the edge or the urban area	schemes represented with Barratt, Bloor, Tilia, Persimmon, Redrow, Taylor Wimpey, Vistry all present as well as more local companies, Heritage, Verto, Acorn and Cavanna. The sites are spread around the boundaries of Exeter.
Flats	From £209,950 - £224,950 with an average size of 2 beds and £218,000/unit – the figures used in the modelling are slightly above this range. But with only 3 properties (all from an affordable housing led scheme) and the limited number of these types of unit anticipated from future supply, this is not considered to be an issue.
Terraces	From £265,000 - £475,000 with an average size of 2.8 beds and £341,000/unit – the figures used in the modelling are within this range and just slightly higher than the average.
Semi-detached	From £324,000 - £500,000 with an average size of 3 beds and £380,000/unit – the figures used in the modelling are within this range and just slightly higher than the average.
Detached	From £359,000 - £1,295,000 with an average size of 3.7 beds and £615,000/unit – the figures used in the modelling are within this range and lower than the average.
VA 3 - Outer	
There is some activity but still fairly limited. All the home types advertised are houses, with around 50% detached.	With no flats advertised, typical sites in VA 3 are either houses on legacy greenfield sites or infill sites in suburban areas, where better returns can be found for houses rather than flats.
Flats	No new build flats on the market.
Terraces	From £294,995 - £435,000 with an average size of 3.2 beds and £334,000/unit – the figures used in the modelling are within this range and below the average.
Semi-detached	From £265,000 - £310,000 with an average size of 2.7 beds and £293,000/unit – the figures used in the modelling are slightly above this range. But with only 3 properties in the sample, this is not considered to be an issue.
Detached	From £255,000 - £800,000 with an average size of 4.2 beds and £487,000/unit – the figures used in the modelling are within this range and similar to the average.

Values - Affordable housing

4.15 Initial estimates of the value of affordable housing were produced using a capitalised net rent approach i.e. the notional amount the provider of the unit can borrow against the net income received. The assumptions were based on known industry standards informed by an analysis of annual reports for actively developing registered providers (RPs) and these were then used as the basis of consultation with RPs active in Exeter.

4.16 In calculating the capitalised net rent the assumptions set out in the table below were used.

Table 4.7 Affordable housing assumptions

Type	Assumption
Affordable housing – social rent	
Social rent	75% LHA rate
Management & maintenance	£1,500
Voids/bad debts	2.5%
Repairs reserve	£600
Capitalisation	4.0%
Affordable housing – shared ownership	
Share size	35%
Rental share	2.75%
Capitalisation	5.4%
Repairs	£4,000

4.17 The affordable housing assumptions were discussed at the developer workshop and with local RPs. Discussion was also undertaken individually with locally active RPs who all provided a range of transfer values for social rent and shared ownership affordable housing tenures. These were used a cross check with the values suggested through the capitalised net rent approach set out above. Through this combined process it was considered that a transfer value of 35% of market value for social rent and 70% of market value for shared ownership were reasonable figures to use for Exeter.

4.18 The table below summarises the values attributed to the affordable housing property types included in the standard residential testing.

Table 4.8 Affordable homes values (figures are rounded)

Unit type	Capital value for Exeter social rent	Capital value for Exeter affordable rent	Shared ownership - Exeter VA1	Shared ownership - Exeter VA2	Shared ownership - Exeter VA3
1 bed flat	£72,000	£101,000	£173,000	£145,000	£125,000

Unit type	Capital value for Exeter social rent	Capital value for Exeter affordable rent	Shared ownership - Exeter VA1	Shared ownership - Exeter VA2	Shared ownership - Exeter VA3
2 bed flat	£96,000	£133,000	£242,000	£203,000	£176,000
2 bed terrace	£96,000	£139,000	£273,000	£229,000	£198,000
3 bed terrace	£128,000	£182,000	£321,000	£270,000	£233,000
4 bed terrace	£188,000	£262,000	£397,000	£334,000	£288,000

Values – other residential products¹²

BtR development

4.19 The BtR values are calculated by using market rental data, adjusting for operation/management, sinking fund and voids and then a capitalisation. The market rents are based on a range of Exeter private rent data, including ONS Private Rental Market Statistics, Property Data¹³, Rightmove and responses to the stakeholder consultation, including through the CIL setting process. As with the flatted development a blended rate is used with the proportions of different unit sizes being drawn from an Exeter BtR planning application as a reasonable proxy to potential future development.

4.20 The adjustments and capitalisation figures are based on a review of market reports and local viability appraisals as well as experience elsewhere undertaking similar assessments. These figures were adjusted following consultation with a slight increase on the discounts for operating costs etc and a small reduction in the yield recognising that BtR is yet to be proven within Exeter. The discount market rent is calculated following national guidance of a 20% discount, i.e. 80% of the market value.

Table 4.9 Build to rent values £/sqm

Input	Assumption
Rent per month	£1,420
Less operating costs, sinking funds & voids	26%
Capitalisation rate	4.2%
Market value/unit	£300,000
Discount market value/unit	£240,000

¹² See appendix C & E for more detailed information

¹³ Property Data is a subscription service that provides data on property transactions including rental.

Values – PBSA and co-living development

4.21 PBSA values are taken from the room rates for the 2024-25 academic year, based on a spread of ten PBSA schemes operating in Exeter. This exercise takes account of the different weeks let arrangements operated by different providers. The capitalised net value for PBSA takes account of the 30% studio:70% cluster flat ensuite. The discount market rent is calculated following national guidance for BtR of a 20% discount, i.e. 80% of the market value and is included within the blended room value in Table 4.10

4.22 Co-living values within Exeter are limited to one operating scheme. However, it is also known from locations elsewhere that Co-Living rents are generally an uplift on PBSA rents previously suggested at around 10% to 30% uplift. It is assumed that Co-Living bed spaces will churn and therefore a 5% discount is applied to the annual rent to allow for transition. Operating costs, including replacement value etc at 30% are similar to those used for PBSA and within ranges used elsewhere. The yield is not easy to ascertain – CBRE report that yields for Co-Living are normally between PBSA and BtR (which would be 4.72) – however as this is still a new market, we take the more cautious position of setting them at 5%. The discount market rent is calculated following national guidance for BtR of a 20% discount, i.e. 80% of the market value.

Table 4.10 Market sales values £/sqm (figures rounded)

Input	PBSA	Co-Living
Weekly rent	Cluster flat ensuite £201 Studio £275	Market: £253 DMRt: £202
Rent per annum	Cluster flat ensuite £10,270 Studio £14,047	Market: £13,137 Discount: £10,509
Less operating costs/sinking fund	30%	30%
Yield	5.24%	5%
Per Room	£130,900 (blended & includes AH discount)	Market: £163,000 DMR: £116,000

Values – older persons residential market

4.23 Sheltered and extra care values are based on the Retirement Housing Group (RHG) guidance which recommends that where possible examples of recent sales should be considered first. If there is not sufficient data then RHG guidance suggests that the selling price of a 2-bed sheltered flat is the same as an existing stock semi-detached, with the value of a 1 bed sheltered flat set at 75% of an existing stock semi-detached. For extra care schemes, selling prices are 125% of the selling prices for sheltered homes.

4.24 There is reasonable volume of sales of sheltered schemes in Exeter and therefore this data is used rather than the average value for an existing stock semi-detached. The recent schemes include 67 transactions with a value of £4,838/sq m. Unfortunately there is not significant data regarding extra care and therefore the alternative approach will be used as set out in the

preceding paragraph. Using the RHG guidance and scheme specific information the unit values are set out in Table 4.11. Separate value areas are not identified for older person housing on the basis of the value areas, but the most likely location for new development is likely to be edge of existing centres across the city, when land is available.

Table 4.11 Older persons market values comparison

Type	Blended unit value(£)
Sheltered	£324,000
Extracare	£405,000

4.25 Care homes are assumed to have a capital value of £105,000 per bedroom based on a review of data from EGi¹⁴, trade press and market commentary. We have tested a care home of 60 beds with a floorspace of 3,000 sq. m.

Development costs

Build costs

4.26 Build costs will vary due to location, development type, proposed tenure type, proposed tenure mix, storey height, and building use. The Build Cost Information Service (BCIS)¹⁵ provides benchmarking information for build costs, adjusted for the location. Residential build costs are based on actual tender prices for new builds over a 5-year period and the tender price data is rebased to 1Q 2024 (in line with values) and Devon prices using BCIS defined adjustments, to give the build costs for different types of schemes.

4.27 We understand from work with housebuilders and cost consultants that volume and regional house builders can comfortably operate within the BCIS lower quartile cost figures, especially given that they are likely to achieve significant economies of scale in the purchase of materials and the use of labour. Many smaller and medium sized developers of houses are usually unable to attain the same economies, so their construction costs may be higher although this will vary between housebuilders and sites. We have worked with BCIS to identify how costs change according to the size of the development. We have used this analysis by BCIS to inform our approach to testing in Exeter. The variable build costs by site size have been applied to houses only, as flat build costs primarily vary by height.

4.28 For self build and custom housebuilding an additional 5% was added to build costs. This is consistent with published research undertaken by Three Dragons with the Right to Build Task Force¹⁶.

¹⁴ Estates Gazette is a subscription service providing information about commercial property sales and leases.

¹⁵ BCIS is a subscription service providing estimates of build costs for different residential and non-residential developments

¹⁶ Guidance note PG3.7 Area-wide Approaches to Viability Assessment Right to Build Task Force & Three Dragons July 2023

4.29 For high-density flatted development the council has responded to feedback in the workshop and commissioned bespoke cost consultancy (using Randell Simmonds) to advise on build costs relating to a notional scheme in Exeter that meets current building standards. The details for all build costs are set out in appendix F.

Table 4.12 Residential development costs

Type	Base build cost £/sq m	Site sizes (number homes)
Estate housing mean +5%	£1,624	2-5
Estate housing mean	£1,547	6-9
Estate housing mean 95%	£1,470	10-50
Estate housing mean 92%	£1,423	51-100
Estate housing mean 89%	£1,377	101-250
Estate housing lower quartile	£1,292	251+
Flats mean 1-2 storey	£1,760	All
Flats Randell Simmonds 3-5 storey (includes 2021 BRegs)*	£2,320	All 3 – 5 storeys
Flats Randell Simmonds 6-10 storey (as above)	£2,329	All 6 – 10 storeys
Flats Randell Simmonds 11 - 15 storey (as above)	£2,341	All 11 – 15 storeys
Supported housing mean	£1,964	All
Care home	£1,892	All
PBSA	£2,151	All
Co-living ¹⁷	£2,336	All

* Please see para 4.29

Other residential development costs

4.30 A range of other standard costs have been used in the viability testing. These were discussed with the development industry at the workshop and are based on PPG and experience of other high level plan making viability testing. Further information providing background to some of the costs is set out in the following table.

4.31 Allowances are made for 15-25% on build costs for plot costs, site infrastructure works, with 15% used for the smaller schemes and 25% used for the larger schemes. These are industry standards on which we monitor what is happening elsewhere in similar locations in the UK¹⁸ as well as consulting with the local development industry. A specific figure, based on the council's cost consultants work, of 14.4% is used for flat only developments.

4.32 Parts F, L, O and S of the building regulations came into force in 2021 and are therefore required

¹⁷ BCIS does not currently include build cost data for co-living schemes – however studies elsewhere (Salford) has suggested that there is a small uplift (8.6%, rounded), on PBSA build cost – this is applied in this assessment.

¹⁸ Evaluation of 63 local authority areas 2023

to be met for all development moving forward. These 2021 updates are not yet included within the standard BCIS figures set out in Table 4.12, however through discussion with BCIS they indicated that they undertake regular industry surveys as to the impact of these changes on cost and have suggested that the figures set out in Table 4.13 can be used until all the tenders being received become statistically relevant and thus within the general BCIS indices of cost. In respect of Part S, whilst an allowance is included across the typologies, in terms of EV charging there have been comments in the past in terms of the wider electricity network and its capacity for accommodating a high number of chargers and whether development will have to also contribute to those costs. However, it is understood that in general, planned development and any required upgrades or new provision should already be a consideration in terms of the Distribution Network Operators (DNOs) and their statutory responsibilities. Ofgem's 2022 Significant Code Review also makes it clear that Distribution Network Operators will have to bear a greater proportion of the costs of network reinforcement¹⁹, rather than those connecting to the network. Where development does have to contribute, these will be site specific matters and it is not possible to quantify in terms of strategic generic site testing. As an abnormal cost this should come off land value, rather than a direct impact on viability in terms of meeting policy requirements. Furthermore, the government in its EV smart charging consultation indicated that a new generation of 'smart' charging points could assist with demand and help reduce the need for grid reinforcement.

- 4.33** Separate allowances are made for garages, with the proportion of dwellings with garages based on recent major consents in Exeter and East Devon. We have allowed for garages on 23% of properties split 80% for a single garage and 20% for a double garage. No allowances are made for garages within the flat led developments as is usual for Exeter.
- 4.34** An additional cost is included for Future Homes 2025. Although this is still at consultation stage and not yet part of Building regulations, it is prudent to assume that these standards will be adopted in some form over the next year or so and we have therefore included a cost for this based on information in the government impact assessment²⁰. There are 2 options included in the consultation and we have taken Option 1 which is the higher cost because this option takes better account of the cost to the consumer. This approach was agreed with the council. All typologies have been tested with Future Homes.

¹⁹ Ofgem, 2022, The Access and Forward-Looking Charges Significant Code Review

²⁰ The Future Homes Standard Consultation-Stage Impact Assessment DLUHC December 2023

Table 4.13 Other residential development costs

Type	Cost	Metric
Site costs		
Plot costs and site infrastructure works	1 – 100 units - 15% 101-250 units - 20% 251+ units - 25% Flats - 14.4% Co-living/PBSA/carehomes – 10%	On build cost
2021 updates to Building Regulations ²¹	4.7% (Part F 0.4%, Part L 2.8%, Part O 0.7% & Part S 0.8%)	On build costs for non flat only schemes (flat only schemes include FLOS with the build cost in Table 4.12)
Garages	£8,100 per single garage £13,100 per double garage	23% of units with 80% single garage & 20% double garage
Fees and finance costs		
Professional fees	1 – 9 units – 10% 10 – 100 units – 8% 101 plus units – 6%	of build costs including plot costs
Finance	6.5% medium to large typologies & specialist residential 7.5% small typologies	of total development costs including land purchase
Marketing/legal/sales fees	3% 6%	of market GDV of older persons GDV
Affordable home legal fee	£500	per affordable unit
Developer return	17.5% 6% 10%	market GDV (mid point of the range set out in the PPG) affordable homes GDV BtR, PBSA, Co-living GDV
Agents and legal	1.75%	land cost (BLV)
Stamp duty	prevailing rate	land cost (BLV)
Policy and mitigation costs		
Biodiversity net gain (10%)	£998 £270	per unit (greenfield) per unit (brownfield)
Habitat mitigation: Exe Estuary Exe Estuary & Pebblebeds	£1,239.83 £1,617.55	per unit VA1 per unit VA2 & VA3 (including OP1,OP2)

Type	Cost	Metric
Accessibility M4(2)	£1,400	per unit
Accessibility M4(3)	Flat £122/sq. m House £138/sq.m	10% of affordable units
Future Homes 2025 (Option 1)	Detached - £6,390 Semi - £6,170 Terrace - £5,960 Flats 1 -3 storey - £4,460 Flats 4 plus - £190	per unit as described
Storage allowance	£500	Per house where no garage (i.e. 77% houses)
Community infrastructure levy rates as of 2024	Houses - £136.07 Flats - £0 BtR - £50 Co-living - £50 PBSA - £150	per sq. m of development as described
s.106 – standard residential including BtR	Less than 50 dwellings - £4,200 50 plus dwellings - £5,900 Flats - £2,000/unit	per unit as described
s.106 – PBSA	£210	per unit as described
s.106 – Older persons	£600	
s.106 – Co-living	£1,600	
PBSA/co-living/care homes		
Higher building standards	2.5%	build cost
Part S, BNG & fire safety	Varies according to number of units	per scheme

National and local policy requirements

4.35 Biodiversity net gain – The allowance for biodiversity net gain (BNG) is drawn from the government's impact assessment²² which was published with the consultation on the amendments to the Environment Act. The draft policies requires the same as the national requirement of 10% net gain. A cross typology allowance, split by greenfield and brownfield is used. However, it should be noted that, as biodiversity net gain is site specific depending on both the existing site characteristics and the ability of development form to both mitigate and provide additional gain, it is difficult to gauge a suitable allowance for meeting the requirements. It is also of note that the NHBC with the RSPB have issued guidance on how to achieve net gain within new development. At the launch of the guidance both the authors and one of the major housebuilders (Barratt Homes) emphasised that incorporating measures for biodiversity net gain during the design phase meant additional costs were minimal²³. This suggests that, whilst an allowance is included, the actual cost could be much lower and therefore the testing allowances

²² MHCLG, 2019, Biodiversity net gain and local nature recovery strategies impact assessment

²³ Biodiversity in new housing developments RSPB / NHBC April 2021

are a conservative estimate. Where possible most allocations would be expected to deal with BNG on site, with the response designed in at the outset. Also important to note that the allowances can also be used to meet other similar policy requirements such as urban greening, rather than further unnecessary additional costs.

- 4.36 Habitat mitigation** – mitigation is required for much of new development across Exeter. Developments within 10km of the Exe Estuary SPA are required to pay a contribution of £1,239.83²⁴ per residential unit. Developments within 10km of the Exe Estuary SPA and within 10km of the East Devon Pebbled Heaths SAC and SPA are required to pay a fee of £1617.55²⁵ per residential unit. The contribution has been calculated from the total costs of the projects in the mitigation strategy²⁶ which are divided by the number of houses to be built in the areas impacting upon the protected habitats. This produces a 'per dwelling' habitats mitigation financial contribution. The habitat mitigation costs for care homes, PBSA and Co-living are within the s.106 allowance and based on requirements from past schemes.
- 4.37 Part M Accessibility** - The accessibility costs for M4(2) are applied to every unit and are based on the government impact assessment. The costs for Part M4(3) are based on cost consultant advice and are different for houses and flats (see appendix F) – these are applied to 10% of affordable units.
- 4.38 Storage allowance** – the council wants to encourage active travel and as part of this want to make sure that new homes provide sufficient storage for equipment such as bikes and therefore an allowance is included to take into account this additional storage requirement when there is no garage.
- 4.39 S106 requirements** - The level of s106 allowed for in the viability testing is based on a review of s106 agreements provided by the council. These have been analysed with average levels, including for requirements such as education and sports and recreation, set out by size and type of typology.
- 4.40 Other building standards for PBSA and Co-living** – allowances are made for future building standards as well as current standards on BNG and Part S. An allowance for fire safety measures is based on various sources including the government impact assessment costs, using £/sqm equivalent as flats. Note that for standard residential development these costs are either included within the build cost or the separate figures identified in Table 4.13.

²⁴ Figure provided by ECC

²⁵ Ibid

²⁶ South East Devon European Site Mitigation Strategy

Allocation specific costs

- 4.41** The Exeter Plan policy review in Chapter 2 considers the allocation specific policies for the five strategic mixed use brownfield allocations. Consultation with site promoters and discussion with Exeter City Council has been undertaken about the implications of these policies and this has indicated that while different sites will have some costs over and above those included in the generic testing assumptions, the early stage of planning for these allocations means that there is little detail available on costs or funding mechanisms.
- 4.42** The approach taken within this viability assessment is to separately test the likely forms of development and tenures, and consider the viability headroom available to meet any specific policy cost implications.

Benchmark land value

- 4.43** Benchmark land values (BLVs) are based upon estimates of existing use value with a range of premiums applied.
- 4.44** The benchmark land values used for this Local Plan Viability Assessment draw upon the Exeter CIL viability evidence, which was found sound at examination in July 2023. This work used the following benchmarks to inform the setting of the CIL rates:
- Central brownfield sites £1,188,000/ha, based upon 20% over an estimated existing use of £990,000/ha
 - Greenfield paddock £750,000/ha, based upon 15 times an estimated existing use of £50,000/ha

Existing use values - brownfield land

- 4.45** The estimates of brownfield existing use values drew upon MHCLG estimates²⁷ as well as a range of site-specific viability studies²⁸ used to inform s106 negotiations.
- 4.46** The MHCLG estimates for Exeter brownfield land are:
- CBD office land - £2,500,000 per ha
 - Out of centre office land - £990,000 per ha
 - Industrial - £900,000 per ha

²⁷ MHCLG, 2020, Land Value Estimates for Policy Appraisal

²⁸ Provided by Exeter City Council on a confidential basis

4.47 Brownfield land values used in site-specific negotiations combined a mix of existing use plus a premium, and other estimates.

- The brownfield existing use estimates ranged from approximately £330,000 per ha to £18,000,000 per ha, with the highest of these based on existing city centre prime commercial uses.
- Within the wider range above, there was a set of brownfield land sites on former commercial premises. Again, these varied according to the existing use but suggested a narrower range between approximately £750,000 - £850,000 per ha and £1,000,000-£2,300,000m per ha.

4.48 It is clear that brownfield land existing use values can vary significantly and that there are situations where brownfield land existing use values in Exeter can be significantly lower (or higher) than the MHCLG estimates. The CIL viability work used the MHCLG out of centre office land existing use value of £990,000 per ha for the higher density housing, PBSA and co-living uses. This estimate sits within the site-specific viability former commercial premises range and it is considered to remain suitable for this local plan viability work.

4.49 In addition to relatively central brownfield sites for higher density housing, PBSA and co-living uses, some of the development proposed in the new local plan will be in less central brownfield locations, on former commercial, parking and community uses. This study uses the £900,000/ha MHCLG estimate for industrial land for these locations.

Existing use values - greenfield land

4.50 The MHCLG estimate for agricultural land in the Heart of the SW LEP area is £23,000 per ha. A limited number of the site-specific viability studies were for sites on greenfield land and of those that were, values in the region of £20,000 per ha were used, based on previous area-wide viability studies.

4.51 For small greenfield edge of settlement sites (up to 1 ha) paddock values will be more appropriate. Paddock land may have a higher value due to amenity and equestrian uses, and although it can vary considerably, it is typically around twice the value of larger scale agricultural land. The CIL viability worked assumed a paddock existing use value of £50,000/ha.

4.52 For this local plan viability work we have used the same £50,000/ha paddock existing use value as the CIL viability work for sites of up to 1 ha and the MHCLG £23,000/ha as the existing use value for larger greenfield sites.

Premium over existing use

4.53 The Homes and Communities Agency, 2010, Annex 1 (Transparent Viability Assumptions) states “Benchmarks and evidence from planning appeals tend to be in a range of 10% to 30% above EUV in urban areas. For greenfield land, benchmarks tend to be in a range of 10 to 20

times agricultural value” (page 9). These premiums were found sound at the CIL examination, with CIL rates set according to the mid-point in each range.

4.54 We use these ranges for this local plan viability testing, with benchmark land values at the bottom, mid-point and top of these ranges. This spread of benchmarks allows the impact of policy and other constraints on land values to be explored.

Benchmark Land Values

4.55 Based on the estimates of existing use and the premiums discussed above, the following benchmark land values are used for the testing.

Table 4.14 Benchmark land values used in the viability testing

Site type	EUV/ha	Premium	BLV/ha	Based on	EUV Source
Large greenfield 1	£23,000	10 times	£230,000	10 times agricultural value	MHCLG + 3D review
Large greenfield 2	£23,000	15 times	£345,000	15 times agricultural value	MHCLG + 3D review
Large greenfield 3	£23,000	20 times	£460,000	20 times agricultural value	MHCLG + 3D review
Small greenfield 1	£50,000	10 times	£500,000	10 times paddock value	3D review
Small greenfield 2	£50,000	15 times	£750,000	15 times paddock value	3D review
Small greenfield 3	£50,000	20 times	£1,000,000	20 times paddock value	3D review
Central brownfield 1	£990,000	10 %	£1,089,000	OoC office land + 10%	MHCLG + 3D review
Central brownfield 2	£990,000	20 %	£1,188,000	OoC office land + 20%	MHCLG + 3D review
Central brownfield 3	£990,000	30 %	£1,287,000	OoC office land + 30%	MHCLG + 3D review
Outer brownfield 1	£900,000	10 %	£990,000	Industrial + 10%	MHCLG + 3D review
Outer brownfield 2	£900,000	20 %	£1,080,000	Industrial + 20%	MHCLG + 3D review
Outer brownfield 3	£900,000	30 %	£1,170,000	Industrial + 30%	MHCLG + 3D review

4.56 These benchmarks are applied to the different typologies as follows.

Table 4.15 Benchmark land values used for each typology

Reference	Units	Type Greenfield GF Brownfield BF	Gross ha	BLV
Res1a	3	GF - houses	0.13	Small greenfield
Res1b	3	BF - houses	0.13	Outer brownfield
Res2a	8	GF - houses	0.34	Small greenfield
Res2b	8	BF - houses	0.34	Outer brownfield
Res3a	15	GF - houses	0.53	Small greenfield
Res3b	15	BF - houses	0.53	Outer brownfield
Res3c	15	BF - apartments	0.1	Central brownfield

Reference	Units	Type Greenfield GF Brownfield BF	Gross ha	BLV
Res3d	15	BF - mixed	0.335	
Res4a	30	GF - houses	1.13	
Res4b	30	BF - houses	1.13	
Res4c	30	BF - apartments	0.2	
Res4d	30	BF - mixed	0.67	
Res5a	75	GF - mixed	3	
Res5b	75	BF - apartments	0.268	
Res5c	75	BF - mixed	2.12	
Res5d	75	GF - mixed	2.12	
Res6a	150	GF - mixed	5.55	
Res6b	150	BF - apartments	0.5	
OP1	60	GF/BF – Sheltered	0.5	Outer brownfield
OP2	50	GF/BF – Extra care	0.5	Outer brownfield
OP3		Carehome		Small greenfield
PBSA1	40	BF	0.05	Central brownfield
PBSA2	100	BF	0.09	Central brownfield
PBSA3	250	BF	0.27	Central brownfield
CoL1	40	BF	0.05	Central brownfield
CoL2	100	BF	0.09	Central brownfield
CoL3	250	BF	0.27	Central brownfield
BtR1	150	BF	0.5	Central brownfield
BtR2	350	BF	1.167	Central brownfield

Chapter 5 Viability testing results

Introduction

- 5.1** This chapter summarises results of the residential viability testing. As noted in the testing assumptions earlier, the modelling includes the affordable housing required, CIL, s106, and additional national and local policy costs.
- 5.2** The results are summarised below, with the appraisal summary sheet examples (one for each typology) in Appendix G. The results are presented as net viability 'headroom' after all costs including construction and other development costs (fees, return, policy costs and land costs) have been deducted, tested against the range of benchmark land values for that typology. Where the headroom is positive the typology can be considered viable.

General residential testing and analysis

- 5.3** The viability testing results reflect the types of development planned in different parts of Exeter:
- VA1 Exeter central – higher density brownfield development including Liveable Exeter sites. Here, the key forms of development include the 150, 75, 30 and 15 dwelling flatted schemes for sale, and the 150 and 350 build to rent (BTR) flatted schemes
 - VA2 Exeter edge – suburban development on greenfield sites
 - VA3 Exeter outer – mixed house-led development predominantly on brownfield sites but with some greenfield
- 5.4** The general residential typologies include:
- Sites under the affordable housing threshold - three and eight dwellings – tested on greenfield and brownfield sites
 - Sites over the affordable housing threshold – including standard and higher density house schemes as well as flatted schemes. Sizes include 15,30, 75 and 150 dwellings.
- 5.5** Specialist residential typologies include:
- Co-living, which are expected to be in VA1.
 - Purpose built student accommodation (PBSA), which are expected to be in VA1.
 - Older persons housing, which may be in any of the value areas.
 - Self & custom build typologies, which are expected to be in VA2 and VA3.
- 5.6** The results include the proportion of affordable housing as set out in the draft policy, which is 35% on greenfield sites and 15% on brownfield sites.

5.7 The testing also includes some sensitivity testing of the for sale VA1 flatted typologies. This testing uses higher values based on feedback from site promoters and asking prices for recent flatted schemes in central Exeter.

5.8 Results are presented as the net viability headroom per dwelling, after allowing for all costs including finance, return and land (at benchmark land values 1, 2 and 3).

VA1 Exeter central testing results

5.9 Most of the typologies representative of the development proposed for Exeter central are viable across the range of BLVs with the required affordable housing (15% for sale flats and 20% for BtR, Co-living and PBSA). The viability is weakest for the smallest flatted schemes although these are marginal at the lowest BLV.

Table 5.1 VA1 for sale and BtR viability testing results £/dwelling headroom

Typology	Description	Dwellings	% AH	BLV 1 £/dwelling	BLV 2 £/dwelling	BLV 3 £/dwelling
Res3c	Flats for sale	15	15%	£86	-£636	-£1,358
Res4c	Flats for sale	30	15%	-£227	-£962	-£1,784
Res5b	Flats for sale	75	15%	£4,729	£4,301	£3,872
Res6b	Flats for sale	150	15%	£10,610	£10,184	£9,759
BtR1	BtR flats	150	20%	£10,296	£9,871	£9,445
BtR2	BtR flats	350	20%	£12,226	£11,743	£11,261

Table 5.2 VA1 Co-living and PBSA testing results £/room headroom

Typology	Description	Rooms	% AH	BLV 1 £/room	BLV 2 £/room	BLV 3 £/room
CoL1	Co-living	40	20%	£12,771	£12,473	£12,256
CoL2	Co-living	100	20%	£8,489	£8,239	£8,008
CoL3	Co-living	250	20%	£4,867	£4,602	£4,361
PBSA1	PBSA	40	20%	£10,834	£10,692	£10,564
PBSA2	PBSA	100	20%	£7,321	£7,216	£7,121
PBSA3	PBSA	250	20%	£4,172	£4,030	£3,902

VA2 Exeter edge testing results

5.10 The greenfield typologies tested in VA2 Exeter edge are all viable across the range of BLVs.

Table 5.3 VA2 Greenfield typologies testing results £/room headroom

Typology	Description GF greenfield BF brownfield	Dwellings	% AH	BLV 1 £/dwelling	BLV 2 £/ dwelling	BLV 3 £/ dwelling
Res1a	GF - houses	3	0%	£84,307	£72,670	£61,032
Res2a	GF - houses	8	0%	£98,963	£87,252	£75,278
Res3a	GF - houses	15	35%	£48,359	£38,404	£28,449
Res4a	GF - houses	30	35%	£59,564	£54,593	£49,622
Res5a	GF – mixed flats and houses	75	35%	£52,599	£47,029	£41,460
Res5d	GF – mixed flats and houses	75	35%	£27,364	£23,428	£19,492
Res6a	GF – mixed flats and houses	150	35%	£42,091	£36,939	£31,516

VA3 Exeter outer testing results

5.11 A combination of brownfield and greenfield development is proposed for VA3 Exeter outer. Greenfield is tested at 35% affordable housing and brownfield is tested at 15% affordable housing. All the typologies tested here are viable although some rely on lower BLVs. Typologies in this value area that include flats are generally less viable than house only schemes.

Table 5.4 VA3 Exeter outer brownfield and greenfield house-led typologies testing results £/room headroom

Typology	Description GF greenfield BF brownfield	Dwellings	% AH	BLV 1 £/dwelling	BLV 2 £/ dwelling	BLV 3 £/ dwelling
Res1a	GF - houses	3	0%	£23,645	£12,008	£371
Res1b	BF - houses	3	0%	£1,591	-£2,598	-£6,788
Res2a	GF - houses	8	0%	£38,301	£26,591	£14,616
Res2b	BF - houses	8	0%	£15,850	£11,539	£7,229
Res3a	GF - houses	15	35%	£10,461	£325	-£9,812
Res3b	BF - houses	15	15%	£10,666	£7,057	£3,408
Res3d	BF – higher density houses	15	15%	£12,166	£9,900	£7,635

Typology	Description GF greenfield BF brownfield	Dwellings	% AH	BLV 1 £/dwelling	BLV 2 £/ dwelling	BLV 3 £/ dwelling
Res4a	GF - houses	30	35%	£21,198	£16,227	£11,240
Res4b	BF - houses	30	15%	£8,252	£4,291	£329
Res4d	BF - higher density houses	30	15%	£12,308	£10,001	£7,695
Res5a	GF - mixed	75	35%	£15,330	£9,761	£4,191
Res5c	BF - higher density houses	75	15%	£9,644	£6,563	£3,483
Res5d	GF - higher density houses	75	35%	£17,593	£13,658	£9,722
Res6a	GF - mixed	150	35%	£4,275	-£1,212	-£6,698

Other specialist housing testing results

5.12 The specialist housing tested includes older persons housing and custom and self-build.

5.13 Older persons housing has weaker viability than general housing:

- Extra care and care homes are not viable under any of the circumstances tested although at the lower BLV tested extra care is marginal with no affordable housing
- Sheltered housing is only viable (with limited headroom) with no affordable housing.

5.14 Custom and self-build housing is viable as tested, although in the lower value VA3 it becomes marginal.

Table 5.5 older persons housing and custom & self-build £/room headroom

Typology	Description	Dwellings	% AH	BLV 1 £/unit	BLV 2 £/unit	BLV 3 £/unit
OP1	Sheltered	45	15%	-£10,212	-£11,406	-£12,599
OP2	Extra care	60	15%	-£26,537	-£28,029	-£29,521
OP1	Sheltered	45	0%	£6,041	£4,848	£3,654
OP2	Extra care	60	0%	-£6,064	-£7,556	-£9,048
OP3	Care home	60	0%	-£50,558	-£51,769	-£52,991
CSB1 VA2	Custom & self-build	35	35%	£88,725	£82,880	£77,036
CSB2 VA2	Custom & self-build	20	35%	£50,153	£45,763	£41,374

Typology	Description	Dwellings	% AH	BLV 1 £/unit	BLV 2 £/unit	BLV 3 £/unit
CSB1 VA3	Custom & self-build	35	35%	£40,777	£34,826	£28,875
CSB2 VA3	Custom & self-build	20	35%	£2,290	-£2,099	-£6,489

Sensitivity testing – higher values and mixed schemes in VA1

5.15 Additional testing has been undertaken to explore the viability of higher values and the introduction of some houses on brownfield development in VA1. This reflects the importance of brownfield development to the delivery of the plan.

Higher values

5.16 Chapter 4 includes discussion of higher value scenarios for sale flats in VA1 Exeter central. Data from rightmove and consultation suggests that a higher value of c.£5,300/sq m can be achieved in VA1. This higher value has been used for this sensitivity modelling, using the sale flatted typologies with 15% affordable housing. Using these higher values strengthens the viability of this type of development and increases the amount of headroom that may be available to meet any additional costs not included within this testing.

Table 5.6 sensitivity tests – higher value flatted development in VA1

Typology	Description	Dwellings	% AH	BLV 1 £/unit	BLV 2 £/unit	BLV 3 £/unit
Res3c	Flats	15	15%	£16,988	£16,279	£15,570
Res4c	Flats	30	15%	£16,880	£16,158	£15,351
Res5b	Flats	75	15%	£22,150	£21,721	£21,293
Res6b	Flats	150	15%	£28,385	£27,985	£27,586

Mixed schemes

5.17 In addition to the flatted schemes likely to be important to delivery in VA1 Exeter central, there may also be a role for some higher density mixed schemes, with some terraces and semis as well as flats. The sensitivity testing includes the four mixed brownfield typologies with the higher central BLV and 15% affordable housing. In VA1 these typologies have relatively strong viability with significant headroom to meet additional costs not included within the testing. Inclusion of some mixed development in with flatted schemes could be used to boost overall viability if needed to meet additional costs.

Table 5.7 sensitivity tests mixed development in VA1

Typology	Description	Dwellings	% AH	BLV 1 £/unit	BLV 2 £/unit	BLV 3 £/unit
Res3d	Higher density mixed houses and flats	15	15%	£79,614	£77,122	£74,631
Res4d	Higher density mixed houses and flats	30	15%	£80,965	£78,428	£75,891
Res5c	Higher density mixed houses and flats	75	15%	£78,675	£75,286	£71,898

Summary

- 5.18** Most of the typologies representative of the flatted development proposed for VA1 Exeter central are viable with the proposed policies (including 15% affordable housing), although the smallest flatted schemes are marginal as tested. BtR (with 20% affordable housing) is more viable than the for sale equivalent schemes. Both co-living and PBSA are viable (both with 20% affordable housing).
- 5.19** The greenfield typologies representative of the proposed development in VA2 Exeter edge are all viable with the proposed policies (including 35% affordable housing for schemes over the 10-dwelling threshold).
- 5.20** The brown typologies representative of the proposed development in VA3 Exeter outer are all viable with the proposed policies (including 15% affordable housing). Schemes in this value area that include flats are generally less viable than house only schemes.
- 5.21** Viability is weaker for older persons housing. Sheltered is viable with no affordable housing while extra care and care homes are not viable.
- 5.22** Sensitivity testing in VA1 Exeter central shows that if some of the higher flatted values seen in some existing schemes can be achieved in the proposed allocations then the viability is considerably strengthened, with further headroom to meet additional costs. The sensitivity testing also shows how higher density mixed schemes that include some houses as well as flats in VA1 can also provide additional viability headroom and could be used to cross-subsidise flatted schemes if necessary.

Chapter 6 Summary and conclusions

Introduction

- 6.1** This viability assessment has been undertaken to indicate whether the development and policies proposed in the draft Exeter Plan 2021-2041 are viable. The study has therefore reviewed the national and local policy requirements and developed a set of typologies representative of the proposed type and location of development. This includes the Plan's clear focus on higher density brownfield development in the centre of the city, with a modest amount of greenfield development on the edge of the city and a relatively small amount of infill.
- 6.2** Data and consultation with the development industry has been used to generate and refine the values and costs of development. The city has been split into three value areas to account for the differences in house prices taking into consideration the potential development opportunities within the three areas. The viability testing has been split into the three value areas, using typologies that are relevant to the likely development in that area.
- 6.3** The viability testing approach is considered cautious, with conservative assumptions (e.g. no vacant building credit/CIL relief allowances in the brownfield testing and use of the base values in VA1 for policy testing).

Is the plan viable?

- 6.4** The draft Exeter Plan is dependent on the delivery of a set of allocations with the majority of dwellings proposed for brownfield sites in Exeter central. Table 6.1 below lists the allocations and the proposed dwellings, categorised into the three value areas and the applicable generic viability testing typologies. A number of these sites are currently in the application process and would therefore be considered as deliverable for the purposes of viability testing. Table 6.2 summarises planned delivery by value area.

Table 6.1 H2 allocations

Site	Dwellings	Greenfield/ brownfield	Value area	Typology(s)
Water Lane	1,861	BF	VA1	Res3c, Res3d, Res4c, Res4d, Res5b, Res5c, Res6b, BtR1, BtR2, Col1, Col2, Col3
East Gate	609	BF	VA1	Res3c, Res3d, Res4c, Res4d, Res5b, Res5c, Res6b, BtR1, BtR2, Col1, Col2, Col3, PBSA1, PBSA2, PBSA3
Red Cow	442	BF	VA1	Res3c, Res3d, Res4c, Res4d, Res5b, Res5c, Res6b, BtR1, BtR2, Col1, Col2, Col3,

Site	Dwellings	Greenfield/ brownfield	Value area	Typology(s)
				PBSA1, PBSA2, PBSA3
Exe Bridges Retail Park	201	BF	VA1	Res3c, Res3d, Res4c, Res4d, Res5b, Res5c, Res6b, BtR1, BtR2, Col1, Col2, Col3
South Gate	81	BF	VA1	Res3c, Res3d, Res4c, Res4d, Res5b, Res5c, Res6b, BtR1, BtR2, Col1, Col2, Col3
Land at Old Rydon Lane	357	GF	VA2	Res6a
St Bridget Nurseries	350	BF	VA2	Res5c, Res6a
Heavitree Road Police Station	350	BF	VA1	Res6b, BtR1, BtR2, Col1, Col2, Col3, PBSA1, PBSA2, PBSA3
Mary Arches Multi-Storey & Surface Car Park	154	BF	VA1	Res5b, Res5c, Res6b, BtR1, BtR2, Col1, Col2, Col3
Whipton Community Hospital	110	BF	VA3	Res5c
Rougemont Switching Centre	86	BF	VA1	Res5b
Land at Newcourt Road, Topsham	69	GF	VA2	Res5a, Res5d
Land adjoining Silverlands	67	GF	VA2	Res5a, Res5d
Land to the west of Newcourt Road	56	GF	VA2	Res4a, Res5a, Res5d
Land at Topsham Golf Academy	54	GF	VA2	Res4a, Res5a, Res5d
Land at Exeter Squash Club, Prince of Wales Rd	48	BF	VA1	Res4c, Res4d, Col1, PBSA1
Land and buildings at Victoria Street	47	BF	VA1	Res4c, Res4d, Col1, PBSA1
12-31 Sidwell Street	45	BF	VA1	Res4c, Col1, PBSA1
Land to the east of Newcourt Road 2, Topsham	45	GF	VA2	Res4a
Belle Isle Depot, Belle Isle Drive	40	BF	VA1	Res4b, Res4c, Res4d, Col1
Clifford Close	33	BF	VA3	Res4b, Res4c, Res4d, Col1
Gypsy Hill Hotel	28	BF	VA3	Res4b, Res4d
Unit 1 Nightclub, Summerland Street	28	BF	VA1	Res4c, Col1, PBSA1

Site	Dwellings	Greenfield/ brownfield	Value area	Typology(s)
Land behind 66 Chudleigh Road	27	GF	VA2	Res4a
Chestnut Avenue	24	BF	VA3	Res4b, Res4d
East of Pinn Lane	24	GF	VA3	Res4a
Land at Matford Lane 2	21	BF	VA1	Res3c, Res3d
Hessary, Hollow Lane	17	GF	VA3	Res3a
Fever and Boutique, Mary Arches Street	15	BF	VA1	Res3c
Land south of Gypsy Hill Lane	14	GF	VA3	Res3a
Land at Hamlin Lane	13	BF	VA3	Res3b, Res3d
Garages at Lower Wear Road	12	BF	VA3	Res3b, Res3d
88 Honiton Road	10	BF	VA3	Res3b
Newbery Car Breakers	8	BF	VA3	Res2b
Lancelot Road	7	BF	VA3	Res2b
Land rear of Beacon Lane shops	6	BF	VA3	Res2b
Land at Taunton Close	5	BF	VA3	Res1b
91-97 Wonford Street	5	BF	VA3	Res1b

Table 6.2 Planned delivery by value area

Value area	Dwellings	% dwellings	Existing use
VA1	4,028	75%	All brownfield
VA2	1,025	19%	All greenfield
VA3	311	6%	Mixed with largest as brownfield
Total	5,364	100%	

6.5 The generic typology viability testing results detailed in Chapter 5 show that:

- VA1 Exeter central - the brownfield higher density allocations in table 6.1 are broadly viable as tested and able to deliver the general policy requirements, although the smallest schemes (15 and 30 dwelling flatted sale typologies) are marginal. Larger schemes including BtR are more viable, with some headroom to meet additional costs should they be incurred. Both co-living and PBSA are viable in Exeter central. The sensitivity tests show that where higher values are achievable, the viability is significantly stronger and there is additional headroom to meet further costs should they be incurred. The inclusion of some higher density houses within the mix also strengthens viability and the additional viability headroom could be used to cross-subsidise and strengthen the viability of mixed schemes.
- VA2 Exeter edge - the greenfield allocations are viable as tested and able to deliver the general policy requirements.
- VA3 Exeter outer – the brownfield and greenfield allocations are viable as tested and able to deliver the general policy requirements.

- 6.6** Therefore, the types of development expected to deliver the supply on the allocations are viable with all the policies set out in the Local Plan.
- 6.7** PBSA is viable with affordable housing (20% of rooms with 20% discount from market rents). However, the mechanism for implementing an affordable housing requirement for PBSA is untested in Exeter and it is not clear how this could be taken forward. Therefore, the Council may want to consider whether this requirement is included in the Exeter Plan policies. If no affordable housing is required, the viability of PBSA will be strengthened.

Is development able to support specific policies for the Strategic Brownfield Allocations?

- 6.8** The five strategic brownfield allocations in VA1 Exeter central are made up of multiple land promotions all of which are at various stages of planning with options about the form of development that may come forward. For example, on any one of these allocations there could be a combination of flats for sale, BtR, co-living and PBSA. Also, there is little detail available on site costs or funding mechanisms for the allocation-specific policies. Therefore, the approach taken within this viability assessment is to separately test the likely forms of development and tenures and consider the viability headroom available to meet any site-specific cost implications.
- 6.9** The range of standard and sensitivity testing viability headroom per dwelling that may be available to meet additional costs are set out in the table below. At this stage it is unknown how the different forms of development or tenure will be combined on the different allocations although it is likely that the most viable forms of development will be brought forward.

Table 6.3 VA1 Viability £/dwelling headroom

Description	Values	% AH	Headroom £/dwelling (room)
Flats for sale – small schemes (15-30 dwellings)	Standard	15%	-£1,784 to £86
Flats for sale – small schemes (15-30 dwellings)	Sensitivity	15%	£15,351 to £16,988
Flats for sale – larger schemes (75-150 dwellings)	Standard	15%	£3,872 to £10,610
Flats for sale – larger schemes (75-150 dwellings)	Sensitivity	15%	£21,293 to £28,385
BtR flats – 150-350 dwellings	Standard	20%	£9,445 to £12,226
Higher density mixed houses and flats (15-75 dwellings)	Standard	15%	£71,898 to £80,965
Co-living (40-250 rooms)	Standard	20%	£4,361 to £12,771
PBSA (40-250 rooms)	Standard	20%	£3,902 to £10,834

- 6.10** On the Strategic Brownfield Allocations, the most likely forms of development are the larger typologies and these all have some scope to meet additional costs. Where circumstances allow, the inclusion of some houses as well as flats will provide further viability headroom which could be used to cross subsidise mixed schemes.

- 6.11** While the smaller sale flattened schemes are less likely to be part of Strategic Brownfield Allocations, if they are able to achieve the higher sensitivity values then there is scope to meet additional costs.
- 6.12** Should allocation-specific policy costs (or other site costs) exceed the viability headroom we would expect the premium component within the benchmark land value to adjust. If there are specific costs that extend beyond the benchmark land value premium, then site-specific negotiations would have to take place to enable the development to come forward.
- 6.13** It is also noted that many parts of the Strategic Brownfield Allocations are currently going through the planning system and therefore can be considered deliverable.

Appendix A National policy and guidance

- i. **National framework** - The National Planning Policy Framework (NPPF) recognises the importance of positive and aspirational planning but states that this should be done 'in a way that is aspirational but deliverable'²⁹.
- ii. The NPPF advises that cumulative effects of policy should not combine to render plans unviable:

*'Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.'*³⁰
- iii. The government has signalled its desire to simplify the planning process, including development contributions. The NPPF advises that:

*'All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.'*³¹
- iv. In terms of affordable homes the government has reiterated previous policy on affordable homes thresholds and a desire to increase affordable home products that can potentially lead to home ownership:

*'Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount'*³²

*'Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.'*³³
- v. With regard to non-residential development, the NPPF states that local planning authorities should:

²⁹ DLUHC, 2023 NPPF Para 16

³⁰ DLUHC, 2023 NPPF Para 34

³¹ DLUHC, 2023 NPPF Para 58

³² DLUHC, 2023 NPPF Para 65

³³ DLUHC, 2023 NPPF Para 66

*'set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth...local policies for economic development and regeneration...seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment...be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.'*¹³⁴

- vi. However, the NPPF does not state that all sites must be viable now in order to appear in the plan. Instead, the NPPF is concerned to ensure that the bulk of the development is not rendered unviable by unrealistic policy costs and that overall, Local Plan policies should not undermine the deliverability of the plan³⁵. It is important to recognise that economic viability will be subject to economic and market variations over the local plan timescale. In a free market, where development is largely undertaken by the private sector, the local planning authority can seek to provide suitable sites to meet the needs of sustainable development. It is not within the local planning authority's control to ensure delivery actually takes place; this will depend on the willingness of a developer to invest and a landowner to release the land. So, in considering whether a site is deliverable now or developable in the future, we have taken account of the local context to help shape our viability assumptions.
- vii. **Written Ministerial Statements - Local Energy Efficiency Standards Update** (13 December 2023) recognises that for a number of years, the plans of some local authorities have sought to go further than national standards for energy efficiency. The WMS states that the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations unless they have a well-reasoned and robustly costed rationale that ensures development remains viable and that any additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate calculated using a specified version of the Standard Assessment Procedure.
- viii. **Planning Practice Guidance - Planning Practice Guidance**³⁶ (PPG) provides further detail about how the NPPF should be applied. PPG contains general principles for understanding viability (also relevant to CIL viability testing). The approach taken reflects the latest version of PPG. In order to understand viability, a realistic understanding of the costs and the value of development is required and direct engagement with development sector may be helpful³⁷. Evidence should be proportionate to ensure plans are underpinned by a broad understanding of viability, with further detail for strategic sites that provide a significant proportion of planned supply³⁸.

³⁴ DLUHC, 2023 NPPF, para 86

³⁵ DLUHC, 2023 NPPF Para 34

³⁶ DLUHC, Planning Practice Guidance

³⁷ PPG Paragraph: 010 Reference ID: 10-010-20180724

³⁸ PPG Paragraph: 005 Reference ID: 10-004-20180724

- ix. All development costs should be taken into account, including within setting of benchmark land values, in particular para 014 within the PPG Viability section states that:

'Costs include:

- build costs based on appropriate data, for example that of the Building Cost Information Service
 - abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value
 - site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value
 - the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, biodiversity net gain (as required by Schedule 7A of the Town and Country Planning Act), and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value
 - general finance costs including those incurred through loans
 - professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value
 - explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return.'
- x. Land values³⁹ should be defined using a benchmark land value that is established on the basis of Existing Use Value plus a premium for the landowner. The premium should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The benchmark should reflect the implications of abnormal costs, site specific infrastructure and fees. It can be informed by market evidence including current costs and values but that this should be based on development that is compliant with policies, where evidence is not available adjustments should be made to reflect policy compliance.
- xi. PPG states that developer return should be 15 - 20% of gross development value and that a lower figure may be more appropriate for affordable homes delivery⁴⁰.
- xii. **Community Infrastructure Levy (CIL)** - CIL is payable on development which creates net additional floor space, where the gross internal area of new build exceeds 100 square metres (this limit does not apply to new houses or flats)⁴¹. Custom & self-build is exempt,

³⁹ PPG Paragraph: 013 Reference ID: 10-013-20190509 and 014 Reference ID: 10-014-20190509

⁴⁰ PPG Paragraph: 018 Reference ID: 10-018-20190509

⁴¹ PPG Paragraph: 001 Reference ID: 25-001-20190901

along with affordable homes, charitable development, buildings into which people do not normally go and vacant buildings brought back into the same use⁴².

- xiii. CIL rates should be set so that they strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments⁴³.
- xiv. For the purposes of CIL, a charging authority should use an area-based approach, involving a broad test of viability across their area. This should use appropriate available evidence, recognising that the available data is unlikely to be fully comprehensive. A sample of site types should be used, however more fine-grained sampling may be required where differential CIL rates are set. Rates should be reasonable and include a buffer, but there is no requirement for a proposed rate to exactly mirror the evidence⁴⁴.
- xv. Differential rates may be set in relation to geography, development type and/or scale. However undue complexity and disproportionate impact should be avoided. The charging authority should consider a zero CIL where plan policies require significant contributions towards homes or infrastructure through planning obligations⁴⁵. In addition, higher rates should not be charged for minor developments without affordable housing⁴⁶. The guidance for testing viability for plan-making and for setting CIL rates is closely aligned and so testing both together follows the same approach and can use common assumptions.
- xvi. **Other guidance on viability testing for development** - Guidance has been published to assist practitioners in undertaking viability studies for policy making purposes - "*Viability Testing Local Plans - Advice for planning practitioners*"⁴⁷. The foreword to the Advice for planning practitioners includes support from DHCLG, the LGA, the HBF, PINS and POS. PINS and the POS⁴⁸ state that:

'The Planning Inspectorate and Planning Officers Society welcome this advice on viability testing of Local Plans. The use of this approach will help enable local authorities to meet their obligations under NPPF when their plan is examined'

- xvii. The approach to viability testing adopted for this study follows the principles set out in the Advice. The Advice re-iterates that:

'The approach to assessing plan viability should recognise that it can only provide high level assurance'

⁴² PPG Paragraph: 005 Reference ID: 25-005-20201116

⁴³ PPG Paragraph: 010 Reference ID: 25-010-20190901

⁴⁴ PPG Paragraph: 020 Reference ID: 25-020-20190901

⁴⁵ PPG Paragraph: 026 Reference ID: 25-026-20190901

⁴⁶ PPG Paragraph: 024 Reference ID: 25-024-20240219

⁴⁷ The guide was published in June 2012 and is the work of the Local Housing Delivery Group, chaired by Sir John Harman, which is a cross-industry group, supported by the Local Government Association and the Home Builders Federation

⁴⁸ Acronyms for the following organisations - Department of Communities and Local Government, LGA Environment and Housing Board, Home Builders Federation, Planning Inspectorate, Planning Officers Society

- xviii. The Advice also comments on how viability testing should deal with potential future changes in market conditions and other costs and values and states that:

'The most straightforward way to assess plan policies for the first five years is to work on the basis of current costs and values'. (page 26)

- xix. But that:

'The one exception to the use of current costs and current values should be recognition of significant national regulatory changes to be implemented.....' (page 26)

- xx. Principles of viability testing

- xxi. The Advice for planning practitioners⁴⁹ summarises viability as follows:

- xxii. 'An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.' (page 14)
- xxiii. Reflecting this definition of viability, and as specifically recommended by the Advice for planning practitioners, we have adopted a residual value approach to our analysis. Residual value is the value of the completed development (known as the Gross Development Value or GDV) less the costs of undertaking the development. The residual value is then available to pay for the land. The value of the scheme includes both the value of the market homes and affordable homes (and other non-residential values). Scheme costs include the costs of building the development, plus professional fees, scheme finance and a return to the developer. Scheme costs also include planning obligations (including affordable homes, direct s106 costs) and the greater the planning obligations, the less will be the residual value.
- xxiv. The residual value of a scheme is then compared with a benchmark land value. If the residual value is less than the benchmark value, then the scheme is less likely to be brought forward for development and is considered unviable for testing purposes. If the residual value exceeds the benchmark, then it can be considered viable in terms of policy testing.
- xxv. PPG paragraph 012 - 015 sets out that benchmark land values should be based on the current use value of a site plus an appropriate site premium in most cases. The principle of this approach is that a landowner should receive at least the value of the land in its 'pre-permission' use, which would normally be lost when bringing forward land for development. The benchmark land values used in this study are based on the principle of 'Existing Use Value Plus' which is considered further in other parts of this report.

⁴⁹ Local Housing Delivery Group, 2012, Viability Testing Local Plans - Advice for planning practitioners

- xxvi. Note the approach to Local Plan level viability (or CIL) assessment does not require all sites in the plan to be viable. The Harman Report says that a site typologies approach (i.e. assessing a range of example development sites likely to come forward) to understanding plan viability is sensible, a view echoed in CIL guidance. Viability '*...is to provide high level assurance that the policies with the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan*'.

Appendix B Local policy review

Policy	Requirements	Testing approach
S1 Spatial Strategy	Focusing the majority of development on strategic brownfield sites, particularly in locations close to the city centre. Enabling the development of smaller brownfield sites and modest greenfield development.	Reflected in the typologies used in the viability assessment.
CC1 Net zero Exeter	Development in sustainable locations, with a fabric first approach to energy efficiency, with SuDS and BNG.	Specific building standards and BNG allowances made in the testing.
CC2 Renewable and low carbon energy	Support for renewable and low carbon energy-generating development	-
CC3: Local energy networks	Support for local energy networks in various locations and the requirement that all new development of at least 1,000 sq m/10+ dwellings within 500m should allow for future connections to these networks.	No specific allowances made
CC4: Ground-mounted photovoltaic arrays	Support for ground-mounted photovoltaic arrays subject to various conditions.	-
CC5: Future development standards	From 2025, residential development will be required, to achieve a 75% carbon dioxide emissions reduction 2013 Building Regulations, using fabric, heat pumps and PV.	Allowances for Future Homes standard included in testing.
CC6: Embodied carbon	Requirement to calculate embodied carbon and take steps to minimise.	Within allowances for professional fees.
CC7: Development that is adaptive and resilient to climate change	Development to demonstrate how it will adapt to changing climate.	-
CC8: Flood risk	Sequential test for location of development and mitigation (including SuDS).	Standard development costs.
CC9: Water quantity and quality	Residential development use of no more than 110 litres per person per day.	Deminimis cost to development.
H1: Housing requirement	Delivery of at least 642 homes per year over the plan period.	-

Policy	Requirements	Testing approach
H2: Housing allocations and windfalls	Sites for development of new housing.	Used to inform the typologies and value area-based analysis of the testing results.
H3: Regeneration opportunity areas	Support for brownfield regeneration.	-
H4 Affordable housing	Affordable housing on sites 10 dwellings +: 15% on Brownfield land 35% on greenfield land Split 50:50 social rent/affordable home ownership	Used in the viability testing.
H5: Build to rent	Support for build to rent with the requirement for 20% affordable housing as discount market rent affordable housing on developments 10 dwellings+.	
H6: Co-living housing	Support for Co-living subject to various conditions and with the requirement for 20% affordable housing as discount market rent affordable housing.	Used in the viability testing.
H7: Custom and self-build housing	Support for custom and self-build (CSB) sites, and the requirement of 5% CSB on schemes of 20+ dwellings.	Inclusion of CSB in typologies over 20 dwellings (except BtR, older persons housing, PBSA and Co-living).
H8: Homes for older people	Support for older persons housing development.	Older persons housing typologies used in viability testing.
H9: Supported housing	Support for supported housing development.	Not included in testing as not subject to commercial development.
H10: Purpose built student accommodation	Support for purpose built student accommodation development (PBSA).	Included typology in viability testing.
H11: Gypsy and traveller accommodation	Support for G&T accommodation.	Not included in testing as not subject to standard commercial development.
H12: Residential conversions and houses in multiple occupation	Support for conversions and HMOs subject to various conditions.	Not included in testing.
H13: Loss of residential accommodation	Loss of residential units not permitted.	-

Policy	Requirements	Testing approach
H14: Accessible homes	All market homes to M4(2), with 10% of affordable homes to M4(3) and remainder to M4(2).	Allowances made in viability testing.
H15: Housing density and size mix	Requirement to optimise density and provide a mix of dwellings types.	Has informed typologies.
H16: Residential amenity and healthy homes	New development to provide safe and healthy living, and not harm neighbours' amenity.	-
EJ1: Economic growth	Support for transformational sectors.	-
EJ2: Retention of employment land	Protection of established employment centres.	-
EJ3: New forms of employment provision	Support for work hubs, collaborative workspaces and live work.	-
EJ4: Access to jobs and skills	Support for increasing access to employment and learning opportunities, social mobility, and city-wide inclusion.	-
EJ5: Provision of local services in employment areas	Conditions for permitting local services in employment areas.	-
EJ6: New transformational employment allocations	Locations for transformational employment development.	-
RFC1: The vitality of our high streets and centres	Support for development that reinforces the vitality of the city centre, district centres and local centres.	-
RFC2: Development in and affecting our centres	Approach to accommodating different types of retail provision in different locations.	-
STC1: Sustainable movement	Support for development in sustainable locations and maximising active travel and public transportation.	-
STC2: The transport hierarchy	New development sustainable transport hierarchy.	S106 allowances included in viability testing.
STC3: Supporting active travel	City Council to work with partners to create attractive high quality active travel routes within the city and to surrounding areas, with provision also through development proposals.	S106 allowances included in viability testing. Allowance in house-led typologies for storage.

Policy	Requirements	Testing approach
	New housing to provide adequate storage for cycles and mobility scooters/wheelchairs.	
STC4: Supporting public transport	Support for public transport schemes plus requirement for development to provide high quality and safe access to public transport, including contributions to public transport services and/or infrastructure.	S106 allowances included in viability as well as CIL at the appropriate rates.
STC5: Supporting more sustainable forms of car use	Support for electric vehicles and shared mobility, as well as car free development, with contributions to controlled parking zones.	S106 allowances included in viability testing.
STC6: Travel plans	Major development proposals to be accompanied by a travel plan.	Within allowances for professional fees.
STC7: Safeguarding transport infrastructure	Listing of safeguarded travel routes.	-
STC8: Motorway service area	Support for the redevelopment of the services at M5 J30.	-
STC9: Digital communications	Requirement for high-speed digital infrastructure in new development with two connections for 500+ dwelling schemes.	Standard development costs including delivery by service provider in most cases.
NE1: Landscape setting areas	Protection for the Landscape Setting Areas.	-
NE2: Valley Parks	Development to contribute to the valley parks.	S106 allowances included in viability testing as well as CIL at the appropriate rates. Separate allowances made to habitat regulations mitigation at prevailing rate. Separate allowances for BNG.
NE3 Biodiversity	Mitigate impacts on the Exe Estuary SPA and other nearby sites. 10% biodiversity net gain (BNG) required.	S106 allowances included in viability testing as well as CIL at the appropriate rates. Separate allowances made to habitat regulations mitigation at prevailing rate. Separate allowances for BNG.

Policy	Requirements	Testing approach
NE4: Green infrastructure	Requirement for development to contribute to green infrastructure.	S106 allowances included in viability testing as well as CIL at the appropriate rates.
NE5: Green circle	Protection for the Green circle.	-
NE6: Urban greening factor	Major development to score at least 0.3 for predominately commercial development; and 0.4 for predominately residential development (0.5 for predominantly greenfield residential development) of Natural England's Urban Greening Factor (UGF) calculator.	Assumed to be included in allowances for external works (plot & site infrastructure) and BNG.
NE7: Urban tree canopy cover	Development to show how it contributes to increasing tree cover.	Assumed to be included in allowances for external works (plot & site infrastructure) and BNG.
HH1: Conserving and enhancing heritage assets	Protection for heritage assets.	-
HH2: Conservation areas	Protection for conservation areas.	-
HH3: Archaeology	Protection, interpretation and reporting of archaeology.	-
HH4: Heritage assets and climate change	Retention, repair, retrofit, and adaptive reuse of historic buildings to minimise embodied carbon emissions, improve energy performance and adapt to climate change	-
C1: Protecting and enhancing cultural and tourism facilities	Protection for existing cultural and tourism uses.	-
C2: Development and cultural provision	Large scale development to contribute to local cultural provision.	S106 allowances included in viability testing as well as CIL at the appropriate rates.
D1: Design principles	Principles for high quality design.	-
D2: Designing-out crime	Use and design principles to reduce perceptions and instances of crime.	-
D3: Advertisements	Requirements relating to advertisements.	-
HW1: Health and wellbeing	Development to provide Health Impact Assessment as well as contributions towards GPs.	S106 allowances included in viability testing as well as CIL at the appropriate rates.

Policy	Requirements	Testing approach
HW2: Environmental quality, pollution and contaminated land	Conditions for new development.	-
IF1: Delivery of infrastructure	Contributions to infrastructure through s106 & CIL.	S106 allowances included in viability testing as well as CIL at the appropriate rates.
IF2: Viability	Framework for viability negotiations.	-
IF3: Community facilities	Residential development must provide community facilities or contributions.	S106 allowances included in viability testing as well as CIL at the appropriate rates.
IF4: Open space, play areas, allotments and sport	Residential development must provide open space/play/allotments/sports or contributions.	S106 allowances included in viability testing as well as CIL at the appropriate rates.
IF5: New cemetery provision	Support for new cemetery provision.	-

Appendix C ‘Sold’ residential values

Data from Land Registry and Environmental Performance Certificates (EPC) – 2Q 2019 to 1Q 2024

Date	HPI Adjusted Sale Price	Postcode	Type	Address	Sq. m	£/sq. m
2019-11	£375,374	EX1 3DX	D	45, CELTIC CLOSE	84	£4,469
2019-12	£379,286	EX1 3DX	D	47, CELTIC CLOSE	84	£4,515
2019-12	£471,880	EX1 3DX	D	53, CELTIC CLOSE	127	£3,716
2019-11	£497,076	EX1 3DX	D	55, CELTIC CLOSE	143	£3,476
2019-12	£501,373	EX1 3DX	D	49, CELTIC CLOSE	143	£3,506
2019-06	£503,706	EX1 3DX	D	16, CELTIC CLOSE	127	£3,966
2019-12	£511,737	EX1 3DX	D	51, CELTIC CLOSE	143	£3,579
2019-06	£592,749	EX1 3DX	D	18, CELTIC CLOSE	158	£3,752
2019-06	£595,849	EX1 3DX	D	57, CELTIC CLOSE	150	£3,972
2019-06	£598,866	EX1 3DX	D	20, CELTIC CLOSE	160	£3,743
2019-06	£598,866	EX1 3DX	D	61, CELTIC CLOSE	160	£3,743
2019-08	£625,022	EX1 3DX	D	59, CELTIC CLOSE	164	£3,811
2019-06	£629,420	EX1 3DX	D	22, CELTIC CLOSE	158	£3,984
2019-06	£632,712	EX1 3DX	D	63, CELTIC CLOSE	158	£4,005
2021-05	£466,658	EX1 3DY	D	32, POLTIMORE DRIVE	113	£4,130
2021-05	£472,349	EX1 3DY	D	34, POLTIMORE DRIVE	113	£4,180
2022-06	£311,839	EX1 3FA	D	41, SYBIL MEAD	98	£3,182
2022-06	£314,756	EX1 3FA	S	44, SYBIL MEAD	108	£2,914
2022-06	£317,391	EX1 3FA	S	43, SYBIL MEAD	109	£2,912
2022-06	£317,391	EX1 3FA	S	42, SYBIL MEAD	98	£3,239
2022-06	£352,601	EX1 3FA	D	29, SYBIL MEAD	90	£3,918
2022-06	£391,103	EX1 3FA	D	28, SYBIL MEAD	106	£3,690
2021-11	£405,649	EX1 3FA	D	50, SYBIL MEAD	106	£3,827
2022-03	£414,734	EX1 3FA	D	17, SYBIL MEAD	158	£2,625
2021-06	£415,886	EX1 3FA	D	52, SYBIL MEAD	103	£4,038
2021-06	£415,886	EX1 3FA	D	55, SYBIL MEAD	103	£4,038
2022-10	£417,880	EX1 3FA	D	30, SYBIL MEAD	169	£2,473
2021-08	£420,666	EX1 3FA	D	53, SYBIL MEAD	103	£4,084
2022-05	£421,773	EX1 3FA	D	16, SYBIL MEAD	158	£2,669
2020-12	£423,263	EX1 3FA	D	6, SYBIL MEAD	113	£3,746
2020-12	£428,907	EX1 3FA	D	7, SYBIL MEAD	113	£3,796
2021-12	£447,131	EX1 3FA	D	49, SYBIL MEAD	128	£3,493
2021-06	£456,683	EX1 3FA	D	51, SYBIL MEAD	128	£3,568
2020-12	£468,411	EX1 3FA	D	57, SYBIL MEAD	148	£3,165
2020-12	£468,411	EX1 3FA	D	2, SYBIL MEAD	123	£3,808
2020-12	£490,985	EX1 3FA	D	3, SYBIL MEAD	169	£2,905
2021-09	£496,021	EX1 3FA	D	56, SYBIL MEAD	141	£3,518
2020-12	£497,093	EX1 3FA	D	4, SYBIL MEAD	169	£2,941
2021-09	£499,568	EX1 3FA	D	10, SYBIL MEAD	169	£2,956
2020-12	£502,807	EX1 3FA	D	5, SYBIL MEAD	141	£3,566
2022-10	£281,106	EX1 3FB	S	2, ETHELRED ROAD	66	£4,259
2022-12	£460,199	EX1 3FE	D	1, PINNOCH ROW	141	£3,264

2021-06	£237,925	EX1 3FH	F	4, WHEAT BELT RISE	70	£3,399
2021-10	£247,407	EX1 3FH	F	10, WHEAT BELT RISE	70	£3,534
2021-10	£253,246	EX1 3FH	F	6, WHEAT BELT RISE	70	£3,618
2021-06	£375,419	EX1 3FH	D	2, WHEAT BELT RISE	90	£4,171
2022-03	£388,942	EX1 3FH	D	12, WHEAT BELT RISE	113	£3,442
2021-11	£398,827	EX1 3FH	D	14, WHEAT BELT RISE	113	£3,529
2021-12	£444,444	EX1 3FH	S	5, WHEAT BELT RISE	137	£3,244
2021-12	£403,508	EX1 3FJ	D	4A, BATTLE ABBEY WAY	113	£3,571
2019-06	£452,205	EX1 3FN	D	2, CROOK COPSE	124	£3,647
2019-09	£470,974	EX1 3FN	D	1, CROOK COPSE	124	£3,798
2019-12	£519,075	EX1 3FN	D	4, CROOK COPSE	154	£3,371
2019-04	£357,137	EX1 3FP	T	3, TITHEBARN WAY	96	£3,720
2021-07	£167,995	EX1 3FQ	F	34, JORDAN DRIVE	46	£3,652
2021-07	£171,388	EX1 3FQ	F	32, JORDAN DRIVE	46	£3,726
2021-06	£172,458	EX1 3FQ	F	36, JORDAN DRIVE	46	£3,749
2021-07	£173,788	EX1 3FQ	F	26, JORDAN DRIVE	46	£3,778
2022-06	£174,734	EX1 3FQ	F	50, JORDAN DRIVE	46	£3,799
2022-06	£175,705	EX1 3FQ	F	52, JORDAN DRIVE	46	£3,820
2021-06	£175,978	EX1 3FQ	F	30, JORDAN DRIVE	46	£3,826
2022-06	£177,173	EX1 3FQ	F	42, JORDAN DRIVE	46	£3,852
2022-06	£177,173	EX1 3FQ	F	48, JORDAN DRIVE	46	£3,852
2022-06	£179,153	EX1 3FQ	F	46, JORDAN DRIVE	46	£3,895
2021-10	£179,993	EX1 3FQ	F	28, JORDAN DRIVE	46	£3,913
2021-06	£261,059	EX1 3FQ	D	24, JORDAN DRIVE	70	£3,729
2020-11	£309,265	EX1 3FQ	T	43, JORDAN DRIVE	90	£3,436
2020-12	£311,928	EX1 3FQ	T	47, JORDAN DRIVE	98	£3,183
2020-12	£319,722	EX1 3FQ	T	45, JORDAN DRIVE	98	£3,262
2020-12	£323,481	EX1 3FQ	T	49, JORDAN DRIVE	98	£3,301
2021-03	£333,031	EX1 3FQ	T	55, JORDAN DRIVE	109	£3,055
2021-05	£334,221	EX1 3FQ	T	57, JORDAN DRIVE	109	£3,066
2020-11	£335,078	EX1 3FQ	S	37, JORDAN DRIVE	103	£3,253
2020-12	£336,850	EX1 3FQ	T	53, JORDAN DRIVE	109	£3,090
2021-05	£338,725	EX1 3FQ	S	59, JORDAN DRIVE	109	£3,108
2021-02	£340,396	EX1 3FQ	T	51, JORDAN DRIVE	109	£3,123
2022-10	£343,602	EX1 3FQ	T	68, JORDAN DRIVE	122	£2,816
2021-12	£347,991	EX1 3FQ	S	38, JORDAN DRIVE	103	£3,379
2022-09	£349,536	EX1 3FQ	S	64, JORDAN DRIVE	122	£2,865
2022-12	£353,499	EX1 3FQ	T	66, JORDAN DRIVE	122	£2,898
2021-12	£353,568	EX1 3FQ	S	40, JORDAN DRIVE	103	£3,433
2022-11	£354,727	EX1 3FQ	T	70, JORDAN DRIVE	122	£2,908
2022-06	£358,345	EX1 3FQ	S	60, JORDAN DRIVE	122	£2,937
2020-11	£358,592	EX1 3FQ	S	41, JORDAN DRIVE	103	£3,481
2020-11	£358,592	EX1 3FQ	S	39, JORDAN DRIVE	103	£3,481
2022-09	£360,336	EX1 3FQ	S	62, JORDAN DRIVE	122	£2,954
2021-05	£361,557	EX1 3FQ	S	61, JORDAN DRIVE	109	£3,317

2020-11	£363,841	EX1 3FQ	T	19, JORDAN DRIVE	122	£2,982
2020-12	£367,209	EX1 3FQ	T	21, JORDAN DRIVE	122	£3,010
2020-11	£367,252	EX1 3FQ	T	35, JORDAN DRIVE	122	£3,010
2020-12	£381,246	EX1 3FQ	T	17, JORDAN DRIVE	122	£3,125
2022-06	£383,875	EX1 3FQ	S	58, JORDAN DRIVE	122	£3,147
2021-02	£391,782	EX1 3FQ	D	67, JORDAN DRIVE	103	£3,804
2021-02	£401,561	EX1 3FQ	D	69, JORDAN DRIVE	103	£3,899
2020-10	£423,898	EX1 3FQ	D	29, JORDAN DRIVE	113	£3,751
2022-04	£427,405	EX1 3FQ	T	12, JORDAN DRIVE	137	£3,120
2020-10	£427,880	EX1 3FQ	D	23, JORDAN DRIVE	113	£3,787
2021-05	£455,282	EX1 3FQ	D	73, JORDAN DRIVE	123	£3,701
2020-12	£470,104	EX1 3FQ	D	27, JORDAN DRIVE	140	£3,358
2020-10	£492,812	EX1 3FQ	S	25, JORDAN DRIVE	140	£3,520
2022-11	£334,604	EX1 3FR	S	2, GRAMBREL RISE	80	£4,183
2022-11	£344,057	EX1 3FR	S	4, GRAMBREL RISE	80	£4,301
2022-12	£373,441	EX1 3FR	S	8, GRAMBREL RISE	90	£4,149
2022-10	£376,499	EX1 3FR	D	6, GRAMBREL RISE	106	£3,552
2021-06	£429,213	EX1 3FU	D	23, ASHCROFT ROAD	112	£3,832
2019-05	£372,763	EX1 3RA	D	10, PILTON LANE	94	£3,966
2019-04	£373,491	EX1 3RA	D	12, PILTON LANE	99	£3,773
2019-04	£373,491	EX1 3RA	D	6, PILTON LANE	94	£3,973
2019-04	£384,374	EX1 3RA	S	2, PILTON LANE	94	£4,089
2019-06	£386,998	EX1 3RA	D	14, PILTON LANE	95	£4,074
2019-06	£663,420	EX1 3RX	D	37, MONKERTON DRIVE	165	£4,021
2021-07	£274,056	EX1 3UU	T	88, ROMAN AVENUE	70	£3,915
2021-06	£277,407	EX1 3UU	T	86, ROMAN AVENUE	70	£3,963
2021-07	£280,936	EX1 3UU	T	90, ROMAN AVENUE	70	£4,013
2021-06	£286,601	EX1 3UU	S	35, ROMAN AVENUE	70	£4,094
2021-06	£292,919	EX1 3UU	S	37, ROMAN AVENUE	70	£4,185
2022-06	£312,272	EX1 3UU	S	56, ROMAN AVENUE	84	£3,718
2022-06	£315,344	EX1 3UU	S	54, ROMAN AVENUE	84	£3,754
2021-11	£317,010	EX1 3UU	S	74, ROMAN AVENUE	89	£3,562
2022-05	£319,148	EX1 3UU	S	62, ROMAN AVENUE	89	£3,586
2021-06	£321,108	EX1 3UU	S	39, ROMAN AVENUE	84	£3,823
2021-06	£321,108	EX1 3UU	S	31, ROMAN AVENUE	84	£3,823
2022-06	£324,326	EX1 3UU	S	60, ROMAN AVENUE	89	£3,644
2021-03	£327,040	EX1 3UU	S	52, ROMAN AVENUE	84	£3,893
2022-02	£327,335	EX1 3UU	S	64, ROMAN AVENUE	89	£3,678
2022-02	£328,150	EX1 3UU	S	66, ROMAN AVENUE	89	£3,687
2021-06	£329,193	EX1 3UU	S	41, ROMAN AVENUE	84	£3,919
2021-12	£332,376	EX1 3UU	S	21, ROMAN AVENUE	84	£3,957
2021-08	£333,649	EX1 3UU	S	29, ROMAN AVENUE	89	£3,749
2021-08	£338,559	EX1 3UU	S	27, ROMAN AVENUE	89	£3,804
2021-11	£342,012	EX1 3UU	S	68, ROMAN AVENUE	89	£3,843
2021-03	£345,553	EX1 3UU	S	50, ROMAN AVENUE	94	£3,676

2021-10	£349,228	EX1 3UU	S	70, ROMAN AVENUE	89	£3,924
2021-07	£349,833	EX1 3UU	S	92, ROMAN AVENUE	94	£3,722
2021-08	£356,659	EX1 3UU	S	25, ROMAN AVENUE	89	£4,007
2021-09	£362,498	EX1 3UU	D	76, ROMAN AVENUE	89	£4,073
2019-11	£389,605	EX1 3UU	S	11, ROMAN AVENUE	107	£3,641
2019-11	£391,946	EX1 3UU	S	13, ROMAN AVENUE	107	£3,663
2022-12	£392,551	EX1 3UU	D	9, ROMAN AVENUE	107	£3,669
2021-05	£474,688	EX1 3UU	D	43, ROMAN AVENUE	142	£3,343
2019-12	£489,582	EX1 3UU	D	15, ROMAN AVENUE	144	£3,400
2020-12	£324,354	EX1 3WB	S	20, SOLIDUS ROAD	84	£3,861
2020-11	£328,647	EX1 3WB	S	41, SOLIDUS ROAD	84	£3,912
2020-11	£329,200	EX1 3WB	S	39, SOLIDUS ROAD	84	£3,919
2020-11	£331,551	EX1 3WB	S	35, SOLIDUS ROAD	84	£3,947
2020-10	£334,139	EX1 3WB	S	37, SOLIDUS ROAD	84	£3,978
2020-12	£334,458	EX1 3WB	S	43, SOLIDUS ROAD	84	£3,982
2020-12	£335,008	EX1 3WB	S	45, SOLIDUS ROAD	84	£3,988
2020-11	£348,446	EX1 3WB	D	47, SOLIDUS ROAD	94	£3,707
2020-10	£365,795	EX1 3WB	S	29, SOLIDUS ROAD	107	£3,419
2020-12	£373,893	EX1 3WB	S	18, SOLIDUS ROAD	107	£3,494
2020-09	£375,683	EX1 3WB	S	23, SOLIDUS ROAD	107	£3,511
2020-11	£377,079	EX1 3WB	S	27, SOLIDUS ROAD	107	£3,524
2020-12	£379,256	EX1 3WB	S	22, SOLIDUS ROAD	107	£3,544
2020-10	£388,668	EX1 3WB	S	25, SOLIDUS ROAD	107	£3,632
2020-09	£393,294	EX1 3WB	S	13, SOLIDUS ROAD	107	£3,676
2020-12	£393,684	EX1 3WB	S	26, SOLIDUS ROAD	114	£3,453
2020-09	£399,164	EX1 3WB	S	16, SOLIDUS ROAD	114	£3,501
2020-12	£399,887	EX1 3WB	S	24, SOLIDUS ROAD	107	£3,737
2020-06	£405,590	EX1 3WB	S	11, SOLIDUS ROAD	107	£3,791
2020-07	£407,137	EX1 3WB	D	10, SOLIDUS ROAD	107	£3,805
2020-08	£413,570	EX1 3WB	D	21, SOLIDUS ROAD	144	£2,872
2020-08	£425,047	EX1 3WB	D	19, SOLIDUS ROAD	107	£3,972
2019-12	£449,471	EX1 3WB	D	5, SOLIDUS ROAD	144	£3,121
2020-12	£462,768	EX1 3WB	D	30, SOLIDUS ROAD	144	£3,214
2020-03	£470,956	EX1 3WB	D	8, SOLIDUS ROAD	144	£3,271
2020-12	£474,055	EX1 3WB	D	28, SOLIDUS ROAD	144	£3,292
2020-12	£481,956	EX1 3WB	D	32, SOLIDUS ROAD	144	£3,347
2019-12	£487,661	EX1 3WB	D	7, SOLIDUS ROAD	144	£3,387
2020-03	£492,843	EX1 3WB	D	9, SOLIDUS ROAD	144	£3,423
2020-08	£498,270	EX1 3WB	D	17, SOLIDUS ROAD	144	£3,460
2020-07	£501,885	EX1 3WB	D	14, SOLIDUS ROAD	144	£3,485
2020-07	£504,363	EX1 3WB	D	15, SOLIDUS ROAD	144	£3,503
2020-07	£507,645	EX1 3WB	D	12, SOLIDUS ROAD	144	£3,525
2019-12	£391,665	EX1 3WS	D	2, SESTERTIUS ROAD	114	£3,436
2019-12	£427,456	EX1 3WS	D	1, SESTERTIUS ROAD	114	£3,750
2022-06	£264,578	EX1 3WT	T	11, DENARIUS ROAD	70	£3,780

2022-06	£270,574	EX1 3WT	T	7, DENARIUS ROAD	70	£3,865
2022-07	£271,412	EX1 3WT	T	9, DENARIUS ROAD	70	£3,877
2022-07	£308,691	EX1 3WT	S	3, DENARIUS ROAD	84	£3,675
2022-07	£308,691	EX1 3WT	S	5, DENARIUS ROAD	84	£3,675
2022-06	£322,875	EX1 3WT	S	1, DENARIUS ROAD	94	£3,435
2019-12	£181,336	EX1 3WX	F	126, MYRTLEBURY WAY	52	£3,487
2019-07	£281,795	EX1 3WX	T	204, MYRTLEBURY WAY	72	£3,914
2019-06	£315,111	EX1 3WX	S	208, MYRTLEBURY WAY	71	£4,438
2019-04	£325,561	EX1 3WX	T	112, MYRTLEBURY WAY	71	£4,585
2019-05	£393,575	EX1 3WX	D	150, MYRTLEBURY WAY	88	£4,472
2022-07	£341,762	EX1 3WZ	D	11, FOLLIS WALK	94	£3,636
2021-07	£355,908	EX1 3WZ	D	1, FOLLIS WALK	94	£3,786
2022-06	£375,237	EX1 3WZ	D	9, FOLLIS WALK	114	£3,292
2021-12	£387,778	EX1 3WZ	S	4, FOLLIS WALK	107	£3,624
2022-05	£388,854	EX1 3WZ	D	8, FOLLIS WALK	114	£3,411
2021-12	£403,508	EX1 3WZ	D	3, FOLLIS WALK	107	£3,771
2022-06	£446,228	EX1 3WZ	D	10, FOLLIS WALK	144	£3,099
2021-12	£483,758	EX1 3WZ	D	2, FOLLIS WALK	144	£3,359
2019-10	£290,487	EX1 3XB	T	155, MYRTLEBURY WAY	71	£4,091
2019-06	£311,092	EX1 3XB	T	149, MYRTLEBURY WAY	71	£4,382
2019-06	£315,111	EX1 3XB	S	153, MYRTLEBURY WAY	71	£4,438
2019-05	£274,357	EX1 3XD	T	17, BROOKLYN CLOSE	58	£4,730
2019-06	£323,536	EX1 3XD	T	2, BROOKLYN CLOSE	71	£4,557
2022-01	£292,663	EX1 3YH	S	24, VIKING GROVE	70	£4,181
2021-12	£295,569	EX1 3YH	S	26, VIKING GROVE	70	£4,222
2021-03	£305,511	EX1 3YH	T	2, VIKING GROVE	84	£3,637
2021-03	£305,511	EX1 3YH	T	4, VIKING GROVE	84	£3,637
2021-03	£309,799	EX1 3YH	T	12, VIKING GROVE	84	£3,688
2021-03	£310,307	EX1 3YH	T	10, VIKING GROVE	84	£3,694
2021-04	£311,239	EX1 3YH	T	6, VIKING GROVE	84	£3,705
2021-06	£311,298	EX1 3YH	S	13, VIKING GROVE	84	£3,706
2021-09	£317,019	EX1 3YH	S	16, VIKING GROVE	84	£3,774
2021-12	£318,889	EX1 3YH	S	20, VIKING GROVE	84	£3,796
2021-11	£320,301	EX1 3YH	S	19, VIKING GROVE	84	£3,813
2021-12	£322,222	EX1 3YH	S	18, VIKING GROVE	84	£3,836
2021-05	£324,942	EX1 3YH	S	11, VIKING GROVE	89	£3,651
2021-03	£326,104	EX1 3YH	T	8, VIKING GROVE	84	£3,882
2021-11	£329,076	EX1 3YH	S	17, VIKING GROVE	84	£3,918
2021-12	£334,331	EX1 3YH	D	28, VIKING GROVE	89	£3,757
2021-05	£338,601	EX1 3YH	S	9, VIKING GROVE	89	£3,805
2021-06	£343,313	EX1 3YH	D	14, VIKING GROVE	94	£3,652
2022-02	£346,845	EX1 3YH	S	22, VIKING GROVE	94	£3,690
2021-09	£386,967	EX1 3YH	D	15, VIKING GROVE	114	£3,394
2022-12	£281,295	EX1 3YJ	T	9, PRIEST CLOSE	144	£1,953
2022-12	£283,189	EX1 3YJ	T	6, PRIEST CLOSE	89	£3,182

2022-12	£283,189	EX1 3YJ	T	8, PRIEST CLOSE	89	£3,182
2022-12	£297,842	EX1 3YJ	T	7, PRIEST CLOSE	89	£3,347
2022-12	£298,700	EX1 3YJ	D	17, PRIEST CLOSE	84	£3,556
2022-12	£353,474	EX1 3YJ	S	14, PRIEST CLOSE	107	£3,303
2022-12	£355,395	EX1 3YJ	S	11, PRIEST CLOSE	107	£3,321
2022-12	£371,778	EX1 3YJ	D	3, PRIEST CLOSE	107	£3,475
2022-12	£376,510	EX1 3YJ	S	12, PRIEST CLOSE	107	£3,519
2022-12	£376,510	EX1 3YJ	S	13, PRIEST CLOSE	107	£3,519
2022-12	£378,793	EX1 3YJ	D	15, PRIEST CLOSE	107	£3,540
2022-11	£380,442	EX1 3YJ	D	2, PRIEST CLOSE	114	£3,337
2022-06	£405,704	EX1 3YJ	D	23, PRIEST CLOSE	114	£3,559
2023-01	£467,172	EX1 3YJ	D	5, PRIEST CLOSE	89	£5,249
2021-06	£268,783	EX1 3YL	T	1, NORSE PLACE	70	£3,840
2021-05	£272,287	EX1 3YL	T	2, NORSE PLACE	70	£3,890
2021-06	£321,108	EX1 3YP	S	1, GOULD ROAD	84	£3,823
2021-01	£346,736	EX1 3YP	S	4, GOULD ROAD	94	£3,689
2021-03	£398,535	EX1 3YP	D	3, GOULD ROAD	107	£3,725
2022-10	£287,909	EX1 3YW	T	15, CENTURION CLOSE	89	£3,235
2022-10	£290,740	EX1 3YW	T	14, CENTURION CLOSE	89	£3,267
2022-10	£301,836	EX1 3YW	S	18, CENTURION CLOSE	89	£3,391
2022-06	£309,201	EX1 3YW	S	20, CENTURION CLOSE	89	£3,474
2022-03	£313,009	EX1 3YW	S	4, CENTURION CLOSE	84	£3,726
2022-03	£316,932	EX1 3YW	S	5, CENTURION CLOSE	84	£3,773
2022-06	£320,463	EX1 3YW	S	21, CENTURION CLOSE	89	£3,601
2022-11	£324,112	EX1 3YW	S	17, CENTURION CLOSE	94	£3,448
2022-03	£326,825	EX1 3YW	D	1, CENTURION CLOSE	89	£3,672
2022-10	£365,181	EX1 3YW	D	11, CENTURION CLOSE	107	£3,413
2022-07	£384,732	EX1 3YW	D	19, CENTURION CLOSE	114	£3,375
2022-06	£398,403	EX1 3YW	D	10, CENTURION CLOSE	107	£3,723
2022-06	£410,317	EX1 3YW	D	9, CENTURION CLOSE	144	£2,849
2022-06	£479,753	EX1 3YW	D	8, CENTURION CLOSE	144	£3,332
2022-08	£263,079	EX2 0AA	T	3, STANBURY ROW	57	£4,615
2022-08	£272,081	EX2 0AA	T	5, STANBURY ROW	57	£4,773
2022-08	£272,081	EX2 0AA	T	7, STANBURY ROW	57	£4,773
2022-05	£277,119	EX2 0AA	T	25, STANBURY ROW	57	£4,862
2022-05	£281,870	EX2 0AA	T	23, STANBURY ROW	57	£4,945
2022-05	£284,102	EX2 0AA	T	21, STANBURY ROW	57	£4,984
2021-10	£338,935	EX2 0AA	S	31, STANBURY ROW	79	£4,290
2021-06	£340,718	EX2 0AA	S	1, STANBURY ROW	79	£4,313
2022-07	£319,571	EX2 0AB	T	16, STANBURY ROW	57	£5,607
2022-12	£322,740	EX2 0AB	S	30, STANBURY ROW	76	£4,247
2022-06	£322,969	EX2 0AB	T	14, STANBURY ROW	77	£4,194
2022-04	£323,740	EX2 0AB	S	46, STANBURY ROW	77	£4,204
2022-12	£326,657	EX2 0AB	S	32, STANBURY ROW	76	£4,298
2022-06	£327,090	EX2 0AB	T	42, STANBURY ROW	57	£5,738

2022-06	£332,366	EX2 0AB	T	40, STANBURY ROW	77	£4,316
2022-06	£337,642	EX2 0AB	T	44, STANBURY ROW	77	£4,385
2022-12	£345,778	EX2 0AB	T	36, STANBURY ROW	106	£3,262
2022-12	£354,936	EX2 0AB	T	34, STANBURY ROW	106	£3,348
2021-12	£262,756	EX2 0AD	T	3, LOVERIDGE DRIVE	57	£4,610
2021-12	£289,668	EX2 0AD	T	5, LOVERIDGE DRIVE	57	£5,082
2022-03	£306,664	EX2 0AD	T	35, LOVERIDGE DRIVE	57	£5,380
2022-03	£309,040	EX2 0AD	T	39, LOVERIDGE DRIVE	77	£4,014
2021-12	£316,381	EX2 0AD	T	15, LOVERIDGE DRIVE	77	£4,109
2021-12	£319,376	EX2 0AD	T	9, LOVERIDGE DRIVE	57	£5,603
2022-02	£320,496	EX2 0AD	S	29, LOVERIDGE DRIVE	77	£4,162
2021-12	£323,092	EX2 0AD	T	11, LOVERIDGE DRIVE	57	£5,668
2022-04	£324,027	EX2 0AD	T	33, LOVERIDGE DRIVE	77	£4,208
2021-12	£324,921	EX2 0AD	T	7, LOVERIDGE DRIVE	77	£4,220
2022-02	£326,943	EX2 0AD	S	31, LOVERIDGE DRIVE	77	£4,246
2021-12	£343,147	EX2 0AD	T	1, LOVERIDGE DRIVE	79	£4,344
2022-06	£272,800	EX2 0AE	S	50, LOVERIDGE DRIVE	57	£4,786
2022-05	£276,783	EX2 0AE	S	48, LOVERIDGE DRIVE	57	£4,856
2021-06	£280,979	EX2 0AE	S	2, LOVERIDGE DRIVE	57	£4,929
2022-06	£294,022	EX2 0AE	S	58, LOVERIDGE DRIVE	57	£5,158
2022-06	£299,368	EX2 0AE	S	56, LOVERIDGE DRIVE	119	£2,516
2021-10	£299,399	EX2 0AE	T	30, LOVERIDGE DRIVE	76	£3,939
2021-08	£303,632	EX2 0AE	S	22, LOVERIDGE DRIVE	77	£3,943
2021-10	£318,639	EX2 0AE	T	32, LOVERIDGE DRIVE	76	£4,193
2022-06	£319,566	EX2 0AE	S	62, LOVERIDGE DRIVE	77	£4,150
2021-09	£320,508	EX2 0AE	T	28, LOVERIDGE DRIVE	76	£4,217
2021-10	£322,265	EX2 0AE	S	34, LOVERIDGE DRIVE	77	£4,185
2023-02	£325,914	EX2 0AE	T	66, LOVERIDGE DRIVE	57	£5,718
2021-08	£332,895	EX2 0AE	S	24, LOVERIDGE DRIVE	77	£4,323
2022-04	£334,355	EX2 0AE	S	40, LOVERIDGE DRIVE	79	£4,232
2023-02	£337,240	EX2 0AE	T	68, LOVERIDGE DRIVE	77	£4,380
2023-02	£339,457	EX2 0AE	T	64, LOVERIDGE DRIVE	77	£4,409
2022-09	£341,783	EX2 0AE	S	54, LOVERIDGE DRIVE	119	£2,872
2021-08	£351,013	EX2 0AE	S	20, LOVERIDGE DRIVE	106	£3,311
2022-06	£352,828	EX2 0AE	S	60, LOVERIDGE DRIVE	79	£4,466
2022-02	£360,088	EX2 0AE	T	16, LOVERIDGE DRIVE	106	£3,397
2022-03	£361,152	EX2 0AE	S	12, LOVERIDGE DRIVE	106	£3,407
2021-09	£367,298	EX2 0AE	D	26, LOVERIDGE DRIVE	85	£4,321
2022-03	£369,060	EX2 0AE	T	10, LOVERIDGE DRIVE	106	£3,482
2022-02	£373,073	EX2 0AE	T	14, LOVERIDGE DRIVE	106	£3,520
2021-08	£375,960	EX2 0AE	S	18, LOVERIDGE DRIVE	106	£3,547
2022-09	£251,168	EX2 0AF	T	19, FINCH CLOSE	56	£4,485
2022-10	£271,117	EX2 0AF	S	23, FINCH CLOSE	56	£4,841
2022-09	£272,772	EX2 0AF	T	20, FINCH CLOSE	57	£4,785
2022-11	£275,957	EX2 0AF	T	8, FINCH CLOSE	56	£4,928

2022-11	£276,248	EX2 0AF	S	10, FINCH CLOSE	56	£4,933
2022-10	£277,454	EX2 0AF	T	18, FINCH CLOSE	57	£4,868
2022-10	£282,400	EX2 0AF	T	16, FINCH CLOSE	75	£3,765
2022-11	£284,106	EX2 0AF	T	7, FINCH CLOSE	56	£5,073
2022-11	£284,377	EX2 0AF	S	9, FINCH CLOSE	56	£5,078
2022-10	£285,284	EX2 0AF	T	17, FINCH CLOSE	76	£3,754
2022-11	£292,347	EX2 0AF	T	6, FINCH CLOSE	56	£5,220
2022-10	£294,793	EX2 0AF	T	14, FINCH CLOSE	76	£3,879
2022-10	£295,728	EX2 0AF	S	22, FINCH CLOSE	76	£3,891
2022-10	£301,793	EX2 0AF	T	11, FINCH CLOSE	76	£3,971
2022-09	£303,298	EX2 0AF	T	12, FINCH CLOSE	75	£4,044
2022-10	£309,058	EX2 0AF	T	15, FINCH CLOSE	76	£4,067
2022-10	£319,969	EX2 0AF	S	21, FINCH CLOSE	78	£4,102
2023-02	£337,799	EX2 0AF	S	26, FINCH CLOSE	78	£4,331
2022-09	£336,054	EX2 0AQ	S	50, ELLACOTT ROAD	108	£3,112
2022-08	£337,238	EX2 0AQ	S	38, ELLACOTT ROAD	108	£3,123
2022-09	£340,314	EX2 0AQ	S	48, ELLACOTT ROAD	108	£3,151
2022-12	£342,850	EX2 0AQ	S	52, ELLACOTT ROAD	108	£3,175
2022-12	£349,640	EX2 0AQ	S	54, ELLACOTT ROAD	108	£3,237
2023-01	£351,122	EX2 0AQ	S	68, ELLACOTT ROAD	103	£3,409
2022-05	£354,232	EX2 0AQ	S	34, ELLACOTT ROAD	108	£3,280
2022-10	£356,334	EX2 0AQ	S	46, ELLACOTT ROAD	118	£3,020
2022-10	£358,758	EX2 0AQ	S	42, ELLACOTT ROAD	118	£3,040
2022-05	£359,332	EX2 0AQ	S	32, ELLACOTT ROAD	108	£3,327
2022-06	£363,520	EX2 0AQ	S	36, ELLACOTT ROAD	108	£3,366
2022-06	£365,225	EX2 0AQ	S	16, ELLACOTT ROAD	118	£3,095
2022-10	£366,030	EX2 0AQ	S	40, ELLACOTT ROAD	118	£3,102
2022-06	£370,603	EX2 0AQ	S	24, ELLACOTT ROAD	118	£3,141
2022-05	£375,075	EX2 0AQ	S	22, ELLACOTT ROAD	118	£3,179
2022-03	£375,341	EX2 0AQ	S	28, ELLACOTT ROAD	118	£3,181
2022-06	£378,324	EX2 0AQ	S	20, ELLACOTT ROAD	118	£3,206
2022-03	£384,070	EX2 0AQ	S	26, ELLACOTT ROAD	118	£3,255
2022-04	£386,598	EX2 0AQ	S	30, ELLACOTT ROAD	118	£3,276
2023-02	£401,447	EX2 0AQ	S	56, ELLACOTT ROAD	118	£3,402
2022-12	£442,349	EX2 0AQ	S	78, ELLACOTT ROAD	138	£3,205
2022-06	£274,398	EX2 0AR	T	63, GARRISON ROAD	63	£4,356
2022-12	£279,672	EX2 0AR	T	61, GARRISON ROAD	63	£4,439
2022-06	£285,673	EX2 0AR	S	59, GARRISON ROAD	63	£4,534
2022-11	£337,916	EX2 0AS	S	1, CARRIBINE CLOSE	87	£3,884
2022-11	£359,027	EX2 0AS	S	2, CARRIBINE CLOSE	102	£3,520
2022-04	£267,455	EX2 0AT	T	6, WEDLAKE DRIVE	63	£4,245
2022-04	£273,534	EX2 0AT	T	2, WEDLAKE DRIVE	63	£4,342
2022-04	£273,534	EX2 0AT	T	4, WEDLAKE DRIVE	63	£4,342
2022-04	£277,398	EX2 0AT	T	8, WEDLAKE DRIVE	63	£4,403

2022-02	£369,988	EX2 4BJ	F	ST. MARGARETS RESIDENCES, 7 WYNLATON HOUSE, MAGDALEN ROAD	67	£5,522
2022-08	£439,225	EX2 4BJ	F	ST. MARGARETS RESIDENCES, 3 NEWBERRY LODGE, MAGDALEN ROAD	90	£4,880
2022-03	£469,735	EX2 4BJ	F	ST. MARGARETS RESIDENCES, 5 WYNLATON HOUSE, MAGDALEN ROAD	86	£5,462
2022-03	£470,669	EX2 4BJ	F	ST. MARGARETS RESIDENCES, 6 WYNLATON HOUSE, MAGDALEN ROAD	92	£5,116
2022-09	£645,833	EX2 4BJ	F	ST. MARGARETS RESIDENCES, 1 NEWBERRY LODGE, MAGDALEN ROAD	127	£5,085
2021-11	£651,882	EX2 4BJ	F	ST MARGARETS RESIDENCES, 3 WYNLATON HOUSE, MAGDALEN ROAD	118	£5,524
2021-06	£666,924	EX2 4BJ	F	ST MARGARETS RESIDENCES, 4 WYNLATON HOUSE, MAGDALEN ROAD	124	£5,378
2021-06	£754,138	EX2 4BJ	F	ST. MARGARETS RESIDENCES, 4 NEWBERRY LODGE, MAGDALEN ROAD	127	£5,938
2022-08	£944,569	EX2 4BJ	F	ST. MARGARETS RESIDENCES, 1 WYNLATON HOUSE, MAGDALEN ROAD	164	£5,760
2021-01	£518,468	EX2 6FD	T	8, TURNSTONE ROAD	118	£4,394
2020-08	£581,086	EX2 6FD	T	15, TURNSTONE ROAD	118	£4,924
2019-05	£582,715	EX2 6FD	T	6, TURNSTONE ROAD	129	£4,517
2019-07	£649,881	EX2 6FD	T	14, TURNSTONE ROAD	149	£4,362
2019-09	£462,186	EX2 6FL	T	1, TEAL WAY	84	£5,502
2021-06	£487,923	EX2 6FL	T	4, TEAL WAY	104	£4,692
2021-02	£495,364	EX2 6FL	T	5, TEAL WAY	104	£4,763
2021-02	£495,364	EX2 6FL	T	6, TEAL WAY	104	£4,763
2021-02	£496,962	EX2 6FL	T	3, TEAL WAY	104	£4,778
2019-08	£593,242	EX2 6FL	T	7, TEAL WAY	129	£4,599

2020-03	£656,802	EX2 6FL	T	8, TEAL WAY	147	£4,468
2019-06	£672,351	EX2 6FL	T	9, TEAL WAY	147	£4,574
2021-09	£540,051	EX2 6FN	T	11, EAST KINGFISHER LANE	118	£4,577
2021-03	£543,319	EX2 6FP	T	8, EAST MALLARD LANE	118	£4,604
2019-09	£167,385	EX2 6FW	F	PHOENIX COURT, 39, BURNTHOUSE LANE	62	£2,700
2019-09	£167,385	EX2 6FW	F	PHOENIX COURT, 45, BURNTHOUSE LANE	62	£2,700
2019-09	£167,385	EX2 6FW	F	PHOENIX COURT, 40, BURNTHOUSE LANE	52	£3,219
2019-09	£167,385	EX2 6FW	F	PHOENIX COURT, 46, BURNTHOUSE LANE	52	£3,219
2019-09	£185,689	EX2 6FW	F	PHOENIX COURT, 38, BURNTHOUSE LANE	62	£2,995
2019-09	£185,689	EX2 6FW	F	PHOENIX COURT, 37, BURNTHOUSE LANE	52	£3,571
2019-09	£185,689	EX2 6FW	F	PHOENIX COURT, 43, BURNTHOUSE LANE	52	£3,571
2019-09	£185,944	EX2 6FW	F	PHOENIX COURT, 44, BURNTHOUSE LANE	62	£2,999
2019-04	£187,365	EX2 6FW	F	PHOENIX COURT, 4, BURNTHOUSE LANE	62	£3,022
2019-09	£188,929	EX2 6FW	F	PHOENIX COURT, 35, BURNTHOUSE LANE	62	£3,047
2019-09	£188,929	EX2 6FW	F	PHOENIX COURT, 36, BURNTHOUSE LANE	62	£3,047
2019-09	£188,929	EX2 6FW	F	PHOENIX COURT, 41, BURNTHOUSE LANE	62	£3,047
2019-09	£188,929	EX2 6FW	F	PHOENIX COURT, 42, BURNTHOUSE LANE	62	£3,047
2019-08	£189,552	EX2 6FW	F	PHOENIX COURT, 32, BURNTHOUSE LANE	62	£3,057
2019-08	£189,552	EX2 6FW	F	PHOENIX COURT, 31, BURNTHOUSE LANE	52	£3,645
2019-04	£190,636	EX2 6FW	F	PHOENIX COURT, 23, BURNTHOUSE LANE	62	£3,075
2019-04	£190,636	EX2 6FW	F	PHOENIX COURT, 9, BURNTHOUSE LANE	62	£3,075
2019-08	£192,859	EX2 6FW	F	PHOENIX COURT, 29, BURNTHOUSE LANE	62	£3,111
2019-08	£192,859	EX2 6FW	F	PHOENIX COURT, 30, BURNTHOUSE LANE	62	£3,111
2019-08	£192,859	EX2 6FW	F	PHOENIX COURT, 33, BURNTHOUSE LANE	62	£3,111

2019-08	£192,859	EX2 6FW	F	PHOENIX COURT, 34, BURNTHOUSE LANE	52	£3,709
2019-04	£193,962	EX2 6FW	F	PHOENIX COURT, 6, BURNTHOUSE LANE	62	£3,128
2019-06	£197,796	EX2 6FW	F	PHOENIX COURT, 2, BURNTHOUSE LANE	62	£3,190
2020-10	£346,324	EX2 7EH	S	8B, WEAR BARTON ROAD	89	£3,891
2021-01	£359,693	EX2 7EH	S	8A, WEAR BARTON ROAD	89	£4,041
2020-11	£406,486	EX2 7EH	D	8C, WEAR BARTON ROAD	107	£3,799
2022-09	£329,895	EX2 7FX	S	58, DART AVENUE	82	£4,023
2022-09	£336,024	EX2 7FX	S	60, DART AVENUE	82	£4,098
2019-04	£383,723	EX2 7FX	S	40, DART AVENUE	115	£3,337
2019-04	£385,126	EX2 7FX	S	42, DART AVENUE	105	£3,668
2022-12	£393,816	EX2 7FX	S	52, DART AVENUE	120	£3,282
2022-11	£398,801	EX2 7FX	S	54, DART AVENUE	120	£3,323
2022-11	£403,664	EX2 7FX	S	56, DART AVENUE	120	£3,364
2022-08	£479,665	EX2 7FX	D	66, DART AVENUE	134	£3,580
2022-10	£672,319	EX2 7FX	D	2, DART AVENUE	157	£4,282
2020-01	£1,092,966	EX2 7GP	D	26, ARK ROYAL AVENUE	306	£3,572
2019-06	£1,099,951	EX2 7GP	D	10, ARK ROYAL AVENUE	301	£3,654
2019-06	£1,099,957	EX2 7GP	D	8, ARK ROYAL AVENUE	296	£3,716
2019-12	£1,113,793	EX2 7GP	D	IVY HOUSE, 28, ARK ROYAL AVENUE	306	£3,640
2019-05	£510,990	EX2 7GY	D	8, MARKET MEWS	134	£3,813
2019-06	£537,696	EX2 7GY	D	9, MARKET MEWS	135	£3,983
2019-08	£391,480	EX2 7NQ	T	1, PIDSLEY CRESCENT	120	£3,262
2019-10	£394,241	EX2 7NQ	S	11, PIDSLEY CRESCENT	109	£3,617
2019-06	£398,144	EX2 7NQ	T	3, PIDSLEY CRESCENT	120	£3,318
2019-10	£407,930	EX2 7NQ	S	13, PIDSLEY CRESCENT	115	£3,547
2019-09	£417,983	EX2 7NQ	D	7, PIDSLEY CRESCENT	106	£3,943
2019-05	£424,402	EX2 7NQ	T	5, PIDSLEY CRESCENT	124	£3,423
2019-06	£427,700	EX2 7NQ	D	10, PIDSLEY CRESCENT	106	£4,035
2019-09	£429,759	EX2 7NQ	D	9, PIDSLEY CRESCENT	106	£4,054
2019-06	£501,031	EX2 7NQ	D	8, PIDSLEY CRESCENT	118	£4,246
2019-07	£501,950	EX2 7NQ	D	2, PIDSLEY CRESCENT	122	£4,114
2019-06	£543,807	EX2 7NQ	D	6, PIDSLEY CRESCENT	135	£4,028
2019-08	£598,620	EX2 7NQ	D	4, PIDSLEY CRESCENT	152	£3,938
2019-11	£320,291	EX2 7NS	T	25, SAVOY STREET	81	£3,954
2019-06	£322,697	EX2 7NS	T	15, SAVOY STREET	81	£3,984
2019-11	£323,851	EX2 7NS	T	27, SAVOY STREET	81	£3,998
2019-11	£328,482	EX2 7NS	T	29, SAVOY STREET	81	£4,055
2019-06	£336,145	EX2 7NS	T	17, SAVOY STREET	81	£4,150
2019-04	£345,413	EX2 7NS	S	9, SAVOY STREET	81	£4,264

2019-05	£347,114	EX2 7NS	S	7, SAVOY STREET	81	£4,285
2019-06	£348,368	EX2 7NS	T	13, SAVOY STREET	81	£4,301
2019-09	£379,170	EX2 7NS	T	21, SAVOY STREET	109	£3,479
2019-08	£387,804	EX2 7NS	T	23, SAVOY STREET	109	£3,558
2019-08	£391,480	EX2 7NS	T	19, SAVOY STREET	115	£3,404
2019-12	£391,885	EX2 7NS	S	31, SAVOY STREET	103	£3,805
2019-12	£391,885	EX2 7NS	S	33, SAVOY STREET	103	£3,805
2019-12	£391,885	EX2 7NS	S	35, SAVOY STREET	103	£3,805
2019-12	£398,009	EX2 7NS	S	37, SAVOY STREET	103	£3,864
2019-04	£409,575	EX2 7NS	D	5, SAVOY STREET	106	£3,864
2019-05	£425,439	EX2 7NS	D	3, SAVOY STREET	106	£4,014
2019-06	£429,998	EX2 7NS	D	11, SAVOY STREET	106	£4,057
2019-07	£488,755	EX2 7NS	D	1, SAVOY STREET	122	£4,006
2019-04	£427,701	EX2 7PF	D	59, BISHOPS WAY	104	£4,113
2019-04	£507,219	EX2 7PF	D	6, BISHOPS WAY	122	£4,158
2019-10	£298,093	EX2 7PT	F	12, RONALD GARDENS	76	£3,922
2019-12	£395,146	EX2 7PT	D	13, RONALD GARDENS	97	£4,074
2019-12	£382,760	EX2 7SN	S	9, REGENCY DRIVE	73	£5,243
2020-10	£525,633	EX2 7SN	D	15, REGENCY DRIVE	114	£4,611
2020-10	£528,459	EX2 7SN	D	13, REGENCY DRIVE	114	£4,636
2021-01	£687,794	EX2 7SN	D	18, REGENCY DRIVE	132	£5,211
2019-07	£702,510	EX2 7SN	D	5, REGENCY DRIVE	162	£4,336
2019-07	£770,944	EX2 7SN	D	3, REGENCY DRIVE	161	£4,788
2020-10	£785,624	EX2 7SN	D	17, REGENCY DRIVE	185	£4,247
2020-01	£800,265	EX2 7SN	D	11, REGENCY DRIVE	185	£4,326
2021-02	£831,140	EX2 7SN	D	20, REGENCY DRIVE	185	£4,493
2020-12	£851,344	EX2 7SN	D	16, REGENCY DRIVE	185	£4,602
2021-06	£1,127,400	EX2 7SN	D	4, REGENCY DRIVE	266	£4,238
2021-06	£1,143,424	EX2 7SN	D	2, REGENCY DRIVE	266	£4,299
2021-06	£1,144,569	EX2 7SN	D	6, REGENCY DRIVE	266	£4,303
2021-03	£1,151,004	EX2 7SN	D	14, REGENCY DRIVE	292	£3,942
2021-03	£1,208,554	EX2 7SN	D	10, REGENCY DRIVE	266	£4,543
2021-05	£1,266,082	EX2 7SN	D	8, REGENCY DRIVE	266	£4,760
2021-03	£1,375,450	EX2 7SN	D	12, REGENCY DRIVE	292	£4,710
2019-08	£302,804	EX2 7SP	S	9, CATHERINES CLOSE	73	£4,148
2019-11	£660,827	EX2 7SP	D	5, CATHERINES CLOSE	132	£5,006
2019-11	£744,802	EX2 7SP	D	3, CATHERINES CLOSE	162	£4,598
2019-11	£812,875	EX2 7SP	D	4, CATHERINES CLOSE	185	£4,394
2021-12	£277,778	EX2 7SQ	S	36, THE GREEN	88	£3,157
2021-12	£327,636	EX2 7SQ	S	38, THE GREEN	70	£4,681
2020-03	£516,312	EX2 7SQ	D	5, THE GREEN	114	£4,529
2020-04	£526,255	EX2 7SQ	S	11, THE GREEN	114	£4,616
2020-04	£538,429	EX2 7SQ	S	9, THE GREEN	114	£4,723
2020-09	£545,544	EX2 7SQ	D	14, THE GREEN	114	£4,785
2020-08	£565,549	EX2 7SQ	D	10, THE GREEN	114	£4,961

2020-08	£568,265	EX2 7SQ	D	12, THE GREEN	114	£4,985
2021-01	£589,661	EX2 7SQ	S	15, THE GREEN	149	£3,957
2022-07	£594,585	EX2 7SQ	D	20, THE GREEN	154	£3,861
2020-06	£602,720	EX2 7SQ	D	6, THE GREEN	132	£4,566
2021-01	£608,817	EX2 7SQ	S	13, THE GREEN	149	£4,086
2022-08	£613,442	EX2 7SQ	D	18, THE GREEN	154	£3,983
2020-07	£651,255	EX2 7SQ	D	8, THE GREEN	132	£4,934
2022-06	£699,766	EX2 7SQ	D	30, THE GREEN	154	£4,544
2022-04	£730,388	EX2 7SQ	D	26, THE GREEN	154	£4,743
2022-06	£735,262	EX2 7SQ	D	28, THE GREEN	154	£4,774
2022-05	£747,741	EX2 7SQ	D	24, THE GREEN	154	£4,855
2022-05	£761,249	EX2 7SQ	D	22, THE GREEN	154	£4,943
2020-07	£789,967	EX2 7SQ	D	4, THE GREEN	161	£4,907
2021-11	£275,506	EX2 7SR	T	6, EDMUNDS WAY	88	£3,131
2021-11	£336,520	EX2 7SR	T	4, EDMUNDS WAY	87	£3,868
2021-09	£530,534	EX2 7SR	D	7, EDMUNDS WAY	114	£4,654
2021-08	£552,908	EX2 7SR	D	5, EDMUNDS WAY	114	£4,850
2021-10	£602,915	EX2 7SR	D	9, EDMUNDS WAY	132	£4,568
2021-09	£608,034	EX2 7SR	D	2, EDMUNDS WAY	147	£4,136
2021-07	£649,767	EX2 7SR	D	1, EDMUNDS WAY	132	£4,922
2021-06	£738,247	EX2 7SR	D	3, EDMUNDS WAY	161	£4,585
2021-04	£215,643	EX2 7SU	F	49, FORTIBUS ROAD	71	£3,037
2021-03	£270,441	EX2 7SU	T	43, FORTIBUS ROAD	70	£3,863
2021-03	£272,089	EX2 7SU	T	45, FORTIBUS ROAD	70	£3,887
2021-03	£276,568	EX2 7SU	T	47, FORTIBUS ROAD	70	£3,951
2021-10	£285,148	EX2 7SU	S	99, FORTIBUS ROAD	70	£4,074
2021-09	£298,121	EX2 7SU	S	101, FORTIBUS ROAD	70	£4,259
2021-11	£304,944	EX2 7SU	S	69, FORTIBUS ROAD	84	£3,630
2021-06	£306,490	EX2 7SU	T	53, FORTIBUS ROAD	84	£3,649
2021-05	£315,808	EX2 7SU	T	55, FORTIBUS ROAD	84	£3,760
2022-07	£316,714	EX2 7SU	S	1, FORTIBUS ROAD	89	£3,559
2022-01	£320,272	EX2 7SU	S	73, FORTIBUS ROAD	84	£3,813
2021-05	£322,611	EX2 7SU	T	51, FORTIBUS ROAD	84	£3,841
2021-11	£326,290	EX2 7SU	T	107, FORTIBUS ROAD	89	£3,666
2021-07	£326,936	EX2 7SU	S	67, FORTIBUS ROAD	84	£3,892
2021-09	£330,156	EX2 7SU	S	71, FORTIBUS ROAD	84	£3,930
2021-03	£332,880	EX2 7SU	S	29, FORTIBUS ROAD	84	£3,963
2021-03	£332,880	EX2 7SU	S	27, FORTIBUS ROAD	84	£3,963
2021-10	£334,883	EX2 7SU	S	105, FORTIBUS ROAD	89	£3,763
2021-10	£335,873	EX2 7SU	T	109, FORTIBUS ROAD	89	£3,774
2020-11	£339,602	EX2 7SU	S	6, FORTIBUS ROAD	89	£3,816
2021-01	£341,517	EX2 7SU	S	4, FORTIBUS ROAD	89	£3,837
2021-01	£341,517	EX2 7SU	S	2, FORTIBUS ROAD	89	£3,837
2021-09	£342,723	EX2 7SU	S	89, FORTIBUS ROAD	89	£3,851
2021-10	£342,963	EX2 7SU	T	103, FORTIBUS ROAD	89	£3,854

2022-03	£344,840	EX2 7SU	S	3, FORTIBUS ROAD	89	£3,875
2020-11	£345,944	EX2 7SU	S	8, FORTIBUS ROAD	89	£3,887
2021-01	£347,310	EX2 7SU	S	10, FORTIBUS ROAD	89	£3,902
2020-12	£347,394	EX2 7SU	S	14, FORTIBUS ROAD	89	£3,903
2020-12	£351,066	EX2 7SU	S	12, FORTIBUS ROAD	89	£3,945
2021-03	£391,092	EX2 7SU	S	7, FORTIBUS ROAD	107	£3,655
2021-04	£392,564	EX2 7SU	S	33, FORTIBUS ROAD	107	£3,669
2021-04	£400,397	EX2 7SU	S	31, FORTIBUS ROAD	107	£3,742
2022-02	£406,459	EX2 7SU	S	5, FORTIBUS ROAD	107	£3,799
2022-02	£324,337	EX2 7SX	T	8, PENRY ROAD	89	£3,644
2021-06	£332,609	EX2 7SX	T	4, PENRY ROAD	89	£3,737
2021-12	£338,889	EX2 7SX	S	11, PENRY ROAD	89	£3,808
2022-01	£338,922	EX2 7SX	T	7, PENRY ROAD	94	£3,606
2021-07	£343,403	EX2 7SX	T	6, PENRY ROAD	89	£3,858
2021-12	£344,444	EX2 7SX	S	15, PENRY ROAD	89	£3,870
2022-01	£348,986	EX2 7SX	S	9, PENRY ROAD	89	£3,921
2021-06	£350,354	EX2 7SX	S	5, PENRY ROAD	89	£3,937
2021-06	£358,070	EX2 7SX	S	3, PENRY ROAD	89	£4,023
2020-12	£363,227	EX2 7SX	S	2, PENRY ROAD	94	£3,864
2021-06	£399,454	EX2 7SX	D	1, PENRY ROAD	107	£3,733
2022-04	£321,981	EX2 7SY	S	10, BANKART LANE	89	£3,618
2022-02	£325,226	EX2 7SY	T	1, BANKART LANE	89	£3,654
2022-01	£328,331	EX2 7SY	T	5, BANKART LANE	89	£3,689
2022-01	£339,985	EX2 7SY	S	2, BANKART LANE	89	£3,820
2022-03	£360,055	EX2 7SY	D	4, BANKART LANE	107	£3,365
2022-04	£360,315	EX2 7SY	D	6, BANKART LANE	107	£3,367
2022-05	£384,114	EX2 7SY	D	12, BANKART LANE	107	£3,590
2022-05	£391,284	EX2 7SY	D	14, BANKART LANE	114	£3,432
2022-08	£404,459	EX2 7TP	S	8, RUBY RED ROW	120	£3,370
2022-08	£404,459	EX2 7TP	S	10, RUBY RED ROW	120	£3,370
2022-06	£431,016	EX2 7TP	D	4, RUBY RED ROW	97	£4,443
2022-06	£435,980	EX2 7TP	S	3, RUBY RED ROW	120	£3,633
2022-06	£439,170	EX2 7TP	S	5, RUBY RED ROW	120	£3,660
2022-07	£484,662	EX2 7TP	D	6, RUBY RED ROW	144	£3,366
2022-07	£494,655	EX2 7TP	D	12, RUBY RED ROW	144	£3,435
2022-06	£496,936	EX2 7TP	D	7, RUBY RED ROW	120	£4,141
2021-09	£530,534	EX2 7TP	D	1, RUBY RED ROW	120	£4,421
2022-07	£624,564	EX2 7TP	D	2, RUBY RED ROW	144	£4,337
2020-11	£311,649	EX2 7TR	T	5, FISH STREET	86	£3,624
2020-11	£311,649	EX2 7TR	T	7, FISH STREET	86	£3,624
2020-12	£330,974	EX2 7TR	S	22, FISH STREET	86	£3,849
2020-12	£330,974	EX2 7TR	S	26, FISH STREET	86	£3,849
2020-12	£336,188	EX2 7TR	S	24, FISH STREET	86	£3,909
2020-12	£344,445	EX2 7TR	S	28, FISH STREET	86	£4,005
2020-11	£369,007	EX2 7TR	S	18, FISH STREET	102	£3,618

2020-11	£387,985	EX2 7TR	S	20, FISH STREET	102	£3,804
2021-03	£402,960	EX2 7TR	S	30, FISH STREET	125	£3,224
2020-10	£411,587	EX2 7TR	D	2, FISH STREET	112	£3,675
2021-02	£435,632	EX2 7TR	D	32, FISH STREET	112	£3,890
2021-02	£339,263	EX2 7TS	S	5, STRAWBERRY LANE	86	£3,945
2021-04	£342,369	EX2 7TS	S	7, STRAWBERRY LANE	86	£3,981
2021-03	£344,560	EX2 7TS	S	9, STRAWBERRY LANE	86	£4,007
2021-02	£345,112	EX2 7TS	S	3, STRAWBERRY LANE	86	£4,013
2021-02	£390,032	EX2 7TS	S	6, STRAWBERRY LANE	102	£3,824
2021-05	£394,018	EX2 7TS	D	25, STRAWBERRY LANE	97	£4,062
2021-03	£394,281	EX2 7TS	S	15, STRAWBERRY LANE	102	£3,866
2021-03	£394,281	EX2 7TS	S	17, STRAWBERRY LANE	102	£3,866
2021-04	£399,960	EX2 7TS	D	10, STRAWBERRY LANE	102	£3,921
2021-03	£400,079	EX2 7TS	S	1, STRAWBERRY LANE	125	£3,201
2021-04	£405,040	EX2 7TS	S	13, STRAWBERRY LANE	125	£3,240
2021-04	£412,003	EX2 7TS	S	11, STRAWBERRY LANE	125	£3,296
2021-05	£414,355	EX2 7TS	S	23, STRAWBERRY LANE	120	£3,453
2021-02	£415,304	EX2 7TS	S	4, STRAWBERRY LANE	102	£4,072
2021-06	£421,598	EX2 7TS	S	21, STRAWBERRY LANE	120	£3,513
2022-02	£421,845	EX2 7TS	D	2, STRAWBERRY LANE	102	£4,136
2021-06	£502,906	EX2 7TS	D	27, STRAWBERRY LANE	134	£3,753
2021-04	£539,496	EX2 7TS	D	19, STRAWBERRY LANE	136	£3,967
2021-05	£552,029	EX2 7TS	D	12, STRAWBERRY LANE	149	£3,705
2020-03	£559,260	EX2 7TS	D	8, STRAWBERRY LANE	136	£4,112
2021-06	£343,462	EX2 7TT	S	7, SUGAR HOUSE HILL	82	£4,189
2021-05	£345,487	EX2 7TT	S	5, SUGAR HOUSE HILL	82	£4,213
2021-05	£390,404	EX2 7TT	D	9, SUGAR HOUSE HILL	97	£4,025
2021-05	£396,289	EX2 7TT	D	13, SUGAR HOUSE HILL	102	£3,885
2021-05	£396,500	EX2 7TT	S	11, SUGAR HOUSE HILL	97	£4,088
2020-09	£457,170	EX2 7TT	D	1, SUGAR HOUSE HILL	133	£3,437
2021-06	£555,116	EX2 7TT	D	3, SUGAR HOUSE HILL	144	£3,855
2022-03	£327,421	EX2 7TU	T	4, MAISY MEWS	82	£3,993
2022-03	£330,411	EX2 7TU	T	2, MAISY MEWS	82	£4,029
2022-02	£347,619	EX2 7TU	T	6, MAISY MEWS	82	£4,239
2022-03	£479,730	EX2 7TU	D	1, MAISY MEWS	120	£3,998
2022-04	£500,724	EX2 7TU	D	7, MAISY MEWS	120	£4,173
2022-04	£517,062	EX2 7TU	D	8, MAISY MEWS	134	£3,859
2022-10	£385,733	EX2 7TW	S	6, MARIS PIPER CRESCENT	97	£3,977
2022-09	£414,816	EX2 7TW	D	2, MARIS PIPER CRESCENT	97	£4,276
2020-08	£472,216	EX2 7TW	D	1, MARIS PIPER CRESCENT	133	£3,550
2022-07	£489,658	EX2 7TW	D	3, MARIS PIPER CRESCENT	120	£4,080

2022-11	£512,134	EX2 7TW	D	10, MARIS PIPER CRESCENT	120	£4,268
2022-10	£513,844	EX2 7TW	D	4, MARIS PIPER CRESCENT	120	£4,282
2020-07	£350,027	EX2 7TX	S	76, DART AVENUE	86	£4,070
2020-07	£352,177	EX2 7TX	S	74, DART AVENUE	86	£4,095
2021-10	£387,933	EX2 7TX	S	89, DART AVENUE	97	£3,999
2020-07	£393,389	EX2 7TX	S	68, DART AVENUE	102	£3,857
2021-06	£396,302	EX2 7TX	S	81, DART AVENUE	97	£4,086
2020-08	£396,903	EX2 7TX	S	80, DART AVENUE	102	£3,891
2021-06	£398,497	EX2 7TX	S	79, DART AVENUE	97	£4,108
2021-09	£399,314	EX2 7TX	D	86, DART AVENUE	97	£4,117
2020-08	£399,502	EX2 7TX	S	82, DART AVENUE	102	£3,917
2020-07	£401,676	EX2 7TX	S	70, DART AVENUE	102	£3,938
2021-10	£406,682	EX2 7TX	S	85, DART AVENUE	120	£3,389
2021-10	£406,682	EX2 7TX	S	83, DART AVENUE	120	£3,389
2020-08	£408,870	EX2 7TX	S	71, DART AVENUE	125	£3,271
2020-08	£408,870	EX2 7TX	S	73, DART AVENUE	125	£3,271
2020-08	£413,969	EX2 7TX	S	75, DART AVENUE	125	£3,312
2020-08	£413,969	EX2 7TX	S	69, DART AVENUE	125	£3,312
2021-12	£419,867	EX2 7TX	D	90, DART AVENUE	97	£4,329
2021-10	£511,401	EX2 7TX	D	88, DART AVENUE	134	£3,816
2021-12	£516,009	EX2 7TX	D	91, DART AVENUE	120	£4,300
2022-05	£527,516	EX2 7TX	D	94, DART AVENUE	144	£3,663
2022-02	£575,099	EX2 7TX	D	92, DART AVENUE	144	£3,994
2021-06	£589,453	EX2 7TX	D	77, DART AVENUE	144	£4,093
2023-06	£442,583	EX2 8NE	D	11, FAWCETT WAY	112	£3,952
2023-06	£521,265	EX2 8NE	D	13, FAWCETT WAY	120	£4,344
2023-06	£540,935	EX2 8NF	D	2, FAWCETT WAY	128	£4,226
2023-01	£558,570	EX2 8NF	D	4, FAWCETT WAY	120	£4,655
2023-01	£581,929	EX2 8NF	D	6, FAWCETT WAY	128	£4,546
2023-04	£594,661	EX2 8NF	D	8, FAWCETT WAY	143	£4,158
2023-03	£606,039	EX2 8NF	D	12, FAWCETT WAY	136	£4,456
2023-04	£608,170	EX2 8NF	D	14, FAWCETT WAY	136	£4,472
2023-03	£742,033	EX2 8NF	D	10, FAWCETT WAY	169	£4,391
2024-02	£356,445	EX2 8NG	S	23, ANNING CRESCENT	90	£3,961
2023-12	£378,364	EX2 8NG	S	21, ANNING CRESCENT	90	£4,204
2024-01	£498,885	EX2 8NG	D	9, ANNING CRESCENT	128	£3,898
2023-10	£506,422	EX2 8NG	D	7, ANNING CRESCENT	128	£3,956
2023-06	£540,935	EX2 8NG	D	3, ANNING CRESCENT	120	£4,508
2023-06	£545,853	EX2 8NG	D	1, ANNING CRESCENT	131	£4,167
2023-12	£583,480	EX2 8NG	D	11, ANNING CRESCENT	143	£4,080
2023-06	£590,112	EX2 8NG	D	2, ANNING CRESCENT	143	£4,127
2019-06	£254,416	EX3 0FB	F	42, THE CHASE	54	£4,711
2019-08	£301,066	EX3 0FB	F	34, THE CHASE	75	£4,014

2019-08	£301,066	EX3 0FB	F	35, THE CHASE	75	£4,014
2019-08	£301,498	EX3 0FB	F	32, THE CHASE	75	£4,020
2019-10	£304,160	EX3 0FB	F	33, THE CHASE	75	£4,055
2019-04	£409,973	EX3 0FB	S	44, THE CHASE	85	£4,823
2019-12	£570,923	EX3 0FB	D	23, THE CHASE	103	£5,543
2019-05	£708,447	EX3 0FB	D	19, THE CHASE	133	£5,327
2019-04	£434,820	EX3 0FF	S	27, BEWICK AVENUE	82	£5,303
2020-07	£824,525	EX3 0FF	D	3, BEWICK AVENUE	180	£4,581
2019-11	£496,388	EX3 0FG	S	3, WHIMBREL COURT	100	£4,964
2019-11	£522,514	EX3 0FG	S	4, WHIMBREL COURT	100	£5,225
2019-10	£523,690	EX3 0FG	S	7, WHIMBREL COURT	100	£5,237
2019-11	£671,319	EX3 0FG	S	5, WHIMBREL COURT	152	£4,417
2019-12	£685,906	EX3 0FG	S	6, WHIMBREL COURT	152	£4,513
2019-12	£541,845	EX3 0FH	D	1, DUNLINS WALK	106	£5,112
2019-06	£716,175	EX3 0FH	S	5, DUNLINS WALK	152	£4,712
2019-12	£482,764	EX3 0FJ	S	3, PLOVER CLOSE	111	£4,349
2019-09	£508,453	EX3 0FJ	S	5, PLOVER CLOSE	111	£4,581
2019-06	£554,510	EX3 0FJ	S	1, PLOVER CLOSE	106	£5,231
2019-07	£555,797	EX3 0FJ	D	7, PLOVER CLOSE	106	£5,243
2019-07	£561,773	EX3 0FJ	D	8, PLOVER CLOSE	106	£5,300
2019-06	£565,141	EX3 0FJ	D	12, PLOVER CLOSE	106	£5,332
2019-07	£567,750	EX3 0FJ	D	6, PLOVER CLOSE	106	£5,356
2019-05	£729,324	EX3 0FJ	D	20, PLOVER CLOSE	152	£4,798
2019-06	£733,305	EX3 0FJ	D	16, PLOVER CLOSE	152	£4,824
2020-01	£823,630	EX3 0FJ	D	18, PLOVER CLOSE	180	£4,576
2019-11	£828,220	EX3 0FJ	D	4, PLOVER CLOSE	166	£4,989
2019-06	£831,079	EX3 0FJ	D	10, PLOVER CLOSE	151	£5,504
2019-08	£838,152	EX3 0FJ	D	11, PLOVER CLOSE	180	£4,656
2019-07	£840,610	EX3 0FJ	D	9, PLOVER CLOSE	151	£5,567
2019-05	£850,878	EX3 0FJ	D	22, PLOVER CLOSE	151	£5,635
2020-01	£862,229	EX3 0FJ	D	14, PLOVER CLOSE	180	£4,790
2019-08	£868,086	EX3 0FJ	D	13, PLOVER CLOSE	199	£4,362
2019-10	£540,581	EX3 0FL	T	2, PINTAIL LANE	106	£5,100
2019-10	£563,426	EX3 0FL	D	5, PINTAIL LANE	106	£5,315
2020-03	£824,172	EX3 0FL	D	3, PINTAIL LANE	166	£4,965
2020-05	£827,163	EX3 0FL	D	7, PINTAIL LANE	180	£4,595
2019-12	£842,870	EX3 0FL	D	1, PINTAIL LANE	180	£4,683
2022-04	£433,621	EX3 0FQ	S	7, CARRICK MILL	102	£4,251
2022-05	£436,213	EX3 0FQ	S	19, CARRICK MILL	101	£4,319
2022-04	£443,384	EX3 0FQ	S	20, CARRICK MILL	102	£4,347
2022-04	£448,662	EX3 0FQ	S	8, CARRICK MILL	102	£4,399
2022-02	£457,259	EX3 0FQ	S	1, CARRICK MILL	102	£4,483
2022-03	£479,730	EX3 0FQ	D	6, CARRICK MILL	102	£4,703
2022-01	£493,109	EX3 0FQ	S	2, CARRICK MILL	99	£4,981
2022-02	£519,357	EX3 0FQ	D	4, CARRICK MILL	99	£5,246

2022-01	£539,358	EX3 0FQ	D	25, CARRICK MILL	98	£5,504
2022-02	£699,541	EX3 0FQ	D	24, CARRICK MILL	139	£5,033
2022-02	£701,727	EX3 0FQ	D	3, CARRICK MILL	139	£5,048
2022-02	£704,841	EX3 0FQ	D	5, CARRICK MILL	139	£5,071
2022-02	£717,555	EX3 0FQ	D	26, CARRICK MILL	139	£5,162
2022-03	£743,735	EX3 0FQ	D	23, CARRICK MILL	151	£4,925
2022-05	£833,259	EX3 0FQ	D	21, CARRICK MILL	186	£4,480
2022-04	£838,906	EX3 0FQ	D	22, CARRICK MILL	186	£4,510
2022-02	£842,629	EX3 0FQ	D	27, CARRICK MILL	186	£4,530
2022-07	£432,369	EX3 0FS	S	7, ARTILLERY AVENUE	89	£4,858
2022-07	£447,452	EX3 0FS	S	5, ARTILLERY AVENUE	89	£5,028
2022-09	£501,116	EX3 0FS	D	11, ARTILLERY AVENUE	107	£4,683
2022-07	£535,937	EX3 0FS	S	14, ARTILLERY AVENUE	107	£5,009
2022-06	£537,518	EX3 0FS	S	16, ARTILLERY AVENUE	107	£5,024
2022-06	£542,637	EX3 0FS	S	18, ARTILLERY AVENUE	107	£5,071
2022-06	£552,714	EX3 0FS	D	3, ARTILLERY AVENUE	107	£5,166
2022-08	£568,963	EX3 0FS	S	1, ARTILLERY AVENUE	114	£4,991
2022-09	£631,214	EX3 0FS	D	24, ARTILLERY AVENUE	127	£4,970
2022-09	£633,343	EX3 0FS	D	26, ARTILLERY AVENUE	127	£4,987
2022-08	£691,962	EX3 0FS	D	22, ARTILLERY AVENUE	144	£4,805
2022-11	£692,600	EX3 0FS	D	28, ARTILLERY AVENUE	144	£4,810
2022-06	£692,912	EX3 0FS	D	10, ARTILLERY AVENUE	144	£4,812
2022-09	£696,194	EX3 0FS	D	15, ARTILLERY AVENUE	144	£4,835
2022-07	£709,505	EX3 0FS	D	20, ARTILLERY AVENUE	144	£4,927
2022-07	£729,769	EX3 0FS	D	9, ARTILLERY AVENUE	144	£5,068
2022-12	£866,815	EX3 0FS	D	36, ARTILLERY AVENUE	171	£5,069
2022-12	£450,175	EX3 0FU	S	10, MARINE DRIVE	89	£5,058
2022-12	£450,175	EX3 0FU	S	8, MARINE DRIVE	89	£5,058
2022-12	£741,552	EX3 0FZ	D	1, ENGINEERS ROAD	144	£5,150
2019-11	£173,527	EX4 1AJ	F	ST. THOMAS COURT, 8, COWICK STREET	52	£3,337
2019-08	£176,379	EX4 1AJ	F	7 ST THOMAS COURT, COWICK STREET	52	£3,392
2019-07	£181,226	EX4 1AJ	F	9 ST THOMAS COURT, COWICK STREET	51	£3,553
2019-12	£181,336	EX4 1AJ	F	ST. THOMAS COURT, 12, COWICK STREET	51	£3,556
2020-09	£180,549	EX4 1FB	F	EMMANUEL COURT, FLAT 5, OKEHAMPTON ROAD	49	£3,685
2020-12	£193,005	EX4 1FB	F	EMMANUEL COURT, FLAT 7, OKEHAMPTON ROAD	54	£3,574
2020-07	£194,348	EX4 1FB	F	EMMANUEL COURT, FLAT 9, OKEHAMPTON ROAD	57	£3,410
2020-08	£196,271	EX4 1FB	F	EMMANUEL COURT, FLAT 1, OKEHAMPTON ROAD	60	£3,271

2020-07	£203,223	EX4 1FB	F	EMMANUEL COURT, FLAT 2, OKEHAMPTON ROAD	56	£3,629
2020-03	£213,692	EX4 1FB	F	EMMANUEL COURT, FLAT 3, OKEHAMPTON ROAD	67	£3,189
2020-03	£230,129	EX4 1FB	F	EMMANUEL COURT, FLAT 6, OKEHAMPTON ROAD	83	£2,773
2020-11	£304,012	EX4 1FB	F	EMMANUEL COURT, FLAT 4, OKEHAMPTON ROAD	129	£2,357
2019-08	£108,634	EX4 6LQ	F	91, FLAT 4, OLD TIVERTON ROAD	29	£3,746
2021-08	£192,162	EX4 7DF	F	THE OLD RAILWAY CLUB, FLAT 1, CHAUCER GROVE	46	£4,177
2021-09	£206,214	EX4 7DF	F	THE OLD RAILWAY CLUB, FLAT 6, CHAUCER GROVE	71	£2,904
2021-08	£207,540	EX4 7DF	F	THE OLD RAILWAY CLUB, FLAT 2, CHAUCER GROVE	62	£3,347
2021-09	£213,947	EX4 7DF	F	THE OLD RAILWAY CLUB, FLAT 7, CHAUCER GROVE	105	£2,038
2021-11	£240,381	EX4 7DF	F	THE OLD RAILWAY CLUB, FLAT 5, CHAUCER GROVE	86	£2,795
2021-08	£252,200	EX4 7DF	F	THE OLD RAILWAY CLUB, FLAT 4, CHAUCER GROVE	95	£2,655
2022-04	£269,235	EX4 7DF	F	THE OLD RAILWAY CLUB, FLAT 3, CHAUCER GROVE	93	£2,895
2021-12	£264,897	EX4 8RE	S	23, QUARTZ ROW	70	£3,784
2021-08	£368,397	EX4 8RF	D	4, MARBLE WALK	86	£4,284
2021-10	£392,971	EX4 8RF	D	3, MARBLE WALK	106	£3,707
2021-12	£278,845	EX4 8RH	T	17, QUARRY HEIGHTS	71	£3,927
2021-12	£280,144	EX4 8RH	T	15, QUARRY HEIGHTS	71	£3,946
2021-12	£280,144	EX4 8RH	T	25, QUARRY HEIGHTS	71	£3,946
2021-12	£280,144	EX4 8RH	T	23, QUARRY HEIGHTS	71	£3,946
2021-12	£282,890	EX4 8RH	T	21, QUARRY HEIGHTS	71	£3,984
2021-12	£282,890	EX4 8RH	T	27, QUARRY HEIGHTS	71	£3,984
2021-12	£282,890	EX4 8RH	T	13, QUARRY HEIGHTS	71	£3,984
2021-12	£282,890	EX4 8RH	T	19, QUARRY HEIGHTS	71	£3,984
2022-10	£321,122	EX4 8RH	S	24, QUARRY HEIGHTS	86	£3,734
2022-06	£325,282	EX4 8RH	S	37, QUARRY HEIGHTS	86	£3,782
2022-11	£330,664	EX4 8RH	S	39, QUARRY HEIGHTS	86	£3,845
2022-06	£331,213	EX4 8RH	S	18, QUARRY HEIGHTS	86	£3,851
2022-08	£332,939	EX4 8RH	S	33, QUARRY HEIGHTS	86	£3,871
2022-06	£334,745	EX4 8RH	S	22, QUARRY HEIGHTS	86	£3,892
2022-11	£335,528	EX4 8RH	S	43, QUARRY HEIGHTS	86	£3,901
2022-07	£340,546	EX4 8RH	S	20, QUARRY HEIGHTS	86	£3,960
2022-11	£344,008	EX4 8RH	S	41, QUARRY HEIGHTS	86	£4,000
2022-06	£350,666	EX4 8RH	S	29, QUARRY HEIGHTS	95	£3,691
2022-06	£350,910	EX4 8RH	S	35, QUARRY HEIGHTS	86	£4,080

2022-05	£353,333	EX4 8RH	D	16, QUARRY HEIGHTS	86	£4,109
2021-12	£361,056	EX4 8RH	S	11, QUARRY HEIGHTS	95	£3,801
2022-05	£373,871	EX4 8RH	D	12, QUARRY HEIGHTS	106	£3,527
2022-07	£377,066	EX4 8RH	S	10, QUARRY HEIGHTS	106	£3,557
2022-08	£256,967	EX4 8RP	T	8, LIMESTONE DRIVE	71	£3,619
2022-08	£258,018	EX4 8RP	T	6, LIMESTONE DRIVE	71	£3,634
2022-08	£260,381	EX4 8RP	T	4, LIMESTONE DRIVE	71	£3,667
2022-08	£273,262	EX4 8RP	T	10, LIMESTONE DRIVE	71	£3,849
2022-11	£339,021	EX4 8RP	S	2, LIMESTONE DRIVE	95	£3,569
2022-07	£341,823	EX4 8RP	S	1, LIMESTONE DRIVE	95	£3,598
2022-09	£271,706	EX4 8RQ	S	5, CHALK STREET	71	£3,827
2022-07	£349,415	EX4 8RQ	S	2, CHALK STREET	95	£3,678
2022-11	£351,537	EX4 8RQ	S	1, CHALK STREET	95	£3,700
2022-06	£342,987	EX4 9AN	S	24, JERSEY ROAD	85	£4,035
2022-06	£347,348	EX4 9AN	S	25, JERSEY ROAD	85	£4,086
2020-12	£365,813	EX4 9AN	S	4, JERSEY ROAD	85	£4,304
2021-01	£371,088	EX4 9AN	S	5, JERSEY ROAD	85	£4,366
2021-06	£420,972	EX4 9AN	D	20, JERSEY ROAD	106	£3,971
2021-01	£444,942	EX4 9AN	D	2, JERSEY ROAD	106	£4,198
2022-06	£476,653	EX4 9AN	D	26, JERSEY ROAD	131	£3,639
2021-02	£487,610	EX4 9AN	D	7, JERSEY ROAD	131	£3,722
2021-01	£522,448	EX4 9AN	D	6, JERSEY ROAD	140	£3,732
2021-06	£531,159	EX4 9AN	D	16, JERSEY ROAD	140	£3,794
2021-03	£540,972	EX4 9AN	D	13, JERSEY ROAD	140	£3,864
2021-06	£555,116	EX4 9AN	D	17, JERSEY ROAD	140	£3,965
2021-03	£638,807	EX4 9AN	D	18, JERSEY ROAD	167	£3,825
2021-04	£661,646	EX4 9AN	D	10, JERSEY ROAD	168	£3,938
2021-06	£663,850	EX4 9AN	D	15, JERSEY ROAD	167	£3,975
2021-04	£668,505	EX4 9AN	D	11, JERSEY ROAD	168	£3,979
2021-05	£669,945	EX4 9AN	D	14, JERSEY ROAD	167	£4,012
2021-11	£331,509	EX4 9AP	S	22, GUERNSEY AVENUE	85	£3,900
2022-01	£338,909	EX4 9AP	S	19, GUERNSEY AVENUE	85	£3,987
2021-10	£354,861	EX4 9AP	S	20, GUERNSEY AVENUE	85	£4,175
2021-11	£356,499	EX4 9AP	S	21, GUERNSEY AVENUE	85	£4,194
2021-04	£361,633	EX4 9AP	S	7, GUERNSEY AVENUE	85	£4,255
2021-04	£365,580	EX4 9AP	S	8, GUERNSEY AVENUE	85	£4,301
2021-03	£367,920	EX4 9AP	S	6, GUERNSEY AVENUE	85	£4,328
2021-07	£386,348	EX4 9AP	D	12, GUERNSEY AVENUE	85	£4,545
2021-06	£399,278	EX4 9AP	D	30, GUERNSEY AVENUE	106	£3,767
2021-09	£413,258	EX4 9AP	D	29, GUERNSEY AVENUE	106	£3,899
2021-11	£464,497	EX4 9AP	D	28, GUERNSEY AVENUE	131	£3,546
2021-12	£467,633	EX4 9AP	D	26, GUERNSEY AVENUE	131	£3,570
2021-06	£632,871	EX4 9AP	D	10, GUERNSEY AVENUE	167	£3,790
2021-12	£634,261	EX4 9AP	D	27, GUERNSEY AVENUE	167	£3,798
2021-06	£658,127	EX4 9AP	D	31, GUERNSEY AVENUE	167	£3,941

2022-02	£395,711	EX4 9AR	D	4, DAIRY GROVE	106	£3,733
2022-10	£421,625	EX4 9AR	S	23, DAIRY GROVE	130	£3,243
2022-06	£422,391	EX4 9AR	D	11, DAIRY GROVE	106	£3,985
2022-08	£424,189	EX4 9AR	S	17, DAIRY GROVE	130	£3,263
2022-08	£424,189	EX4 9AR	S	19, DAIRY GROVE	130	£3,263
2022-03	£433,305	EX4 9AR	D	1, DAIRY GROVE	106	£4,088
2022-05	£476,301	EX4 9AR	D	5, DAIRY GROVE	131	£3,636
2022-10	£501,885	EX4 9AR	D	21, DAIRY GROVE	124	£4,047
2022-10	£501,885	EX4 9AR	D	27, DAIRY GROVE	124	£4,047
2022-09	£507,642	EX4 9AR	D	15, DAIRY GROVE	124	£4,094
2021-09	£536,118	EX4 9AR	D	6, DAIRY GROVE	140	£3,829
2022-05	£540,075	EX4 9AR	D	3, DAIRY GROVE	140	£3,858
2022-12	£547,856	EX4 9AR	D	31, DAIRY GROVE	145	£3,778
2021-06	£548,111	EX4 9AR	D	16, DAIRY GROVE	140	£3,915
2021-06	£549,393	EX4 9AR	D	10, DAIRY GROVE	140	£3,924
2022-11	£578,600	EX4 9AR	D	29, DAIRY GROVE	145	£3,990
2021-08	£665,483	EX4 9AR	D	8, DAIRY GROVE	167	£3,985
2021-08	£665,483	EX4 9AR	D	14, DAIRY GROVE	167	£3,985
2021-06	£674,151	EX4 9AR	D	12, DAIRY GROVE	167	£4,037

Older persons

Date	HPI Adjusted Sale Price	Postcode	Type	Address	Sq. m	£/sq. m
2020-02	£533,485	EX2 6FD	FOP	9, TURNSTONE ROAD	129	£4,136
2020-01	£375,031	EX2 6FH	FOP	ABERCROMBY HOUSE, FLAT 10, TURNSTONE ROAD	84	£4,465
2019-09	£405,518	EX2 6FF	FOP	ALEXANDER HOUSE, FLAT 4, TURNSTONE ROAD	87	£4,661
2020-07	£403,328	EX2 6FG	FOP	BULLER HOUSE, FLAT 10, TURNSTONE ROAD	84	£4,802
2020-09	£510,954	EX2 6FG	FOP	BULLER HOUSE, FLAT 12, TURNSTONE ROAD	115	£4,443
2020-01	£401,328	EX2 6FG	FOP	BULLER HOUSE, FLAT 15, TURNSTONE ROAD	82	£4,894
2019-11	£368,691	EX2 6FG	FOP	BULLER HOUSE, FLAT 20, TURNSTONE ROAD	82	£4,496
2019-07	£525,544	EX2 6FG	FOP	BULLER HOUSE, FLAT 4, TURNSTONE ROAD	115	£4,570
2020-01	£439,906	EX2 6FG	FOP	BULLER HOUSE, FLAT 5, TURNSTONE ROAD	90	£4,888
2021-03	£374,637	EX2 6FG	FOP	BULLER HOUSE, FLAT 6, TURNSTONE ROAD	84	£4,460
2020-03	£382,398	EX2 6FG	FOP	BULLER HOUSE, FLAT 7, TURNSTONE ROAD	82	£4,663

2019-06	£433,654	EX2 6FE	FOP	FAIRFIELD HOUSE, FLAT 1, TURNSTONE ROAD	114	£3,804
2019-05	£434,501	EX2 6FE	FOP	FAIRFIELD HOUSE, FLAT 2, TURNSTONE ROAD	88	£4,938
2019-07	£528,829	EX2 6FE	FOP	FAIRFIELD HOUSE, FLAT 3, TURNSTONE ROAD	88	£6,009
2019-07	£415,116	EX2 6FE	FOP	FAIRFIELD HOUSE, FLAT 4, TURNSTONE ROAD	88	£4,717
2019-04	£415,695	EX2 6FE	FOP	FAIRFIELD HOUSE, FLAT 5, TURNSTONE ROAD	88	£4,724
2022-03	£370,262	EX2 6FE	FOP	FAIRFIELD HOUSE, FLAT 6, TURNSTONE ROAD	83	£4,461
2020-08	£416,104	EX2 6FE	FOP	FAIRFIELD HOUSE, FLAT 7, TURNSTONE ROAD	83	£5,013
2019-09	£492,029	EX2 6FJ	FOP	MILLBROOK HOUSE, FLAT 1, TURNSTONE ROAD	107	£4,598
2019-08	£391,277	EX2 6FJ	FOP	MILLBROOK HOUSE, FLAT 14, TURNSTONE ROAD	84	£4,658
2020-06	£384,693	EX2 6FJ	FOP	MILLBROOK HOUSE, FLAT 18, TURNSTONE ROAD	84	£4,580
2019-12	£335,943	EX2 6FJ	FOP	MILLBROOK HOUSE, FLAT 19, TURNSTONE ROAD	83	£4,048
2020-02	£389,644	EX2 6FJ	FOP	MILLBROOK HOUSE, FLAT 22, TURNSTONE ROAD	84	£4,639
2022-10	£437,072	EX3 0FR	FOP	PYM COURT, 1, BEWICK AVENUE	73	£5,987
2022-10	£298,952	EX3 0FR	FOP	PYM COURT, 11, BEWICK AVENUE	52	£5,749
2022-10	£270,081	EX3 0FR	FOP	PYM COURT, 12, BEWICK AVENUE	56	£4,823
2022-10	£274,738	EX3 0FR	FOP	PYM COURT, 14, BEWICK AVENUE	52	£5,283
2022-10	£325,960	EX3 0FR	FOP	PYM COURT, 15, BEWICK AVENUE	68	£4,794
2022-10	£449,359	EX3 0FR	FOP	PYM COURT, 17, BEWICK AVENUE	78	£5,761
2022-12	£406,085	EX3 0FR	FOP	PYM COURT, 18, BEWICK AVENUE	81	£5,013
2023-07	£331,504	EX3 0FR	FOP	PYM COURT, 2, BEWICK AVENUE	56	£5,920
2023-04	£379,060	EX3 0FR	FOP	PYM COURT, 24, BEWICK AVENUE	73	£5,193
2022-10	£332,454	EX3 0FR	FOP	PYM COURT, 27, BEWICK AVENUE	56	£5,937
2022-10	£332,454	EX3 0FR	FOP	PYM COURT, 28, BEWICK AVENUE	56	£5,937

2023-03	£361,626	EX3 0FR	FOP	PYM COURT, 29, BEWICK AVENUE	56	£6,458
2022-12	£314,317	EX3 0FR	FOP	PYM COURT, 30, BEWICK AVENUE	56	£5,613
2022-12	£427,458	EX3 0FR	FOP	PYM COURT, 31, BEWICK AVENUE	78	£5,480
2022-10	£451,688	EX3 0FR	FOP	PYM COURT, 36, BEWICK AVENUE	78	£5,791
2022-10	£399,875	EX3 0FR	FOP	PYM COURT, 37, BEWICK AVENUE	81	£4,937
2022-10	£283,120	EX3 0FR	FOP	PYM COURT, 42, BEWICK AVENUE	56	£5,056
2023-04	£427,196	EX3 0FR	FOP	PYM COURT, 44, BEWICK AVENUE	73	£5,852
2022-10	£481,024	EX3 0FR	FOP	PYM COURT, 46, BEWICK AVENUE	73	£6,589
2022-10	£355,702	EX3 0FR	FOP	PYM COURT, 50, BEWICK AVENUE	56	£6,352
2022-10	£442,374	EX3 0FR	FOP	PYM COURT, 51, BEWICK AVENUE	78	£5,671
2022-11	£457,089	EX3 0FR	FOP	PYM COURT, 52, BEWICK AVENUE	90	£5,079
2022-12	£352,653	EX3 0FR	FOP	PYM COURT, 53, BEWICK AVENUE	58	£6,080
2022-10	£420,798	EX3 0FR	FOP	PYM COURT, 6, BEWICK AVENUE	78	£5,395
2020-03	£508,477	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 1, BROOKLANDS	92	£5,527
2021-12	£426,784	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 11, BROOKLANDS	101	£4,226
2020-11	£469,048	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 12, BROOKLANDS	114	£4,114
2019-12	£386,946	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 13, BROOKLANDS	92	£4,206
2021-09	£464,579	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 14, BROOKLANDS	101	£4,600
2020-07	£524,993	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 15, BROOKLANDS	114	£4,605
2020-08	£477,685	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 16, BROOKLANDS	98	£4,874
2021-10	£444,170	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 17, BROOKLANDS	101	£4,398
2021-11	£465,739	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 18, BROOKLANDS	113	£4,122
2020-06	£488,786	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 19, BROOKLANDS	98	£4,988

2021-06	£484,199	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 21, BROOKLANDS	114	£4,247
2019-12	£484,662	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 22, BROOKLANDS	98	£4,946
2022-05	£465,766	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 23, BROOKLANDS	101	£4,612
2021-04	£486,738	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 24, BROOKLANDS	114	£4,270
2020-01	£475,786	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 3, BROOKLANDS	114	£4,174
2021-04	£481,416	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 4, BROOKLANDS	98	£4,912
2019-12	£477,392	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 6, BROOKLANDS	114	£4,188
2021-04	£477,496	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 7, BROOKLANDS	98	£4,872
2022-01	£426,410	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 8, BROOKLANDS	101	£4,222
2021-03	£449,465	EX2 6FR	FOP	SANDERLING HOUSE, FLAT 9, BROOKLANDS	114	£3,943

Appendix D 'For sale' residential advertised price

Data from Rightmove property website – as at 3Q 2024

Rightmove – flats

Location	Developer	Advertised price	Bedrooms
Cathedral Close		£1,250,000	2
Cathedral Close		£900,000	2
Magdaline Road		£750,000	2
Magdaline Road		£650,000	3
Magdaline Road		£625,000	2
Magdaline Road		£600,000	2
Magdaline Road		£500,000	2
Magdaline Road		£495,000	2
St Leonards Quarter	Acorn	£435,000	2
St Leonards Quarter	Acorn	£390,000	2
St Leonards Quarter	Acorn	£375,000	2
St Leonards Quarter	Acorn	£375,000	2
St Leonards Quarter	Acorn	£350,000	2
St Leonards Quarter	Acorn	£325,000	2
Magdaline Road		£300,000	1
Harrington Lane, Pinhoe	VG	£224,950	2
Harrington Lane, Pinhoe	VG	£219,950	2
Harrington Lane, Pinhoe	VG	£209,950	2

Rightmove – terrace

Location	Developer	Advertised price	Bedrooms
St Leonards Quarter	Acorn	£760,000	3
St Leonards Quarter	Acorn	£585,000	3
Nexa Fields, Pinhoe	Verto/Octopus	£475,000	3
Tithe Barn	VG	£435,000	4
Tithe Barn	VG	£425,000	4
Trood Lane, Matford	VG	£395,000	3
Trood Lane, Matford	VG	£385,000	3
Trood Lane, Matford	VG	£385,000	3
Harrington Lane, Pinhoe	VG	£365,000	4
Harrington Lane, Pinhoe	VG	£365,000	4
Victoria Heights, Alphington	BDW	£359,995	3
Mytlebury Way, Hillbarton	TW	£359,000	3
Victoria Heights, Alphington	BDW	£344,995	3
Shillingford Rd	Tilia	£325,000	3
Shillingford Rd	Tilia	£325,000	3
Shillingford Rd	Tilia	£325,000	3
Victoria Heights, Alphington	BDW	£324,995	3

Shillingford Rd	Tilia	£320,000	3
Victoria Heights, Alphington	BDW	£319,995	3
Shillingford Rd	Tilia	£315,000	3
Shillingford Rd	Tilia	£315,000	3
Cherry Grange, Tithe Barn	Persimmon	£299,995	3
Cherry Grange, Tithe Barn	Persimmon	£294,995	3
Cherry Grange, Tithe Barn	Persimmon	£294,995	3
Quarry Heights, Pinhoe	Rosewood	£285,000	2
Elm Park Matford	Cavanna	£285,000	2
Quarry Heights, Pinhoe	Rosewood	£275,000	2
Victoria Heights, Alphington	BDW	£269,995	2
Quarry Heights, Pinhoe	Rosewood	£265,000	2

Rightmove – semi-detached

Location	Developer	Advertised price	Bedrooms
St Leonards Quarter	Acorn	£760,000	4
St Leonards Quarter	Acorn	£565,000	3
Elm Park Matford	Cavanna	£500,000	3
Nexa Fields, Pinhoe	Verto/Octopus	£465,000	4
Nexa Fields, Pinhoe	Verto/Octopus	£445,000	3
Trood Lane, Matford	VG	£384,950	3
Trood Lane, Matford	VG	£384,950	3
Nexa Fields, Pinhoe	Verto/Octopus	£475,000	3
Trood Lane, Matford	VG	£380,000	3
Trood Lane, Matford	VG	£380,000	3
Victoria Heights, Alphington	BDW	£379,995	4
Elm Park Matford	Cavanna	£375,000	3
St Michaels, Alphington	Redrow	£375,000	3
Nexa Fields, Pinhoe	Verto/Octopus	£455,000	3
Trood Lane, Matford	VG	£362,500	3
Trood Lane, Matford	VG	£357,500	3
Pinn Court Lane, Pinhoe	Bloor	£357,500	3
Pinn Court Lane, Pinhoe	Bloor	£345,000	3
Pinn Court Lane, Pinhoe	Bloor	£345,000	3
Pinn Court Lane, Pinhoe	Bloor	£340,000	3
Elm Park Matford	Cavanna	£335,000	3
Trood Lane, Matford	VG	£330,000	3
Elm Park Matford	Cavanna	£328,000	3
Trood Lane, Matford	VG	£325,000	3
Nexa Fields, Pinhoe	Verto/Octopus	£324,000	2
Shillingford Rd	Tilia	£310,000	3
Shillingford Rd	Tilia	£305,000	3
Cherry Grange, Tithe Barn	Persimmon	£265,000	2

Rightmove – detached

Three Dragons

Location	Developer	Advertised price	Bedrooms
Lyndon Place, Topsham	Heritage	£1,295,000	5
Lyndon Place, Topsham	Heritage	£1,250,000	5
Lyndon Place, Topsham	Heritage	£1,050,000	4
Lyndon Place, Topsham	Heritage	£1,050,000	4
Pinhoe		£895,000	5
Topsham	Heritage	£875,000	4
Woodwater Lane		£800,000	4
Woodwater Lane		£800,000	5
Lyndon Place, Topsham	Heritage	£799,950	3
Lyndon Place, Topsham	Heritage	£795,000	3
Lyndon Place, Topsham	Heritage	£780,000	3
Lyndon Place, Topsham	Heritage	£775,000	3
Lyndon Place, Topsham	Heritage	£775,000	3
Lyndon Place, Topsham	Heritage	£720,000	3
Lyndon Place, Topsham	Heritage	£710,000	3
St Michaels, Alphington	Redrow	£699,000	4
Lyndon Place, Topsham	Heritage	£695,000	3
Saxon Brook, Pinhoe	Redrow	£675,000	4
Saxon Brook, Pinhoe	Redrow	£645,000	4
Saxon Brook, Pinhoe	Redrow	£645,000	4
Nexa Fields, Pinhoe	Verto/Octopus	£600,000	4
Mytlebury Way, Hillbarton	TW	£599,000	5
Elm Park Matford	Cavanna	£595,000	4
Elm Park Matford	Cavanna	£590,000	4
St Michaels, Alphington	Redrow	£589,000	3
Nexa Fields, Pinhoe	Verto/Octopus	£575,000	4
Pinn Court Lane, Pinhoe	Bloor	£560,000	4
Courtenay Rd, St Thomas		£525,000	5
Elm Park Matford	Cavanna	£520,000	4
Cherry Grange, Tithe Barn	Persimmon	£504,995	5
Cherry Grange, Tithe Barn	Persimmon	£504,995	5
St Michaels, Alphington	Redrow	£504,000	4
Elm Park Matford	Cavanna	£500,000	4
Saxon Brook, Pinhoe	Redrow	£499,000	3
Cherry Grange, Tithe Barn	Persimmon	£494,995	5
Pinn Court Lane, Pinhoe	Bloor	£480,000	4
Saxon Brook, Pinhoe	Redrow	£473,000	3
Pinn Court Lane, Pinhoe	Bloor	£470,000	4
Elm Park Matford	Cavanna	£470,000	4
St Michaels, Alphington	Redrow	£466,000	3
Mytlebury Way, Hillbarton	TW	£465,000	4
St Michaels, Alphington	Redrow	£459,000	4
Shillingford Rd	Tilia	£450,000	4
Pinn Court Lane, Pinhoe	Bloor	£450,000	4

Elm Park Matford	Cavanna	£445,000	3
Cherry Grange, Tithe Barn	Persimmon	£440,000	4
Cherry Grange, Tithe Barn	Persimmon	£440,000	4
Saxon Brook, Pinhoe	Redrow	£499,000	3
St Michaels, Alphington	Redrow	£437,000	4
Tithe Barn	VG	£435,000	4
Cherry Grange, Tithe Barn	Persimmon	£435,000	4
Cherry Grange, Tithe Barn	Persimmon	£435,000	4
Victoria Heights, Alphington	BDW	£434,995	4
Pinn Court Lane, Pinhoe	Bloor	£425,000	4
Cherry Grange, Tithe Barn	Persimmon	£425,000	4
Cherry Grange, Tithe Barn	Persimmon	£425,000	4
Cherry Grange, Tithe Barn	Persimmon	£425,000	4
Mytlebury Way, Hillbarton	TW	£390,000	3
Elm Park Matford	Cavanna	£390,000	3
Mytlebury Way, Hillbarton	TW	£380,000	3
Pinn Court Lane, Pinhoe	Bloor	£380,000	3
Pinn Court Lane, Pinhoe	Bloor	£365,000	3
Victoria Heights, Alphington	BDW	£359,995	3
Shillingford Rd	Tilia	£255,000	2

Appendix E Other values data

Build to rent – rents and yields

		Sources and average		rents by	number of	bedrooms
	Average	Home	Rightmove all	Rightmove new	ONS	Propdata
1 bed	£948	£865	£986	£1,184	£840	£864
2 bed	£1,398	£1,438	£1,487	£1,699	£1,049	£1,319
3 bed	£2,246	£1,900	£2,955	£2,955	£1,265	£2,157
Yields	Average	CBRE	Knight Frank	EY	JLL	
	4.2%	4.5%	4.1%	4.1%	4.0%	

PBSA – rents (sourced from scheme website) and yields

Scheme	Rent range/week	Tenancy (weeks)
Queen Street Studios	£260 - £290	51
Printworks	£166 - £272	51
Kingfisher	£242 - £292	51
Ironbridge	£221 - £258	51
The Neighbourhood	£230 - £395	51
Central Living	£161 - £255	51
East Park (University)	£194 - £217	40
The Barn	£199 - £305	51
Boutique Living	£195 - £270	51
Hill View Place	£195 - £310	51
The Depot	£193 - £349	51
Average cluster	£201	
Average studio	£275	
Source	Yield	
CBRE	5.10%	
C&W	5.38%	
Knight Frank	4.5%	
Colliers	5.5%	
Median average	5.24%	

Co-living – rents (from scheme website) and yields

Scheme	Average rent/month	Proportion of room types
The Gorge		
Classic	£1,068	78%
Deluxe	£1,140	13%
Premium	£1,262	9%
Weighted average	£1,095	
Yield	5%	

Appendix F Build costs

Randall Simmonds - flats

	RANDALL SIMMONDS Unit Costs Estimate General sites at Exeter location for 3 Dragons on behalf of Exeter City Council September 2024 Revision 1 Chartered Quantity Surveyors Project Management CDM Consultants
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Scheme: Generic scheme
 Location: Exeter
 Client: 3 Dragons/ECC

RANDALL SIMMONDS

Unit Rate - Summary Page

Development site	Base cost £/m ²	Prelims cost £/m ²	OHP cost £/m ²	Base build cost £/m ²
3 – 5 storeys	£1,822	£317	£181	£2,320
6 – 10 storeys	£1,858	£300	£171	£2,329
11 – 15 storeys	£1,871	£299	£171	£2,341
	£/m ²	% build cost (3 – 5 storey)	% build cost (6 – 10 storey)	% build cost (11 – 15 storey)
Site works and external services £/m ²	£333	14.4%	14.3%	14.2%

Randall Simmonds – Accessibility M4(3)

	Flat	House
Externals		
Access		£1,593
Canopy		£1,062
Internals		
Kitchen	£2,655	£2,655
Windows	£106	£106
Lift structure and space		£1,062
Doors	£531	£531
Hoist joist	£531	£531
Lighting	£531	£531
Power points	£425	£425
Intercoms	£106	£106
Heating	£637	£637
Subtotal £/unit	£5,222	£9,239
Subtotal £/m ²	£59.4	£99.3
Additional storage £/m ²	£62.37	£38.26
Total £/m ²	£122	£138

BCIS Average Prices: £/m2 study

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Rate per m2 gross internal floor area for the building Cost including prelims.

Rebased to 1Q 2024 (390) and Devon (100; sample 212)

		Sub-Class	Sample	Mean	Standard deviation	Decile 0 (lowest)	Decile 5 (median)	Decile 10 (highest)	Lower quartile	Upper quartile
New build										
	447.	Care homes for the elderly	Generally	6		588	1301	1739	3002	1617 1929
			Over 2000m2 GFA	6	1892	588	1301	1739	3002	1617 1929
	810.	Housing, mixed developments		372	1597	365	817	1524	3794	1363 1753
	810.1	Estate housing	Generally	228		367	788	1498	3369	
			Single storey	44	1739	484	1019	1655	3369	1506 1852
			2-storey	179	1502	318	788	1455	2560	1285 1672
			3-storey	5	1473		1114	1477	1866	1247 1660
	810.11	Estate housing detached		4	2000		1253	1881	2982	
	810.12	Estate housing semi detached	Generally	59	1634	396	947	1625	3369	1349 1849
			Single storey	23	1688	434	1195	1665	3369	1488 1849
			2-storey	35	1592	374	947	1497	2560	1338 1728
			3-storey	1	1866					
	810.13	Estate housing terraced	Generally	10	1425	342	897	1373	2069	1245 1603
			Single storey	1	1429					
			2-storey	8	1463	368	897	1373	2069	1276 1698
			3-storey	1	1114					

816.	Flats (apartments)	Generally	182	1806	511	933	1673	3663	1479	2019
		1-2 storey	31	1760	550	1031	1574	3350	1401	2046
		3-5 storey	128	1807	522	933	1685	3663	1498	1988
		6 storey or above	23	1860	395	1295	1788	2617	1554	2017
843.	Supported housing	Generally	14	1964	441	1470	1927	2633	1576	2351
		2-storey	6	1899	540	1490	1587	2633	1550	2315
		3-storey	1	2602						
		4-storey or above	5	1873		1470	1890	2410	1579	2015
843.1	Supported housing with shops, restaurants or the like		2	2117		1751		2482		
856.2	Students' residences, halls of residence, etc		4	2151		1740	2090	2686		

Appendix G appraisal summaries BLV1

Previous		Next		Summary Report 1				Print this report				
Site Name		Res3c VA: 1: 15% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res3c				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.10	hectares		15.00	989.3	-	174.6	1,163.8		
		Gross Area	0.10	hectares	Market	12.75	854.3	-	150.8	1,005.0		
		Net to Gross %	100.00%		Affordable	2.25	135.0	-	23.8	158.8		
		Density	150.00	per net ha	% Affordable	15.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		15.00	12.75	-	-	-	1.13	-	-	-	1.13	-
Total NIA exc garages & circ space (sq m)		989.3	854.3	-	-	-	67.5	-	-	-	67.5	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		989.3	854.3	-	-	-	67.5	-	-	-	67.5	-
Tenure Split (by %)			85.00%				7.50%				7.50%	
Sales Revenue (£)		4,539,390	4,211,453	-	-	-	94,500	-	-	-	233,438	-
Average Revenue per unit (£)		302,626	330,310	-	-	-	84,000	-	-	-	207,500	-
Average Revenue (£ per sq m) GIA		4,589	4,930	-	-	-	1,400	-	-	-	3,458	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		4,539,390										
Scheme Development Costs (£)												
Land (£)		108,900	1,089,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,906										
Land & associated fees Total (£)		110,806	1,108,060	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		2,897,326	2,501,898	-	-	-	197,714	-	-	-	197,714	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,164	1,005	-	-	-	79	-	-	-	79	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		2,897,326	2,501,898	-	-	-	197,714	-	-	-	197,714	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		209,957										
Biodiversity Net gain		4,050										
100% MKT dwg M4(2) @ £1,400 per dwg		20,685										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		1,647										
		-										
s106 Standard		30,000										
Exe Estuary		18,597										
Exe Estuary & Pebblebeds		-										
Storage (77% of total) & £500 per unit		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		284,936										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		126,344	126,344	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		1,125					563	-	-	-	563	-
Professional Fees Total (£)		231,786	200,152	-	-	-	15,817	-	-	-	15,817	-
CIL (£)		-										
Total Development Costs (£)		3,652,322										
Development Period												
Development Period		5 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		4,539,390										
Land & associated Fees - inc in interest calc (£)		110,806										
Development Costs (£)		3,541,516										
Finance (£)		129,104										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		3,781,426										
Gross Residual Value inc land less finance (£)		757,964										
Total Developer/Contractor Return (£)		756,680										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,283										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res4c VA: 1: 15% AH								Land and Developer Returns Assumptions		
Site Information										Land & associated costs included in cashflow		
Description										Developer & contractor returns excluded from cashflow		
Date		25/09/2024	Updated			Compiled by	TM	Reference	Res4c			
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	0.20	hectares			30.00	1,978.5	-	349.1	2,327.6	
		Gross Area	0.20	hectares		Market	25.50	1,708.5	-	301.5	2,010.0	
		Net to Gross %	100.00%			Affordable	4.50	270.0	-	47.6	317.6	
		Density	150.00	per net ha		% Affordable	15.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		30.00	24.00	-	-	1.50	2.25	-	-	-	2.25	-
Total NIA exc garages & circ space (sq m)		1,978.5	1,608.0	-	-	100.5	135.0	-	-	-	135.0	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		1,978.5	1,608.0	-	-	100.5	135.0	-	-	-	135.0	-
Tenure Split (by %)			80.00%			5.00%	7.50%				7.50%	
Sales Revenue (£)		9,103,553	7,927,440	-	-	520,238	189,000	-	-	-	466,875	-
Average Revenue per unit (£)		303,452	330,310	-	-	346,826	84,000	-	-	-	207,500	-
Average Revenue (£ per sq m) GIA		4,601	4,930	-	-	5,177	1,400	-	-	-	3,458	-
Capital Contributions (£)		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
Total Capital contributions (£)			-									
Total Revenue (£)			9,103,553									
Scheme Development Costs (£)												
Land (£)		217,800	1,089,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,812										
Land & associated fees Total (£)		221,612	1,108,060	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		5,809,354	4,709,454	-	-	309,044	395,428	-	-	-	395,428	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,328	1,892	-	-	118	159	-	-	-	159	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		5,809,354	4,709,454	-	-	309,044	395,428	-	-	-	395,428	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		420,981										
Biodiversity Net gain		8,100										
M4(2) @ £1,400 per dwg		41,370										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		3,294										
		-										
s106 Standard		60,000										
Exe Estuary		37,195										
Exe Estuary & Pebblebeds		-										
Storage (77% of total) & £500 per unit		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		570,940										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		253,430	237,823	-	-	15,607						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,250					1,125	-	-	-	1,125	-
Professional Fees Total (£)		478,655	376,756	-	-	38,630	31,634	-	-	-	31,634	-
CIL (£)		-										
Total Development Costs (£)			7,336,242									
Development Period												
Debit Interest Rate		6 Quarters										
Credit Interest Rate		7.50%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		9,103,553										
Land & associated Fees - inc in interest calc (£)		221,612										
Development Costs (£)		7,114,630										
Finance (£)		256,426										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		7,592,668										
Gross Residual Value inc land less finance (£)		1,510,885										
Total Developer/Contractor Return (£)		1,517,696										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-6,811										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res5b VA: 1 : 15% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res5b				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.27	hectares		75.00	4,946.3	-	872.9	5,819.1		
		Gross Area	0.27	hectares	Market	63.75	4,271.3	-	753.8	5,025.0		
		Net to Gross %	100.00%		Affordable	11.25	675.0	-	119.1	794.1		
		Density	279.85	per net ha	% Affordable	15.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		75.00	60.00	-	-	3.75	5.63	-	-	-	5.63	-
Total NIA exc garages & circ space (sq m)		4,946.3	4,020.0	-	-	251.3	337.5	-	-	-	337.5	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		4,946.3	4,020.0	-	-	251.3	337.5	-	-	-	337.5	-
Tenure Split (by %)			80.00%			5.00%	7.50%				7.50%	
Sales Revenue (£)		22,758,883	19,818,600	-	-	1,300,596	472,500	-	-	-	1,167,188	-
Average Revenue per unit (£)		303,452	330,310	-	-	346,826	84,000	-	-	-	207,500	-
Average Revenue (£ per sq m) GIA		4,601	4,930	-	-	5,177	1,400	-	-	-	3,458	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		22,758,883										
Scheme Development Costs (£)												
Land (£)		291,852	1,089,000	per gross ha								
SDLT at prevailing rate (£)		4,093										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,107										
Land & associated fees Total (£)		301,052	1,123,328	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		14,523,385	11,773,636	-	-	772,609	988,570	-	-	-	988,570	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		5,819	4,729	-	-	296	397	-	-	-	397	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		14,523,385	11,773,636	-	-	772,609	988,570	-	-	-	988,570	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		1,052,454										
Biodiversity Net gain		20,250										
M4(2) @ £1,400 per dwg		103,425										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		8,235										
		-										
s106 Standard		150,000										
Exe Estuary		92,987										
Exe Estuary & Pebblebeds		-										
Storage (77% of total) & £500 per unit		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,427,351										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		633,576	594,558	-	-	39,018						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,625					2,813	-	-	-	2,813	-
Professional Fees Total (£)		1,196,638	941,891	-	-	96,576	79,086	-	-	-	79,086	-
CIL (£)		-										
Total Development Costs (£)		18,087,627										
Development Period												
Development Period		3 Years										
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)												
Revenue and Capital Contributions (£)		22,758,883										
Land & associated Fees - inc in interest calc (£)		301,052										
Development Costs (£)		17,786,575										
Finance (£)		522,337										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		18,609,964										
Gross Residual Value inc land less finance (£)		4,148,919										
Total Developer/Contractor Return (£)		3,794,240										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		354,678										

Previous		Next		Summary Report 1				Print this report							
Site Name				Res6b VA: 1 : 15% AH						Land and Developer Returns Assumptions					
Site Information										Land & associated costs included in cashflow					
Description										Developer & contractor returns excluded from cashflow					
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res6b							
Summary Details								Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)			
				Net Area		0.50	hectares	150.00	9,892.5	-	1,745.7	11,638.2			
				Gross Area		0.50	hectares	127.50	8,542.5	-	1,507.5	10,050.0			
				Net to Gross %		100.00%		22.50	1,350.0	-	238.2	1,588.2			
				Density		300.00	per net ha	% Affordable	15.00%						
Scheme Revenue															
				Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units				150.00	120.00	-	-	7.50	11.25	-	-	-	11.25	-	
Total NIA exc garages & circ space (sq m)				9,892.5	8,040.0	-	-	502.5	675.0	-	-	-	675.0	-	
Garages (sq m)				-	-	-	-	-							
Total NIA inc garages exc circ space (sq m)				9,892.5	8,040.0	-	-	502.5	675.0	-	-	-	675.0	-	
Tenure Split (by %)				80.00%				5.00%				7.50%			
Sales Revenue (£)				45,517,766	39,637,200	-	-	2,601,191	945,000	-	-	-	2,334,375	-	
Average Revenue per unit (£)				303,452	330,310	-	-	346,826	84,000	-	-	-	207,500	-	
Average Revenue (£ per sq m) GIA				4,601	4,930	-	-	5,177	1,400	-	-	-	3,458	-	
Capital Contributions (£)															
0				-											
0				-											
0				-											
0				-											
0				-											
0				-											
0				-											
Total Capital contributions (£)				-											
Total Revenue (£)				45,517,766											
Scheme Development Costs (£)															
Land (£)				544,500	1,089,000 per gross ha										
SDLT at prevailing rate (£)				16,725											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)				9,529											
Land & associated fees Total (£)				570,754	1,141,508 per gross ha										
				Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)				29,046,771	23,547,272	-	-	1,545,219	1,977,140	-	-	-	1,977,140	-	
Additional Build Costs (£)				-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)				11,638	9,459	-	-	591	794	-	-	-	794	-	
Total Contingency - 0% Build Costs (£)				-											
Total Build Cost (£)				29,046,771	23,547,272	-	-	1,545,219	1,977,140	-	-	-	1,977,140	-	
Policy & Infrastructure Costs (£)															
Total Site Infrastructure Costs				2,065,928											
Biodiversity Net gain				40,500											
100% MKT dwg M4(2) @ £1,400 per dwg				206,850											
10% AH Houses M4(3)2a @ £138 persqm				-											
10% AH Flats M4(3)2a @ £122 persqm				16,470											
s106 Standard				300,000											
Exe Estuary				185,975											
Exe Estuary & Pebblebeds				-											
Storage (77% of total) & £500 per unit				-											
Voids (older persons only)				-											
s106 (PBSA only)				-											
s106 (older persons only)				-											
				-											
				-											
Total Policy & Infrastructure Costs (£)				2,815,723											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)				1,267,152	1,189,116	-	-	78,036							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)				11,250					5,625	-	-	-	5,625	-	
Professional Fees Total (£)				1,843,245	1,412,836	-	-	193,152	118,628	-	-	-	118,628	-	
CIL (£)				-											
Total Development Costs (£)				35,554,895											
Development Period															
Development Period				5 Years											
Debit Interest Rate				6.50%											
Credit Interest Rate				0.00%											
Annual Discount Rate				0.00%											
Revenue and Capital Contributions (£)															
Revenue and Capital Contributions (£)				45,517,766											
Land & associated Fees - inc in interest calc (£)				570,754											
Development Costs (£)				34,984,141											
Finance (£)				782,939											
ADR Cost (£)				0											
Total Dev Costs Inc Finance & ADR Costs (£)				36,337,834											
Gross Residual Value inc land less finance (£)				9,179,933											
Total Developer/Contractor Return (£)				7,588,481											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)				1,591,452											

Previous		Next		Summary Report 1				Print this report				
Site Name		BtR1 VA: 1 : 20% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	BtR1				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area		0.50	hectares		150.00	9,840.0	-	2,045.7	11,885.7	
		Gross Area		0.50	hectares	Market	120.00	8,040.0	-	1,638.0	9,678.0	
		Net to Gross %		100.00%		Affordable	30.00	1,800.0	-	407.7	2,207.7	
		Density		300.00	per net ha	% Affordable	20.00%					
Scheme Revenue												
		Total	Market Sale	Market Rent	Not Selected	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Not Selected	Shared Ownership	Not Selected
Total No of Units		150.00	-	120.00	-	-	-	-	30.00	-	-	-
Total NIA exc garages & circ space (sq m)		9,840.0	-	8,040.0	-	-	-	-	1,800.0	-	-	-
Garages (sq m)		-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)		9,840.0	-	8,040.0	-	-	-	-	1,800.0	-	-	-
Tenure Split (by %)		80.00%							20.00%			
Sales Revenue (£)		43,200,000	-	36,000,000	-	-	-	-	7,200,000	-	-	-
Average Revenue per unit (£)		288,000	-	300,000	-	-	-	-	240,000	-	-	-
Average Revenue (£ per sq m) GIA		4,390	-	4,478	-	-	-	-	4,000	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		43,200,000										
Scheme Development Costs (£)												
Land (£)		544,500	1,089,000 per gross ha									
SDLT at prevailing rate (£)		16,725										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		9,529										
Land & associated fees Total (£)		570,754	1,141,508 per gross ha									
		Total	Market Sale	Market Rent	Not Selected	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		29,588,711	-	24,092,373	-	-	-	-	5,496,338	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		11,886	-	9,678	-	-	-	-	2,208	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		29,588,711	-	24,092,373	-	-	-	-	5,496,338	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		2,104,511										
Biodiversity Net gain		40,500										
100% MKT dwg M4(2) @ £1,400 per dwg		205,800										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		21,960										
		-										
s106 Standard		300,000										
Exe Estuary		185,975										
Exe Estuary & Pebblebeds		-										
Storage (77% of total) & £500 per unit		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		2,858,746										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		1,080,000	-	1,080,000	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		15,000					-	-	15,000	-	-	-
Professional Fees Total (£)		1,775,323	-	1,445,542	-	-	-	-	329,780	-	-	-
CIL (£)		483,900										
Total Development Costs (£)		36,372,434										
Development Period												
Development Period		5 Years										
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)												
Revenue and Capital Contributions (£)		43,200,000										
Land & associated Fees - inc in interest calc (£)		570,754										
Development Costs (£)		35,801,680										
Finance (£)		963,106										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		37,335,540										
Gross Residual Value inc land less finance (£)		5,864,460										
Total Developer/Contractor Return (£)		4,320,000										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,544,460										

Previous		Next		Summary Report 1				Print this report				
Site Name		BR2 VA: 1 : 20% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	BR2				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	1.17	hectares		350.00	22,960.0	-	4,773.3	27,733.3		
		Gross Area	1.17	hectares	Market	280.00	18,760.0	-	3,822.0	22,582.0		
		Net to Gross %	100.00%		Affordable	70.00	4,200.0	-	951.3	5,151.3		
		Density	299.91	per net ha	% Affordable	20.00%						
Scheme Revenue												
		Total	Market Sale	Market Rent	Not Selected	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Not Selected	Shared Ownership	Not Selected
Total No of Units		350.00	-	280.00	-	-	-	-	70.00	-	-	-
Total NIA exc garages & circ space (sq m)		22,960.0	-	18,760.0	-	-	-	-	4,200.0	-	-	-
Garages (sq m)		-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)		22,960.0	-	18,760.0	-	-	-	-	4,200.0	-	-	-
Tenure Split (by %)				80.00%					20.00%			
Sales Revenue (£)		100,800,000	-	84,000,000	-	-	-	-	16,800,000	-	-	-
Average Revenue per unit (£)		288,000	-	300,000	-	-	-	-	240,000	-	-	-
Average Revenue (£ per sq m) GIA		4,390	-	4,478	-	-	-	-	4,000	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		100,800,000										
Scheme Development Costs (£)												
Land (£)		1,270,863	1,089,000	per gross ha								
SDLT at prevailing rate (£)		53,043										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		22,240										
Land & associated fees Total (£)		1,346,146	1,153,510	per gross ha								
		Total	Market Sale	Market Rent	Not Selected	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Not Selected	Shared Ownership	Not Selected
Build Cost with inflation (£) (inc garages)		69,040,326	-	56,215,537	-	-	-	-	12,824,789	-	-	-
Additional Build Costs with Inflation (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		27,733	-	22,582	-	-	-	-	5,151	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost with inflation (£)		69,040,326	-	56,215,537	-	-	-	-	12,824,789	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		4,910,525										
Biodiversity Net gain		94,500										
100% MKT dwg M4(2) @ £1,400 per dwg		480,200										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		51,240										
		-										
s106 Standard		700,000										
Exe Estuary		433,941										
Exe Estuary & Pebblebeds		-										
Storage (77% of total) & £500 per unit		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		6,670,406										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		2,520,000	-	2,520,000	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		35,000					-	-	35,000	-	-	-
Professional Fees Total (£)		4,142,420	-	3,372,932	-	-	-	-	769,487	-	-	-
CIL (£)		1,129,100										
Total Development Costs with inflation (£)		84,883,398										
Development Period												
Development Period		9 Years										
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		100,800,000										
Land & associated Fees - inc in interest calc (£)		1,346,146										
Development Costs (£)		83,537,252										
Finance (£)		2,229,473										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		87,112,871										
Gross Residual Value inc land less finance (£)		13,687,129										
Total Developer/Contractor Return (£)		9,408,000										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		4,279,129										

Non-residential viability assessment model						
Co-living with a mix of studios and cluster flat rooms						
	Size of unit (GIA)	1,400	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	1400	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	1,330	sq m	GEA		Gross external area
	Rooms	40		GIA		Gross internal area
	Floors	5		NIA		Net internal area
	Site area	0.08	Hectares			
SCHEME REVENUE						
Capital value per market room		£ 163,000			£ 5,216,000	
Capital value per discount market room		£ 116,000			£ 928,000	
Less purchaser costs		6.80	% of yield x rent			
Gross Development Value						£ 5,752,809
SITE BENCHMARK						
Benchmark per ha		£1,090,000				
Site benchmark					£87,200	
SDLT					£0	
Agents and legal		1.75%			£1,526	
Total site costs						£ 88,726
SCHEME COSTS						
Build costs		£ 2,335	per sq m		£ 3,269,520	
Building standards		2.50%	of base build costs		£ 81,738	
External costs		10%	of base build costs		£ 326,952	
Total construction costs						£ 3,678,210
Professional fees		8.00%	of construction costs		£ 294,257	
Sales and lettings costs		3%	of GDV		£ 172,584	
CIL		£ 50	per sq m		£ 56,000	
Planning obligations					£ 64,000	
Other policy costs					£ 30,343	
Total 'other costs'						£ 617,184
Finance costs		6.5%	Interest rate			
Build period		12	Months			
Finance costs for 100% of construction and other costs					£ 284,968	
Total finance costs						£ 284,968
Developer return		10.0%	Scheme value			£ 575,281
Total scheme costs						£ 5,244,368
RESIDUAL VALUE						
Residual value		For the scheme				£ 508,441
		Equivalent per hectare				£ 6,355,508
Go to next stage						

Non-residential viability assessment model						
Co-living with a mix of studios and cluster flat rooms						
	Size of unit (GIA)	3,500	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	3500	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	3,325	sq m	GEA		Gross external area
	Rooms	100		GIA		Gross internal area
	Floors	5		NIA		Net internal area
	Site area	0.20	Hectares			
SCHEME REVENUE						
Capital value per market room		£ 162,000			£ 12,960,000	
Capital value per discount market room		£ 116,000			£ 2,320,000	
Less purchaser costs		6.80	% of yield x rent			
Gross Development Value						£ 14,307,116
SITE BENCHMARK						
Benchmark per ha		£1,090,000				
Site benchmark					£218,000	
SDLT					£1,360	
Agents and legal		1.75%			£3,815	
Total site costs						£ 223,175
SCHEME COSTS						
Build costs		£ 2,335	per sq m		£ 8,173,800	
Building standards		2.50%	of base build costs		£ 204,345	
External costs		10%	of base build costs		£ 817,380	
Total construction costs						£ 9,195,525
Professional fees		8.00%	of construction costs		£ 735,642	
Sales and lettings costs		3%	of GDV		£ 429,213	
CIL		£ 50	per sq m		£ 140,000	
Planning obligations					£ 160,000	
Other policy costs					£ 75,424	
Total 'other costs'						£ 1,540,279
Finance costs		6.5%	Interest rate			
Build period		18	Months			
Finance costs for 100% of construction and other costs					£ 1,068,500	
Total finance costs						£ 1,068,500
Developer return		10.0%	Scheme value			£ 1,430,712
Total scheme costs						£ 13,458,192
RESIDUAL VALUE						
Residual value		For the scheme				£ 848,925
		Equivalent per hectare				£ 4,244,623
Go to next stage						

Non-residential viability assessment model						
Co-living with a mix of studios and cluster flat rooms						
	Size of unit (GIA)	8,750	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	8750	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	8,313	sq m	GEA		Gross external area
	Rooms	250		GIA		Gross internal area
	Floors	5		NIA		Net internal area
	Site area	0.50	Hectares			
SCHEME REVENUE						
Capital value per market room		£ 162,000			£ 32,400,000	
Capital value per discount market room		£ 116,000			£ 5,800,000	
Less purchaser costs		6.80	% of yield x rent			
Gross Development Value						£ 35,767,790
SITE BENCHMARK						
Benchmark per ha		£1,090,000				
Site benchmark					£545,000	
SDLT					£16,750	
Agents and legal		1.75%			£9,538	
Total site costs						£ 571,288
SCHEME COSTS						
Build costs		£ 2,335	per sq m		£ 20,434,500	
Building standards		2.50%	of base build costs		£ 510,863	
External costs		10%	of base build costs		£ 2,043,450	
Total construction costs						£ 22,988,813
Professional fees		8.00%	of construction costs		£ 1,839,105	
Sales and lettings costs		3%	of GDV		£ 1,073,034	
CIL		£ 50	per sq m		£ 350,000	
Planning obligations					£ 400,000	
Other policy costs					£ 188,560	
Total 'other costs'						£ 3,850,699
Finance costs		6.5%	Interest rate			
Build period		24	Months			
Finance costs for 100% of construction and other costs					£ 3,563,404	
Total finance costs						£ 3,563,404
Developer return		10.0%	Scheme value			£ 3,576,779
Total scheme costs						£ 34,550,982
RESIDUAL VALUE						
Residual value		For the scheme				£ 1,216,809
		Equivalent per hectare				£ 2,433,617
Go to next stage						

Non-residential viability assessment model						
Student accomodation with a mix of studios and cluster flat rooms						
	Size of unit (GIA)	1,280	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	1280	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	1216	sq m	GEA		Gross external area
	Rooms	40		GIA		Gross internal area
	Floors	3		NIA		Net internal area
	Site area	0.05	Hectares			
SCHEME REVENUE						
Capital value per room		£ 130,900			£ 5,236,000	
Less purchaser costs		6.80	% of yield x rent			
Gross Development Value						£ 4,902,622
SITE BENCHMARK						
Benchmark per ha		£1,090,000				
Site benchmark					£51,674	
SDLT					£0	
Agents and legal		1.75%			£904	
Total site costs						£ 52,578
SCHEME COSTS						
Build costs		£ 2,151	per sq m		£ 2,753,280	
Building standards		2.50%	of base build costs		£ 68,832	
External costs		10%	of base build costs		£ 275,328	
Total construction costs						£ 3,097,440
Professional fees		8.00%	of construction costs		£ 247,795	
Sales and lettings costs		3%	of GDV		£ 147,079	
CIL		£ 150	per sq m		£ 153,600	
Planning obligations					£ 36,800	
Other policy costs					£ 876	
Total 'other costs'						£ 586,149
Finance costs		6.5%	Interest rate			
Build period		12	Months			
Finance costs for 100% of construction and other costs					£ 242,851	
Void finance period (in months)		0	Months		£ -	
Total finance costs						£ 242,851
Developer return		10.0%	Scheme value			£ 490,262
Total scheme costs						£ 4,469,281
RESIDUAL VALUE						
Residual value		For the scheme				£ 433,341
		Equivalent per hectare				£ 9,140,783

Non-residential viability assessment model						
Student accomodation with a mix of studios and cluster flat rooms						
	Size of unit (GIA)	3,200	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	3200	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	3040	sq m	GEA		Gross external area
	Rooms	100		GIA		Gross internal area
	Floors	5		NIA		Net internal area
	Site area	0.09	Hectares			
SCHEME REVENUE						
Capital value per room		£ 130,900			£ 13,090,000	
Less purchaser costs		6.80	% of yield x rent			
Gross Development Value						£ 12,256,554
SITE BENCHMARK						
Benchmark per ha		£1,090,000				
Site benchmark					£93,013	
SDLT					£0	
Agents and legal		1.75%			£1,628	
Total site costs						£ 94,641
SCHEME COSTS						
Build costs		£ 2,151	per sq m		£ 6,883,200	
Building standards		2.50%	of base build costs		£ 172,080	
External costs		10%	of base build costs		£ 688,320	
Total construction costs						£ 7,743,600
Professional fees		8.00%	of construction costs		£ 619,488	
Sales and lettings costs		3%	of GDV		£ 367,697	
CIL		£ 150	per sq m		£ 384,000	
Planning obligations					£ 92,000	
Other policy costs					£ 82,470	
Total 'other costs'						£ 1,545,655
Finance costs		6.5%	Interest rate			
Build period		18	Months			
Finance costs for 100% of construction and other costs					£ 914,930	
Void finance period (in months)		0	Months		£ -	
Total finance costs						£ 914,930
Developer return		10.0%	Scheme value			£ 1,225,655
Total scheme costs						£ 11,524,481
RESIDUAL VALUE						
Residual value		For the scheme				£ 732,073
		Equivalent per hectare				£ 8,578,983

Non-residential viability assessment model						
Student accomodation with a mix of studios and cluster flat rooms						
	Size of unit (GIA)	8,000	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	8000	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	7600	sq m	GEA		Gross external area
	Rooms	250		GIA		Gross internal area
	Floors	6		NIA		Net internal area
	Site area	0.27	Hectares			
SCHEME REVENUE						
Capital value per room		£ 130,900			£ 32,725,000	
Less purchaser costs		6.80	% of yield x rent			
Gross Development Value						£ 30,641,386
SITE BENCHMARK						
Benchmark per ha		£1,090,000				
Site benchmark					£290,667	
SDLT					£4,033	
Agents and legal		1.75%			£5,087	
Total site costs						£ 299,787
SCHEME COSTS						
Build costs		£ 2,151	per sq m		£ 17,208,000	
Building standards		2.50%	of base build costs		£ 430,200	
External costs		10%	of base build costs		£ 1,720,800	
Total construction costs						£ 19,359,000
Professional fees		8.00%	of construction costs		£ 1,548,720	
Sales and lettings costs		3%	of GDV		£ 919,242	
CIL		£ 150	per sq m		£ 960,000	
Planning obligations					£ 230,000	
Other policy costs					£ 164,925	
Total 'other costs'						£ 3,822,887
Finance costs		6.5%	Interest rate			
Build period		24	Months			
Finance costs for 100% of construction and other costs					£ 3,052,618	
Void finance period (in months)		0	Months		£ -	
Total finance costs						£ 3,052,618
Developer return		10.0%	Scheme value			£ 3,064,139
Total scheme costs						£ 29,598,430
RESIDUAL VALUE						
Residual value		For the scheme				£ 1,042,956
		Equivalent per hectare				£ 3,911,085

Previous		Next		Summary Report 1				Print this report				
Site Name		Res3c VA: 1: 15% AH sensitivity values							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated			Compiled by	TM	Reference	Res3c			
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	0.10	hectares			15.00	989.3	-	174.6	1,163.8	
		Gross Area	0.10	hectares		Market	12.75	854.3	-	150.8	1,005.0	
		Net to Gross %	100.00%			Affordable	2.25	135.0	-	23.8	158.8	
		Density	150.00	per net ha		% Affordable	15.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		15.00	12.75	-	-	-	1.13	-	-	-	1.13	-
Total NIA exc garages & circ space (sq m)		989.3	854.3	-	-	-	67.5	-	-	-	67.5	-
Garages (sq m)		-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)		989.3	854.3	-	-	-	67.5	-	-	-	67.5	-
Tenure Split (by %)			85.00%				7.50%				7.50%	
Sales Revenue (£)		4,855,463	4,527,525	-	-	-	94,500	-	-	-	233,438	-
Average Revenue per unit (£)		323,698	355,100	-	-	-	84,000	-	-	-	207,500	-
Average Revenue (£ per sq m) GIA		4,908	5,300	-	-	-	1,400	-	-	-	3,458	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		4,855,463										
Scheme Development Costs (£)												
Land (£)		108,900	1,089,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,906										
Land & associated fees Total (£)		110,806	1,108,060	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		2,897,326	2,501,898	-	-	-	197,714	-	-	-	197,714	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,164	1,005	-	-	-	79	-	-	-	79	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		2,897,326	2,501,898	-	-	-	197,714	-	-	-	197,714	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		209,957										
Biodiversity Net gain		4,050										
100% MKT dwg M4(2) @ £1,400 per dwg		20,685										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		1,647										
		-										
s106 Standard		30,000										
Exe Estuary		18,597										
Exe Estuary & Pebblebeds		-										
Storage (77% of total) & £500 per unit		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		284,936										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		135,826	135,826	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		1,125					563	-	-	-	563	-
Professional Fees Total (£)		231,786	200,152	-	-	-	15,817	-	-	-	15,817	-
CIL (£)		-										
Total Development Costs (£)		3,661,804										
Development Period												
Development Period		5 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)												
Revenue and Capital Contributions (£)		4,855,463										
Land & associated Fees - inc in interest calc (£)		110,806										
Development Costs (£)		3,550,998										
Finance (£)		126,843										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		3,788,648										
Gross Residual Value inc land less finance (£)		1,066,815										
Total Developer/Contractor Return (£)		811,993										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		254,822										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res4c VA: 1: 15% AH sensitivity values							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res4c				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.20	hectares		30.00	1,978.5	-	349.1	2,327.6		
		Gross Area	0.20	hectares	Market	25.50	1,708.5	-	301.5	2,010.0		
		Net to Gross %	100.00%		Affordable	4.50	270.0	-	47.6	317.6		
		Density	150.00	per net ha	% Affordable	15.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		30.00	24.00	-	-	1.50	2.25	-	-	-	2.25	-
Total NIA exc garages & circ space (sq m)		1,978.5	1,608.0	-	-	100.5	135.0	-	-	-	135.0	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		1,978.5	1,608.0	-	-	100.5	135.0	-	-	-	135.0	-
Tenure Split (by %)			80.00%			5.00%	7.50%				7.50%	
Sales Revenue (£)		9,737,558	8,522,400	-	-	559,283	189,000	-	-	-	466,875	-
Average Revenue per unit (£)		324,585	355,100	-	-	372,855	84,000	-	-	-	207,500	-
Average Revenue (£ per sq m) GIA		4,922	5,300	-	-	5,565	1,400	-	-	-	3,458	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		9,737,558										
Scheme Development Costs (£)												
Land (£)		217,800	1,089,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		3,812										
Land & associated fees Total (£)		221,612	1,108,060	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		5,809,354	4,709,454	-	-	309,044	395,428	-	-	-	395,428	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,328	1,892	-	-	118	159	-	-	-	159	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		5,809,354	4,709,454	-	-	309,044	395,428	-	-	-	395,428	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		420,981										
Biodiversity Net gain		8,100										
M4(2) @ £1,400 per dwg		41,370										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		3,294										
		-										
s106 Standard		60,000										
Exe Estuary		37,195										
Exe Estuary & Pebblebeds		-										
Storage (77% of total) & £500 per unit		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		570,940										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		272,450	255,672	-	-	16,778						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,250					1,125	-	-	-	1,125	-
Professional Fees Total (£)		478,655	376,756	-	-	38,630	31,634	-	-	-	31,634	-
CIL (£)		-										
Total Development Costs (£)		7,355,262										
Development Period												
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		9,737,558										
Land & associated Fees - inc in interest calc (£)		221,612										
Development Costs (£)		7,133,650										
Finance (£)		247,245										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		7,602,507										
Gross Residual Value inc land less finance (£)		2,135,051										
Total Developer/Contractor Return (£)		1,628,647										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		506,404										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res5b VA: 1 : 15% AH sensitivity values								Land and Developer Returns Assumptions		
Site Information										Land & associated costs included in cashflow		
Description										Developer & contractor returns excluded from cashflow		
Date	25/09/2024	Updated		Compiled by	TM	Reference	Res5b					
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.27 hectares			75.00	4,946.3	-	872.9	5,819.1		
		Gross Area	0.27 hectares		Market	63.75	4,271.3	-	753.8	5,025.0		
		Net to Gross %	100.00%		Affordable	11.25	675.0	-	119.1	794.1		
		Density	279.85 per net ha		% Affordable	15.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		75.00	60.00	-	-	3.75	5.63	-	-	-	5.63	-
Total NIA exc garages & circ space (sq m)		4,946.3	4,020.0	-	-	251.3	337.5	-	-	-	337.5	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		4,946.3	4,020.0	-	-	251.3	337.5	-	-	-	337.5	-
Tenure Split (by %)			80.00%			5.00%	7.50%				7.50%	
Sales Revenue (£)		24,343,894	21,306,000	-	-	1,398,206	472,500	-	-	-	1,167,188	-
Average Revenue per unit (£)		324,585	355,100	-	-	372,855	84,000	-	-	-	207,500	-
Average Revenue (£ per sq m) GIA		4,922	5,300	-	-	5,565	1,400	-	-	-	3,458	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		24,343,894										
Scheme Development Costs (£)												
Land (£)		291,852	1,089,000 per gross ha									
SDLT at prevailing rate (£)		4,093										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,107										
Land & associated fees Total (£)		301,052	1,123,328 per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		14,523,385	11,773,636	-	-	772,609	988,570	-	-	-	988,570	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		5,819	4,729	-	-	296	397	-	-	-	397	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		14,523,385	11,773,636	-	-	772,609	988,570	-	-	-	988,570	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		1,052,454										
Biodiversity Net gain		20,250										
M4(2) @ £1,400 per dwg		103,425										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		8,235										
		-										
s106 Standard		150,000										
Exe Estuary		92,987										
Exe Estuary & Pebblebeds		-										
Storage (77% of total) & £500 per unit		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,427,351										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		681,126	639,180	-	-	41,946						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,625					2,813	-	-	-	2,813	-
Professional Fees Total (£)		1,196,638	941,891	-	-	96,576	79,086	-	-	-	79,086	-
CIL (£)		-										
Total Development Costs (£)		18,135,178										
Development Period												
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		24,343,894										
Land & associated Fees - inc in interest calc (£)		301,052										
Development Costs (£)		17,834,126										
Finance (£)		475,884										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		18,611,062										
Gross Residual Value inc land less finance (£)		5,732,832										
Total Developer/Contractor Return (£)		4,071,617										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,661,215										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res6b VA: 1 : 15% AH sensitivity values							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res6b				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.50 hectares			150.00	9,892.5	-	1,745.7	11,638.2		
		Gross Area	0.50 hectares		Market	127.50	8,542.5	-	1,507.5	10,050.0		
		Net to Gross %	100.00%		Affordable	22.50	1,350.0	-	238.2	1,588.2		
		Density	300.00 per net ha		% Affordable	15.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		150.00	120.00	-	-	7.50	11.25	-	-	-	11.25	-
Total NIA exc garages & circ space (sq m)		9,892.5	8,040.0	-	-	502.5	675.0	-	-	-	675.0	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		9,892.5	8,040.0	-	-	502.5	675.0	-	-	-	675.0	-
Tenure Split (by %)		80.00%				5.00%	7.50%				7.50%	
Sales Revenue (£)		48,687,788	42,612,000	-	-	2,796,413	945,000	-	-	-	2,334,375	-
Average Revenue per unit (£)		324,585	355,100	-	-	372,855	84,000	-	-	-	207,500	-
Average Revenue (£ per sq m) GIA		4,922	5,300	-	-	5,565	1,400	-	-	-	3,458	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		48,687,788										
Scheme Development Costs (£)												
Land (£)		544,500	1,089,000	per gross ha								
SDLT at prevailing rate (£)		16,725										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		9,529										
Land & associated fees Total (£)		570,754	1,141,508	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		29,046,771	23,547,272	-	-	1,545,219	1,977,140	-	-	-	1,977,140	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		11,638	9,459	-	-	591	794	-	-	-	794	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		29,046,771	23,547,272	-	-	1,545,219	1,977,140	-	-	-	1,977,140	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		2,065,928										
Biodiversity Net gain		40,500										
100% MKT dwg M4(2) @ £1,400 per dwg		206,850										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		16,470										
		-										
s106 Standard		300,000										
Exe Estuary		185,975										
Exe Estuary & Pebblebeds		-										
Storage (77% of total) & £500 per unit		-										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		2,815,723										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		1,362,252	1,278,360	-	-	83,892						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		11,250					5,625	-	-	-	5,625	-
Professional Fees Total (£)		1,843,245	1,412,836	-	-	193,152	118,628	-	-	-	118,628	-
CIL (£)		-										
Total Development Costs (£)		35,649,996										
Development Period												
Development Period		5 Years										
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)												
Revenue and Capital Contributions (£)		48,687,788										
Land & associated Fees - inc in interest calc (£)		570,754										
Development Costs (£)		35,079,242										
Finance (£)		636,815										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		36,286,811										
Gross Residual Value inc land less finance (£)		12,400,977										
Total Developer/Contractor Return (£)		8,143,235										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		4,257,742										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res3d VA: 1 : 15% AH sensitivity								Land and Developer Returns Assumptions		
Site Information										Land & associated costs included in cashflow		
Description										Developer & contractor returns excluded from cashflow		
Date		25/09/2024	Updated			Compiled by	TM	Reference	Res3d			
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	0.30	hectares			15.00	1,284.2	74.5	101.5	1,460.2	
		Gross Area	0.34	hectares		Market	12.75	1,116.9	74.5	89.6	1,281.0	
		Net to Gross %	89.55%			Affordable	2.25	167.3	-	11.9	179.2	
		Density	50.00	per net ha		% Affordable	15.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		15.00	12.75	-	-	-	1.13	-	-	-	1.13	-
Total NIA exc garages & circ space (sq m)		1,284.2	1,116.9	-	-	-	83.7	-	-	-	83.7	-
Garages (sq m)		74.5	74.5	-	-	-						
Total NIA inc garages exc circ space (sq m)		1,358.7	1,191.4	-	-	-	83.7	-	-	-	83.7	-
Tenure Split (by %)			85.00%				7.50%				7.50%	
Sales Revenue (£)		5,912,579	5,506,317	-	-	-	115,449	-	-	-	290,813	-
Average Revenue per unit (£)		394,161	431,868	-	-	-	102,603	-	-	-	258,454	-
Average Revenue (£ per sq m) GIA		4,604	4,930	-	-	-	1,380	-	-	-	3,476	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		5,912,579										
Scheme Development Costs (£)												
Land (£)		364,815	1,089,000	per gross ha								
SDLT at prevailing rate (£)		7,741										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,384										
Land & associated fees Total (£)		378,940	1,131,164	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		2,422,470	2,049,696	-	-	-	186,387	-	-	-	186,387	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,386	1,206	-	-	-	90	-	-	-	90	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		2,422,470	2,049,696	-	-	-	186,387	-	-	-	186,387	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		179,748										
Biodiversity Net gain		4,050										
100% MKT dwg M4(2) @ £1,400 per dwg		20,686										
10% AH Houses M4(3)2a @ £138 persqm		1,377										
10% AH Flats M4(3)2a @ £122 persqm		824										
		-										
s106 Standard		63,002										
Exe Estuary		18,598										
Exe Estuary & Pebblebeds		-										
Storage (77% of total) & £500 per unit		5,775										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		294,060										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		165,190	165,190	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		1,125					563	-	-	-	563	-
Professional Fees Total (£)		193,798	163,976	-	-	-	14,911	-	-	-	14,911	-
CIL (£)		150,493										
Total Development Costs (£)		3,606,076										
Development Period												
Development Period		5 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		5,912,579										
Land & associated Fees - inc in interest calc (£)		378,940										
Development Costs (£)		3,227,136										
Finance (£)		124,308										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		3,730,384										
Gross Residual Value inc land less finance (£)		2,182,195										
Total Developer/Contractor Return (£)		987,981										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,194,214										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res4d VA: 1 : 15% AH sensitivity								Land and Developer Returns Assumptions		
Site Information										Land & associated costs included in cashflow		
Description										Developer & contractor returns excluded from cashflow		
Date		25/09/2024	Updated			Compiled by	TM	Reference	Res4d			
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	0.60	hectares			30.00	2,564.2	149.0	203.6	2,916.8	
		Gross Area	0.67	hectares		Market	25.50	2,229.6	149.0	179.8	2,558.4	
		Net to Gross %	89.55%			Affordable	4.50	334.6	-	23.8	358.4	
		Density	50.00	per net ha		% Affordable	15.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		30.00	24.00	-	-	1.50	2.25	-	-	-	2.25	-
Total NIA exc garages & circ space (sq m)		2,564.2	2,085.6	-	-	144.0	167.3	-	-	-	167.3	-
Garages (sq m)		149.0	149.0	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		2,713.2	2,234.6	-	-	144.0	167.3	-	-	-	167.3	-
Tenure Split (by %)		80.00%	-	-	-	5.00%	7.50%	-	-	-	7.50%	-
Sales Revenue (£)		11,839,787	10,282,008	-	-	745,416	230,850	-	-	-	581,513	-
Average Revenue per unit (£)		394,660	428,417	-	-	496,944	102,600	-	-	-	258,450	-
Average Revenue (£ per sq m) GIA		4,617	4,930	-	-	5,177	1,380	-	-	-	3,476	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		11,839,787										
Scheme Development Costs (£)												
Land (£)		729,630	1,089,000	per gross ha								
SDLT at prevailing rate (£)		25,982										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		12,769										
Land & associated fees Total (£)		768,381	1,146,837	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		4,832,665	3,839,838	-	-	257,026	367,901	-	-	-	367,901	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,768	2,265	-	-	144	179	-	-	-	179	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		4,832,665	3,839,838	-	-	257,026	367,901	-	-	-	367,901	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		360,230										
Biodiversity Net gain		8,100										
M4(2) @ £1,400 per dwg		41,370										
10% AH Houses M4(3)2a @ £138 persqm		2,754										
10% AH Flats M4(3)2a @ £122 persqm		1,647										
-		-										
s106 Standard		126,000										
Exe Estuary		37,195										
Exe Estuary & Pebblebeds		-										
Storage (77% of total) & £500 per unit		11,550										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
-		-										
-		-										
Total Policy & Infrastructure Costs (£)		588,846										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		330,823	308,460	-	-	22,362						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,250					1,125	-	-	-	1,125	-
Professional Fees Total (£)		398,179	307,187	-	-	32,128	29,432	-	-	-	29,432	-
CIL (£)		280,364										
Total Development Costs (£)		7,201,508										
Development Period		6 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		11,839,787										
Land & associated Fees - inc in interest calc (£)		768,381										
Development Costs (£)		6,433,127										
Finance (£)		230,773										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		7,432,281										
Gross Residual Value inc land less finance (£)		4,407,505										
Total Developer/Contractor Return (£)		1,978,541										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		2,428,964										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res5c VA: 1: 15% AH sensitivity							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated			Compiled by	TM	Reference	Res5c			
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	1.50	hectares			75.00	6,410.5	372.6	509.0	7,292.1	
		Gross Area	2.12	hectares		Market	63.75	5,574.0	372.6	449.5	6,396.1	
		Net to Gross %	70.75%			Affordable	11.25	836.5	-	59.6	896.0	
		Density	50.00	per net ha		% Affordable	15.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		75.00	60.00	-	-	3.75	5.63	-	-	-	5.63	-
Total NIA exc garages & circ space (sq m)		6,410.5	5,214.0	-	-	360.0	418.2	-	-	-	418.2	-
Garages (sq m)		372.6	372.6	-	-	-						
Total NIA inc garages exc circ space (sq m)		6,783.1	5,586.6	-	-	360.0	418.2	-	-	-	418.2	-
Tenure Split (by %)			80.00%			5.00%	7.50%				7.50%	
Sales Revenue (£)		29,599,547	25,705,020	-	-	1,863,540	577,149	-	-	-	1,453,838	-
Average Revenue per unit (£)		394,659	428,417	-	-	496,944	102,601	-	-	-	258,451	-
Average Revenue (£ per sq m) GIA		4,617	4,930	-	-	5,177	1,380	-	-	-	3,476	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		29,599,547										
Scheme Development Costs (£)												
Land (£)		2,308,680	1,089,000	per gross ha								
SDLT at prevailing rate (£)		104,934										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		40,402										
Land & associated fees Total (£)		2,454,016	1,157,555	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		11,784,866	9,348,728	-	-	622,761	906,689	-	-	-	906,689	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		6,919	5,663	-	-	360	448	-	-	-	448	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		11,784,866	9,348,728	-	-	622,761	906,689	-	-	-	906,689	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		877,615										
Biodiversity Net gain		20,250										
100% MKT dwg M4(2) @ £1,400 per dwg		103,426										
10% AH Houses M4(3)2a @ £138 persqm		6,886										
10% AH Flats M4(3)2a @ £122 persqm		4,118										
-		-										
s106 Standard		442,502										
Exe Estuary		92,988										
Exe Estuary & Pebblebeds		-										
Storage (77% of total) & £500 per unit		28,875										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
-		-										
-		-										
Total Policy & Infrastructure Costs (£)		1,576,660										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		827,057	771,151	-	-	55,906						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,625					2,813	-	-	-	2,813	-
Professional Fees Total (£)		970,814	747,898	-	-	77,845	72,535	-	-	-	72,535	-
CIL (£)		700,910										
Total Development Costs (£)		18,319,948										
Development Period												
Development Period		3 Years										
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)												
Revenue and Capital Contributions (£)		29,599,547										
Land & associated Fees - inc in interest calc (£)		2,454,016										
Development Costs (£)		15,865,932										
Finance (£)		432,638										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		18,752,585										
Gross Residual Value inc land less finance (£)		10,846,962										
Total Developer/Contractor Return (£)		4,946,357										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		5,900,605										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res1a VA: 2: 0% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res1a				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.13 hectares			3.00	405.0	14.9	14.9	434.8		
		Gross Area	0.13 hectares		Market	3.00	405.0	14.9	14.9	434.8		
		Net to Gross %	100.00%		Affordable	-	-	-	-	-		
		Density	23.08	per net ha	% Affordable	0.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		3.00	3.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		405.0	405.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		14.9	14.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		419.9	419.9	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		1,680,345	1,680,345	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		560,115	560,115	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		4,149	4,149	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		1,680,345										
Scheme Development Costs (£)												
Land (£)		65,000	500,000 per gross ha									
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,138										
Land & associated fees Total (£)		66,138	508,754 per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		760,122	760,122	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		420	420	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		760,122	760,122	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		57,879										
Biodiversity Net gain		2,994										
100% MKT dwg M4(2) @ £1,400 per dwg		4,200										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Education		-										
s106 Standard		12,600										
Exe Estuary		-										
Exe Estuary & Pebblebeds		4,853										
Storage (77% of total) & £500 per unit		1,155										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		83,681										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		50,410	50,410	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-					-	-	-	-	-	-
Professional Fees Total (£)		76,012	76,012	-	-	-	-	-	-	-	-	-
CIL (£)		57,136										
Total Development Costs (£)		1,093,500										
Development Period												
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		1,680,345										
Land & associated Fees - inc in interest calc (£)		66,138										
Development Costs (£)		1,027,362										
Finance (£)		39,864										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		1,133,364										
Gross Residual Value inc land less finance (£)		546,981										
Total Developer/Contractor Return (£)		294,060										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		252,920										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res2a VA: 2: 0% AH								Land and Developer Returns Assumptions		
Site Information										Land & associated costs included in cashflow		
Description										Developer & contractor returns excluded from cashflow		
Date		25/09/2024	Updated			Compiled by	TM	Reference	Res2a			
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	0.34	hectares			8.00	1,080.0	39.7	39.7	1,159.5	
		Gross Area	0.34	hectares		Market	8.00	1,080.0	39.7	39.7	1,159.5	
		Net to Gross %	100.00%			Affordable	-	-	-	-	-	
		Density	23.53	per net ha		% Affordable	0.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		8.00	8.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		1,080.0	1,080.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		39.7	39.7	-	-	-	-					
Total NIA inc garages exc circ space (sq m)		1,119.7	1,119.7	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		4,480,920	4,480,920	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		560,115	560,115	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		4,149	4,149	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
Total Capital contributions (£)		-										
Total Revenue (£)		4,480,920										
Scheme Development Costs (£)												
Land (£)		170,000	500,000	per gross ha								
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		2,975										
Land & associated fees Total (£)		172,975	508,750	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		1,934,103	1,934,103	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,120	1,120	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		1,934,103	1,934,103	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		147,027										
Biodiversity Net gain		7,984										
M4(2) @ £1,400 per dwg		11,200										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Education		-										
s106 Standard		33,600										
Exe Estuary		-										
Exe Estuary & Pebblebeds		12,940										
Storage (77% of total) & £500 per unit		3,080										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		215,831										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		134,428	134,428	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-					-	-	-	-	-	-
Professional Fees Total (£)		193,410	193,410	-	-	-	-	-	-	-	-	-
CIL (£)		152,364										
Total Development Costs (£)		2,803,111										
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		4,480,920										
Land & associated Fees - inc in interest calc (£)		172,975										
Development Costs (£)		2,630,136										
Finance (£)		101,946										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		2,905,056										
Gross Residual Value inc land less finance (£)		1,575,864										
Total Developer/Contractor Return (£)		784,161										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		791,703										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res3a VA: 2 : 35% AH								Land and Developer Returns Assumptions		
Site Information										Land & associated costs included in cashflow		
Description										Developer & contractor returns excluded from cashflow		
Date		25/09/2024	Updated			Compiled by	TM	Reference	Res3a			
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	0.43	hectares			15.00	1,534.8	74.5	74.5	1,683.9	
		Gross Area	0.53	hectares		Market	9.75	1,069.1	74.5	74.5	1,218.2	
		Net to Gross %	81.13%			Affordable	5.25	465.7	-	-	465.7	
		Density	34.88	per net ha		% Affordable	35.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		15.00	9.75	-	-	-	2.63	-	-	-	2.63	-
Total NIA exc garages & circ space (sq m)		1,534.8	1,069.1	-	-	-	232.8	-	-	-	232.8	-
Garages (sq m)		74.5	74.5	-	-	-						
Total NIA inc garages exc circ space (sq m)		1,609.3	1,143.7	-	-	-	232.8	-	-	-	232.8	-
Tenure Split (by %)			65.00%				17.50%				17.50%	
Sales Revenue (£)		5,436,537	4,435,887	-	-	-	318,150	-	-	-	682,500	-
Average Revenue per unit (£)		362,436	454,963	-	-	-	121,200	-	-	-	260,000	-
Average Revenue (£ per sq m) GIA		3,542	4,149	-	-	-	1,366	-	-	-	2,931	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		5,436,537										
Scheme Development Costs (£)												
Land (£)		265,000	500,000	per gross ha								
SDLT at prevailing rate (£)		2,750										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		4,638										
Land & associated fees Total (£)		272,388	513,940	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		2,643,469	1,847,545	-	-	-	397,962	-	-	-	397,962	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,609	1,144	-	-	-	233	-	-	-	233	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		2,643,469	1,847,545	-	-	-	397,962	-	-	-	397,962	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		194,935										
Biodiversity Net gain		14,970										
M4(2) @ £1,400 per dwg		20,265										
10% AH Houses M4(3)2a @ £138 persqm		6,426										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Standard		63,000										
Exe Estuary		-										
Exe Estuary & Pebblebeds		24,263										
Storage (77% of total) & £500 per unit		5,775										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		329,634										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		133,077	133,077	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625					1,313	-	-	-	1,313	-
Professional Fees Total (£)		211,477	147,804	-	-	-	31,837	-	-	-	31,837	-
CIL (£)		155,619										
Total Development Costs (£)		3,748,289										
Development Period		5 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		5,436,537										
Land & associated Fees - inc in interest calc (£)		272,388										
Development Costs (£)		3,475,901										
Finance (£)		126,542										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		3,874,830										
Gross Residual Value inc land less finance (£)		1,561,706										
Total Developer/Contractor Return (£)		836,319										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		725,387										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res5a VA: 1 : 35% AH								Land and Developer Returns Assumptions		
Site Information										Land & associated costs included in cashflow		
Description										Developer & contractor returns excluded from cashflow		
Date		25/09/2024	Updated			Compiled by	TM	Reference	Res5a			
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	2.12	hectares			75.00	7,111.4	372.6	492.8	7,976.8	
		Gross Area	3.00	hectares		Market	48.75	5,159.7	372.6	405.3	5,937.6	
		Net to Gross %	70.80%			Affordable	26.25	1,951.7	-	87.5	2,039.2	
		Density	35.31	per net ha		% Affordable	35.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		75.00	45.00	-	-	3.75	13.13	-	-	-	13.13	-
Total NIA exc garages & circ space (sq m)		7,111.4	4,653.5	-	-	506.3	975.9	-	-	-	975.9	-
Garages (sq m)		372.6	372.6	-	-	-						
Total NIA inc garages exc circ space (sq m)		7,484.0	5,026.1	-	-	506.3	975.9	-	-	-	975.9	-
Tenure Split (by %)			60.00%			5.00%	17.50%				17.50%	
Sales Revenue (£)		25,707,439	19,307,164	-	-	2,205,453	1,346,649	-	-	-	2,848,173	-
Average Revenue per unit (£)		342,764	429,048	-	-	588,121	102,600	-	-	-	217,000	-
Average Revenue (£ per sq m) GIA		3,615	4,149	-	-	4,356	1,380	-	-	-	2,919	-
Capital Contributions (£)		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
Total Capital contributions (£)			-									
Total Revenue (£)			25,707,439									
Scheme Development Costs (£)												
Land (£)		690,000	230,000	per gross ha								
SDLT at prevailing rate (£)		24,000										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		12,075										
Land & associated fees Total (£)		726,075	242,025	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		12,574,559	7,999,908	-	-	867,183	1,853,734	-	-	-	1,853,734	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		7,604	5,059	-	-	506	1,020	-	-	-	1,020	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		12,574,559	7,999,908	-	-	867,183	1,853,734	-	-	-	1,853,734	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		927,203										
Biodiversity Net gain		74,850										
M4(2) @ £1,400 per dwg		101,326										
10% AH Houses M4(3)2a @ £138 persqm		16,066										
10% AH Flats M4(3)2a @ £122 persqm		9,608										
		-										
s106 Standard		442,502										
Exe Estuary		-										
Exe Estuary & Pebblebeds		121,317										
Storage (77% of total) & £500 per unit		28,875										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,721,747										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		645,379	579,215	-	-	66,164						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		13,125					6,563	-	-	-	6,563	-
Professional Fees Total (£)		1,044,988	639,993	-	-	108,398	148,299	-	-	-	148,299	-
CIL (£)		643,895										
Total Development Costs (£)		17,369,768										
Development Period												
		3 Years										
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)												
		25,707,439										
Land & associated Fees - inc in interest calc (£)		726,075										
Development Costs (£)		16,643,693										
Finance (£)		376,358										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		17,746,125										
Gross Residual Value inc land less finance (£)		7,961,313										
Total Developer/Contractor Return (£)		4,016,397										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		3,944,916										

Previous		Next		Summary Report 1				Print this report															
Site Name		Res5d VA: 2 : 35% AH								Land and Developer Returns Assumptions													
Site Information										Land & associated costs included in cashflow													
Description										Developer & contractor returns excluded from cashflow													
Date		25/09/2024		Updated				Compiled by		TM		Reference		Res5d									
Summary Details							Dwellings		NIA (Exc garages & circ space)		Garages		Circ space		Total GIA (inc circ space & garages)								
		Net Area		1.50 hectares				75.00		6,222.2		372.6		569.2		7,164.0							
		Gross Area		2.12 hectares		Market		48.75		4,270.5		372.6		430.2		5,073.3							
		Net to Gross %		70.75%		Affordable		26.25		1,951.7		-		139.0		2,090.7							
		Density		50.00 per net ha		% Affordable		35.00%															
Scheme Revenue																							
		Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Total No of Units		75.00		45.00		-		-		3.75		13.13		-		-		-		13.13		-	
Total NIA exc garages & circ space (sq m)		6,222.2		3,910.5		-		-		360.0		975.9		-		-		-		975.9		-	
Garages (sq m)		372.6		372.6		-		-		-													
Total NIA inc garages exc circ space (sq m)		6,594.8		4,283.1		-		-		360.0		975.9		-		-		-		975.9		-	
Tenure Split (by %)				60.00%						5.00%		17.50%								17.50%			
Sales Revenue (£)		21,987,808		16,224,665		-		-		1,568,322		1,346,649		-		-		-		2,848,173		-	
Average Revenue per unit (£)		293,169		360,548		-		-		418,219		102,600		-		-		-		217,000		-	
Average Revenue (£ per sq m) GIA		3,534		4,149		-		-		4,356		1,380		-		-		-		2,919		-	
Capital Contributions (£)																							
		0		-																			
		0		-																			
		0		-																			
		0		-																			
		0		-																			
		0		-																			
		0		-																			
Total Capital contributions (£)				-																			
Total Revenue (£)				21,987,808																			
Scheme Development Costs (£)																							
Land (£)		487,600		230,000 per gross ha																			
SDLT at prevailing rate (£)		13,880																					
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		8,533																					
Land & associated fees Total (£)		510,013		240,572 per gross ha																			
		Total		Market Sale		Not Selected		Not Selected		Self Build		Social Rent		Affordable Rent		Not Selected		Not Selected		Shared Ownership		Not Selected	
Build Cost (£) (inc garages)		11,904,674		7,050,790		-		-		622,761		2,115,561		-		-		-		2,115,561		-	
Additional Build Costs (£)		-		-		-		-		-		-		-		-		-		-		-	
Total GIA inc circ space & garages (sq m)		6,791		4,341		-		-		360		1,045		-		-		-		1,045		-	
Total Contingency - 0% Build Costs (£)		-																					
Total Build Cost (£)		11,904,674		7,050,790		-		-		622,761		2,115,561		-		-		-		2,115,561		-	
Policy & Infrastructure Costs (£)																							
Total Site Infrastructure Costs		892,975																					
Biodiversity Net gain		74,850																					
M4(2) @ £1,400 per dwg		101,326																					
10% AH Houses M4(3)2a @ £138 persqm		16,066																					
10% AH Flats M4(3)2a @ £122 persqm		9,608																					
		-																					
s106 Standard		442,502																					
Exe Estuary		-																					
Exe Estuary & Pebblebeds		121,317																					
Storage (77% of total) & £500 per unit		28,875																					
Voids (older persons only)		-																					
s106 (PBSA only)		-																					
s106 (older persons only)		-																					
		-																					
		-																					
Total Policy & Infrastructure Costs (£)		1,687,519																					
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		533,790		486,740		-		-		47,050													
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		13,125										6,563		-		-		-		6,563		-	
Professional Fees Total (£)		980,398		564,063		-		-		77,845		169,245		-		-		-		169,245		-	
CIL (£)		538,358																					
Total Development Costs (£)		16,167,876																					
Development Period		3 Years																					
Debit Interest Rate		6.50%																					
Credit Interest Rate		0.00%																					
Annual Discount Rate		0.00%																					
Revenue and Capital Contributions (£)		21,987,808																					
Land & associated Fees - inc in interest calc (£)		510,013																					
Development Costs (£)		15,657,863																					
Finance (£)		402,156																					
ADR Cost (£)		0																					
Total Dev Costs Inc Finance & ADR Costs (£)		16,570,032																					
Gross Residual Value inc land less finance (£)		5,417,776																					
Total Developer/Contractor Return (£)		3,365,462																					
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		2,052,314																					

Previous		Next		Summary Report 1				Print this report				
Site Name		Res6a VA: 2 : 35% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res6a				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	3.72 hectares			150.00	14,222.8	745.2	1,126.9	16,094.9		
		Gross Area	5.55 hectares		Market	97.50	10,319.4	745.2	849.0	11,913.6		
		Net to Gross %	66.97%		Affordable	52.50	3,903.4	-	277.9	4,181.3		
		Density	40.36 per net ha		% Affordable	35.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		150.00	90.00	-	-	7.50	26.25	-	-	-	26.25	-
Total NIA exc garages & circ space (sq m)		14,222.8	9,306.9	-	-	1,012.5	1,951.7	-	-	-	1,951.7	-
Garages (sq m)		745.2	745.2	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		14,968.0	10,052.1	-	-	1,012.5	1,951.7	-	-	-	1,951.7	-
Tenure Split (by %)			60.00%			5.00%	17.50%				17.50%	
Sales Revenue (£)		51,414,734	38,614,328	-	-	4,410,906	2,693,250	-	-	-	5,696,250	-
Average Revenue per unit (£)		342,765	429,048	-	-	588,121	102,600	-	-	-	217,000	-
Average Revenue (£ per sq m) GIA		3,615	4,149	-	-	4,356	1,380	-	-	-	2,919	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		51,414,734										
Scheme Development Costs (£)												
Land (£)		1,276,500	230,000	per gross ha								
SDLT at prevailing rate (£)		53,325										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		22,339										
Land & associated fees Total (£)		1,352,164	243,633	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		25,969,452	15,947,128	-	-	1,679,851	4,171,237	-	-	-	4,171,237	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		15,350	10,156	-	-	1,013	2,091	-	-	-	2,091	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		25,969,452	15,947,128	-	-	1,679,851	4,171,237	-	-	-	4,171,237	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		3,111,474										
Biodiversity Net gain		149,700										
100% MKT dwg M4(2) @ £1,400 per dwg		202,650										
10% AH Houses M4(3)2a @ £138 persqm		32,132										
10% AH Flats M4(3)2a @ £122 persqm		19,215										
-		-										
s106 Standard		885,000										
Exe Estuary		-										
Exe Estuary & Pebblebeds		242,633										
Storage (77% of total) & £500 per unit		57,750										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
-		-										
-		-										
Total Policy & Infrastructure Costs (£)		4,700,554										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		1,290,757	1,158,430	-	-	132,327						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		26,250					13,125	-	-	-	13,125	-
Professional Fees Total (£)		1,667,357	956,828	-	-	209,981	250,274	-	-	-	250,274	-
CIL (£)		1,287,790										
Total Development Costs (£)		36,294,324										
Development Period 5 Years												
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		51,414,734										
Land & associated Fees - inc in interest calc (£)		1,352,164										
Development Costs (£)		34,942,160										
Finance (£)		774,009										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		37,068,333										
Gross Residual Value inc land less finance (£)		14,346,400										
Total Developer/Contractor Return (£)		8,032,786										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		6,313,615										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res1a VA: 3: 0% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res1a				
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area		0.13 hectares			3.00	405.0	14.9	14.9	434.8	
		Gross Area		0.13 hectares		Market	3.00	405.0	14.9	14.9	434.8	
		Net to Gross %		100.00%		Affordable	-	-	-	-	-	
		Density		23.08 per net ha		% Affordable	0.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		3.00	3.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		405.0	405.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		14.9	14.9	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		419.9	419.9	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%										
Sales Revenue (£)		1,451,115	1,451,115	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		483,705	483,705	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		3,583	3,583	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		1,451,115										
Scheme Development Costs (£)												
Land (£)		65,000	500,000 per gross ha									
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		1,138										
Land & associated fees Total (£)		66,138	508,754 per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		760,122	760,122	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		420	420	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		760,122	760,122	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		57,879										
Biodiversity Net gain		2,994										
100% MKT dwg M4(2) @ £1,400 per dwg		4,200										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Education		-										
s106 Standard		12,600										
Exe Estuary		-										
Exe Estuary & Pebblebeds		4,853										
Storage (77% of total) & £500 per unit		1,155										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		83,681										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		43,533	43,533	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-					-	-	-	-	-	-
Professional Fees Total (£)		76,012	76,012	-	-	-	-	-	-	-	-	-
CIL (£)		57,136										
Total Development Costs (£)		1,086,623										
Development Period												
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		1,451,115										
Land & associated Fees - inc in interest calc (£)		66,138										
Development Costs (£)		1,020,485										
Finance (£)		39,611										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		1,126,234										
Gross Residual Value inc land less finance (£)		324,881										
Total Developer/Contractor Return (£)		253,945										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		70,936										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res1b VA: 3 : 0% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated			Compiled by	TM	Reference	Res1b			
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	0.13	hectares			3.00	405.0	14.9	14.9	434.8	
		Gross Area	0.13	hectares		Market	3.00	405.0	14.9	14.9	434.8	
		Net to Gross %	100.00%			Affordable	-	-	-	-	-	
		Density	23.08	per net ha		% Affordable	0.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		3.00	3.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		405.0	405.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		14.9	14.9	-	-	-						
Total NIA inc garages exc circ space (sq m)		419.9	419.9	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		1,451,115	1,451,115	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		483,705	483,705	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		3,583	3,583	-	-	-	-	-	-	-	-	-
Capital Contributions (£)		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
Total Capital contributions (£)			-									
Total Revenue (£)			1,451,115									
Scheme Development Costs (£)												
Land (£)		128,700	990,000	per gross ha								
SDLT at prevailing rate (£)			-									
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)			2,252									
Land & associated fees Total (£)		130,952	1,007,323	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		760,122	760,122	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		420	420	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		760,122	760,122	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		57,879										
Biodiversity Net gain		810										
M4(2) @ £1,400 per dwg		4,200										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Education		-										
s106 Standard		12,600										
Exe Estuary		-										
Exe Estuary & Pebblebeds		4,853										
Storage (77% of total) & £500 per unit		1,155										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		81,497										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		43,533	43,533	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-					-	-	-	-	-	-
Professional Fees Total (£)		76,012	76,012	-	-	-	-	-	-	-	-	-
CIL (£)		57,136										
Total Development Costs (£)		1,149,253										
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		1,451,115										
Land & associated Fees - inc in interest calc (£)		130,952										
Development Costs (£)		1,018,301										
Finance (£)		43,143										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		1,192,396										
Gross Residual Value inc land less finance (£)		258,719										
Total Developer/Contractor Return (£)		253,945										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		4,774										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res2a VA: 3 : 0% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res2a				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.34	hectares		8.00	1,080.0	39.7	39.7	1,159.5		
		Gross Area	0.34	hectares	Market	8.00	1,080.0	39.7	39.7	1,159.5		
		Net to Gross %	100.00%		Affordable	-	-	-	-	-		
		Density	23.53	per net ha	% Affordable	0.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		8.00	8.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		1,080.0	1,080.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		39.7	39.7	-	-	-						
Total NIA inc garages exc circ space (sq m)		1,119.7	1,119.7	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		3,869,640	3,869,640	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		483,705	483,705	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		3,583	3,583	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		3,869,640										
Scheme Development Costs (£)												
Land (£)		170,000	500,000 per gross ha									
SDLT at prevailing rate (£)		-										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		2,975										
Land & associated fees Total (£)		172,975	508,750 per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		1,934,103	1,934,103	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,120	1,120	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		1,934,103	1,934,103	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		147,027										
Biodiversity Net gain		7,984										
M4(2) @ £1,400 per dwg		11,200										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Education		-										
s106 Standard		33,600										
Exe Estuary		-										
Exe Estuary & Pebblebeds		12,940										
Storage (77% of total) & £500 per unit		3,080										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		215,831										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		116,089	116,089	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-					-	-	-	-	-	-
Professional Fees Total (£)		193,410	193,410	-	-	-	-	-	-	-	-	-
CIL (£)		152,364										
Total Development Costs (£)		2,784,772										
Development Period												
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		3,869,640										
Land & associated Fees - inc in interest calc (£)		172,975										
Development Costs (£)		2,611,797										
Finance (£)		101,270										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		2,886,043										
Gross Residual Value inc land less finance (£)		983,597										
Total Developer/Contractor Return (£)		677,187										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		306,410										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res2b VA: 3 : 0% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res2b				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.34 hectares			8.00	1,080.0	39.7	39.7	1,159.5		
		Gross Area	0.34 hectares		Market	8.00	1,080.0	39.7	39.7	1,159.5		
		Net to Gross %	100.00%		Affordable	-	-	-	-	-		
		Density	23.53 per net ha		% Affordable	0.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		8.00	8.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		1,080.0	1,080.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		39.7	39.7	-	-	-						
Total NIA inc garages exc circ space (sq m)		1,119.7	1,119.7	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		3,869,640	3,869,640	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		483,705	483,705	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		3,583	3,583	-	-	-	-	-	-	-	-	-
Capital Contributions (£)		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
		0	-									
Total Capital contributions (£)			-									
Total Revenue (£)			3,869,640									
Scheme Development Costs (£)												
Land (£)		336,600	990,000 per gross ha									
SDLT at prevailing rate (£)		6,330										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,891										
Land & associated fees Total (£)		348,821	1,025,944 per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		1,934,103	1,934,103	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,120	1,120	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		1,934,103	1,934,103	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		147,027										
Biodiversity Net gain		2,160										
M4(2) @ £1,400 per dwg		11,200										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Education		-										
s106 Standard		33,600										
Exe Estuary		-										
Exe Estuary & Pebblebeds		12,940										
Storage (77% of total) & £500 per unit		3,080										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		210,007										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		116,089	116,089	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-					-	-	-	-	-	-
Professional Fees Total (£)		193,410	193,410	-	-	-	-	-	-	-	-	-
CIL (£)		152,364										
Total Development Costs (£)		2,954,794										
Development Period												
Development Period		1 Year										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		3,869,640										
Land & associated Fees - inc in interest calc (£)		348,821										
Development Costs (£)		2,605,973										
Finance (£)		110,857										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		3,065,652										
Gross Residual Value inc land less finance (£)		803,988										
Total Developer/Contractor Return (£)		677,187										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		126,801										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res3a VA: 3 : 35% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res3a				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.43 hectares			15.00	1,534.8	74.5	74.5	1,683.9		
		Gross Area	0.53 hectares		Market	9.75	1,069.1	74.5	74.5	1,218.2		
		Net to Gross %	81.13%		Affordable	5.25	465.7	-	-	465.7		
		Density	34.88 per net ha		% Affordable	35.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		15.00	9.75	-	-	-	2.63	-	-	-	2.63	-
Total NIA exc garages & circ space (sq m)		1,534.8	1,069.1	-	-	-	232.8	-	-	-	232.8	-
Garages (sq m)		74.5	74.5	-	-	-						
Total NIA inc garages exc circ space (sq m)		1,609.3	1,143.7	-	-	-	232.8	-	-	-	232.8	-
Tenure Split (by %)			65.00%				17.50%				17.50%	
Sales Revenue (£)		4,738,213	3,830,750	-	-	-	318,150	-	-	-	589,313	-
Average Revenue per unit (£)		315,881	392,897	-	-	-	121,200	-	-	-	224,500	-
Average Revenue (£ per sq m) GIA		3,087	3,583	-	-	-	1,366	-	-	-	2,531	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		4,738,213										
Scheme Development Costs (£)												
Land (£)		265,000	500,000 per gross ha									
SDLT at prevailing rate (£)		2,750										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		4,638										
Land & associated fees Total (£)		272,388	513,940 per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		2,643,469	1,847,545	-	-	-	397,962	-	-	-	397,962	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,609	1,144	-	-	-	233	-	-	-	233	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		2,643,469	1,847,545	-	-	-	397,962	-	-	-	397,962	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		194,935										
Biodiversity Net gain		14,970										
M4(2) @ £1,400 per dwg		20,265										
10% AH Houses M4(3)2a @ £138 persqm		6,426										
10% AH Flats M4(3)2a @ £122 persqm		-										
		-										
s106 Standard		63,000										
Exe Estuary		-										
Exe Estuary & Pebblebeds		24,263										
Storage (77% of total) & £500 per unit		5,775										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		329,634										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		114,923	114,923	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,625					1,313	-	-	-	1,313	-
Professional Fees Total (£)		211,477	147,804	-	-	-	31,837	-	-	-	31,837	-
CIL (£)		155,619										
Total Development Costs (£)		3,730,135										
Development Period												
Development Period		5 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		4,738,213										
Land & associated Fees - inc in interest calc (£)		272,388										
Development Costs (£)		3,457,747										
Finance (£)		126,328										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		3,856,463										
Gross Residual Value inc land less finance (£)		881,750										
Total Developer/Contractor Return (£)		724,829										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		156,921										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res3b VA: 3 : 15% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res3b				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.43	hectares		15.00	1,597.7	74.5	74.5	1,746.7		
		Gross Area	0.53	hectares	Market	12.75	1,398.1	74.5	74.5	1,547.2		
		Net to Gross %	81.13%		Affordable	2.25	199.6	-	-	199.6		
		Density	34.88	per net ha	% Affordable	15.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		15.00	12.75	-	-	-	1.13	-	-	-	1.13	-
Total NIA exc garages & circ space (sq m)		1,597.7	1,398.1	-	-	-	99.8	-	-	-	99.8	-
Garages (sq m)		74.5	74.5	-	-	-						
Total NIA inc garages exc circ space (sq m)		1,672.2	1,472.6	-	-	-	99.8	-	-	-	99.8	-
Tenure Split (by %)			85.00%				7.50%				7.50%	
Sales Revenue (£)		5,398,355	5,009,442	-	-	-	136,350	-	-	-	252,563	-
Average Revenue per unit (£)		359,890	392,897	-	-	-	121,200	-	-	-	224,500	-
Average Revenue (£ per sq m) GIA		3,379	3,583	-	-	-	1,366	-	-	-	2,531	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		5,398,355										
Scheme Development Costs (£)												
Land (£)		524,700	990,000	per gross ha								
SDLT at prevailing rate (£)		15,735										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		9,182										
Land & associated fees Total (£)		549,617	1,037,013	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		2,747,471	2,406,360	-	-	-	170,555	-	-	-	170,555	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,672	1,473	-	-	-	100	-	-	-	100	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		2,747,471	2,406,360	-	-	-	170,555	-	-	-	170,555	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		202,919										
Biodiversity Net gain		4,050										
100% MKT dwg M4(2) @ £1,400 per dwg		20,685										
10% AH Houses M4(3)2a @ £138 persqm		2,754										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Education		-										
s106 Standard		63,000										
Exe Estuary		-										
Combined Exe & Pebblebeds		24,263										
Storage (77% of total) & £500 per unit		5,775										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		323,446										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		150,283	150,283	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		1,125					563	-	-	-	563	-
Professional Fees Total (£)		219,798	192,509	-	-	-	13,644	-	-	-	13,644	-
CIL (£)		200,381										
Total Development Costs (£)		4,192,120										
Development Period												
Development Period		5 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		5,398,355										
Land & associated Fees - inc in interest calc (£)		549,617										
Development Costs (£)		3,642,503										
Finance (£)		146,258										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		4,338,378										
Gross Residual Value inc land less finance (£)		1,059,977										
Total Developer/Contractor Return (£)		899,987										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		159,989										

Previous		Next		Summary Report 1				Print this report			
Site Name		Res3d VA: 3 : 15% AH House only								Land and Developer Returns Assumptions	
Site Information										Land & associated costs included in cashflow	
Description										Developer & contractor returns excluded from cashflow	
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res3d			
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	0.30	hectares		15.00	1,328.5	74.5	74.5	1,477.6	
		Gross Area	0.34	hectares	Market	12.75	1,139.9	74.5	74.5	1,288.9	
		Net to Gross %	89.55%		Affordable	2.25	188.7	-	-	188.7	
		Density	50.00	per net ha	% Affordable	15.00%					
Scheme Revenue											
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership
Total No of Units		15.00	12.75	-	-	-	1.13	-	-	-	1.13
Total NIA exc garages & circ space (sq m)		1,328.5	1,139.9	-	-	-	94.3	-	-	-	94.3
Garages (sq m)		74.5	74.5	-	-	-					
Total NIA inc garages exc circ space (sq m)		1,403.1	1,214.4	-	-	-	94.3	-	-	-	94.3
Tenure Split (by %)			85.00%				7.50%				7.50%
Sales Revenue (£)		4,443,956	4,084,083	-	-	-	122,191	-	-	-	237,682
Average Revenue per unit (£)		296,260	320,320	-	-	-	108,604	-	-	-	211,254
Average Revenue (£ per sq m) GIA		3,345	3,583	-	-	-	1,295	-	-	-	2,519
Capital Contributions (£)											
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
Total Capital contributions (£)		-									
Total Revenue (£)		4,443,956									
Scheme Development Costs (£)											
Land (£)		331,650	990,000	per gross ha							
SDLT at prevailing rate (£)		6,083									
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		5,804									
Land & associated fees Total (£)		343,537	1,025,484	per gross ha							
		Total	Market Sale	Not Selected	Not Selected	Not Selected	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership
Build Cost (£) (inc garages)		2,303,304	1,980,078	-	-	-	161,613	-	-	-	161,613
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		1,403	1,214	-	-	-	94	-	-	-	94
Total Contingency - 0% Build Costs (£)		-									
Total Build Cost (£)		2,303,304	1,980,078	-	-	-	161,613	-	-	-	161,613
Policy & Infrastructure Costs (£)											
Total Site Infrastructure Costs		168,734									
Biodiversity Net gain		4,050									
M4(2) @ £1,400 per dwg		20,685									
10% AH Houses M4(3)2a @ £138 persqm		2,604									
10% AH Flats M4(3)2a @ £122 persqm		-									
s106 Education		-									
s106 Standard		63,001									
Exe Estuary		-									
Combined Exe & Pebblebeds		24,264									
Storage (77% of total) & £500 per unit		5,775									
Voids (older persons only)		-									
s106 (PBSA only)		-									
s106 (older persons only)		-									
		-									
		-									
Total Policy & Infrastructure Costs (£)		289,113									
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		122,522	122,522	-	-	-					
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		1,125					563	-	-	-	563
Professional Fees Total (£)		184,264	158,406	-	-	-	12,929	-	-	-	12,929
CIL (£)		165,239									
Total Development Costs (£)		3,409,105									
Development Period											
Development Period		5 Quarters									
Debit Interest Rate		7.50%									
Credit Interest Rate		0.00%									
Annual Discount Rate		0.00%									
Revenue and Capital Contributions (£)		4,443,956									
Land & associated Fees - inc in interest calc (£)		343,537									
Development Costs (£)		3,065,568									
Finance (£)		116,061									
ADR Cost (£)		0									
Total Dev Costs Inc Finance & ADR Costs (£)		3,525,166									
Gross Residual Value inc land less finance (£)		918,790									
Total Developer/Contractor Return (£)		736,307									
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		182,483									

Previous		Next		Summary Report 1				Print this report				
Site Name		Res4a VA: 3 : 35% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res4a				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.86	hectares		30.00	3,070.3	149.0	149.0	3,368.4		
		Gross Area	1.13	hectares	Market	19.50	2,139.0	149.0	149.0	2,437.1		
		Net to Gross %	76.11%		Affordable	10.50	931.4	-	-	931.4		
		Density	34.88	per net ha	% Affordable	34.99%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		30.00	18.00	-	-	1.50	5.25	-	-	-	5.25	-
Total NIA exc garages & circ space (sq m)		3,070.3	1,936.5	-	-	202.5	465.7	-	-	-	465.7	-
Garages (sq m)		149.0	149.0	-	-	-						
Total NIA inc garages exc circ space (sq m)		3,219.4	2,085.5	-	-	202.5	465.7	-	-	-	465.7	-
Tenure Split (by %)		60.00%				5.00%	17.50%				17.50%	
Sales Revenue (£)		9,515,225	6,938,464	-	-	761,835	636,300	-	-	-	1,178,625	-
Average Revenue per unit (£)		317,155	385,432	-	-	507,890	121,200	-	-	-	224,500	-
Average Revenue (£ per sq m) GIA		3,099	3,583	-	-	3,762	1,366	-	-	-	2,531	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		9,515,225										
Scheme Development Costs (£)												
Land (£)		259,900	230,000	per gross ha								
SDLT at prevailing rate (£)		2,495										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		4,548										
Land & associated fees Total (£)		266,943	236,233	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		5,304,033	3,354,172	-	-	358,014	795,924	-	-	-	795,924	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		3,219	2,086	-	-	203	466	-	-	-	466	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		5,304,033	3,354,172	-	-	358,014	795,924	-	-	-	795,924	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		391,244										
Biodiversity Net gain		29,942										
100% MKT dwg M4(2) @ £1,400 per dwg		40,533										
10% AH Houses M4(3)2a @ £138 persqm		12,853										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Standard		126,008										
Exe Estuary		-										
Exe Estuary & Pebblebeds		48,529										
Storage (77% of total) & £500 per unit		11,550										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		660,659										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		231,009	208,154	-	-	22,855						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,250					2,625	-	-	-	2,625	-
Professional Fees Total (£)		440,433	268,334	-	-	44,752	63,674	-	-	-	63,674	-
CIL (£)		283,779										
Total Development Costs (£)		7,192,107										
Development Period												
Development Period		6 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)												
Revenue and Capital Contributions (£)		9,515,225										
Land & associated Fees - inc in interest calc (£)		266,943										
Development Costs (£)		6,925,164										
Finance (£)		230,738										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		7,422,845										
Gross Residual Value inc land less finance (£)		2,092,380										
Total Developer/Contractor Return (£)		1,456,448										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		635,932										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res4b VA: 3 : 15% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res4b				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.86 hectares			30.00	3,196.0	149.0	149.0	3,494.1		
		Gross Area	1.13 hectares		Market	25.50	2,796.9	149.0	149.0	3,094.9		
		Net to Gross %	76.11%		Affordable	4.50	399.2	-	-	399.2		
		Density	34.88 per net ha		% Affordable	15.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		30.00	24.00	-	-	1.50	2.25	-	-	-	2.25	-
Total NIA exc garages & circ space (sq m)		3,196.0	2,594.4	-	-	202.5	199.6	-	-	-	199.6	-
Garages (sq m)		149.0	149.0	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		3,345.0	2,743.4	-	-	202.5	199.6	-	-	-	199.6	-
Tenure Split (by %)		80.00%				5.00%	7.50%			7.50%		
Sales Revenue (£)		10,835,249	9,295,589	-	-	761,835	272,700	-	-	-	505,125	-
Average Revenue per unit (£)		361,175	387,316	-	-	507,890	121,200	-	-	-	224,500	-
Average Revenue (£ per sq m) GIA		3,390	3,583	-	-	3,762	1,366	-	-	-	2,531	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		10,835,249										
Scheme Development Costs (£)												
Land (£)		1,118,700	990,000 per gross ha									
SDLT at prevailing rate (£)		45,435										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		19,577										
Land & associated fees Total (£)		1,183,712	1,047,533 per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		5,511,907	4,471,673	-	-	358,014	341,110	-	-	-	341,110	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		3,345	2,743	-	-	203	200	-	-	-	200	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		5,511,907	4,471,673	-	-	358,014	341,110	-	-	-	341,110	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		407,205										
Biodiversity Net gain		8,100										
100% M&T dwg M4(2) @ £1,400 per dwg		41,370										
10% AH Houses M4(3)2a @ £138 persqm		5,508										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Education		-										
s106 Standard		126,000										
Exe Estuary		-										
Combined Exe & Pebblebeds		48,527										
Storage (77% of total) & £500 per unit		11,550										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		648,260										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		301,723	278,868	-	-	22,855						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,250					1,125	-	-	-	1,125	-
Professional Fees Total (£)		457,063	357,734	-	-	44,752	27,289	-	-	-	27,289	-
CIL (£)		373,294										
Total Development Costs (£)		8,478,209										
Development Period		6 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		10,835,249										
Land & associated Fees - inc in interest calc (£)		1,183,712										
Development Costs (£)		7,294,497										
Finance (£)		302,768										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		8,780,978										
Gross Residual Value inc land less finance (£)		2,054,272										
Total Developer/Contractor Return (£)		1,806,719										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		247,553										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res4d VA: 3 : 15% AH house only							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res4d				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.60	hectares		30.00	2,657.0	149.0	149.0	2,955.1		
		Gross Area	0.67	hectares	Market	25.50	2,279.7	149.0	149.0	2,577.8		
		Net to Gross %	89.55%		Affordable	4.50	377.3	-	-	377.3		
		Density	50.00	per net ha	% Affordable	15.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		30.00	24.00	-	-	1.50	2.25	-	-	-	2.25	-
Total NIA exc garages & circ space (sq m)		2,657.0	2,135.7	-	-	144.0	188.7	-	-	-	188.7	-
Garages (sq m)		149.0	149.0	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		2,806.1	2,284.7	-	-	144.0	188.7	-	-	-	188.7	-
Tenure Split (by %)			80.00%			5.00%	7.50%				7.50%	
Sales Revenue (£)		8,913,625	7,652,213	-	-	541,750	244,350	-	-	-	475,313	-
Average Revenue per unit (£)		297,121	318,842	-	-	361,166	108,600	-	-	-	211,250	-
Average Revenue (£ per sq m) GIA		3,355	3,583	-	-	3,762	1,295	-	-	-	2,519	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		8,913,625										
Scheme Development Costs (£)												
Land (£)		663,300	990,000	per gross ha								
SDLT at prevailing rate (£)		22,665										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		11,608										
Land & associated fees Total (£)		697,573	1,041,154	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		4,617,865	3,714,455	-	-	257,026	323,192	-	-	-	323,192	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,806	2,285	-	-	144	189	-	-	-	189	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		4,617,865	3,714,455	-	-	257,026	323,192	-	-	-	323,192	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		338,378										
Biodiversity Net gain		8,100										
M4(2) @ £1,400 per dwg		41,370										
10% AH Houses M4(3)2a @ £138 persqm		5,207										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106		126,000										
Exe Estuary		-										
Combined Exe & Pebblebeds		48,527										
Storage (77% of total) & £500 per unit		11,550										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		579,132										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		245,819	229,566	-	-	16,252						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		2,250					1,125	-	-	-	1,125	-
Professional Fees Total (£)		380,995	297,156	-	-	32,128	25,855	-	-	-	25,855	-
CIL (£)		310,885										
Total Development Costs (£)		6,834,520										
Development Period												
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		8,913,625										
Land & associated Fees - inc in interest calc (£)		697,573										
Development Costs (£)		6,136,947										
Finance (£)		232,747										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		7,067,267										
Gross Residual Value inc land less finance (£)		1,846,358										
Total Developer/Contractor Return (£)		1,477,123										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		369,235										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res5a VA: 3 : 35% AH								Land and Developer Returns Assumptions		
Site Information										Land & associated costs included in cashflow		
Description										Developer & contractor returns excluded from cashflow		
Date		25/09/2024	Updated			Compiled by	TM	Reference	Res5a			
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	2.12	hectares			75.00	7,111.4	372.6	492.8	7,976.8	
		Gross Area	3.00	hectares		Market	48.75	5,159.7	372.6	405.3	5,937.6	
		Net to Gross %	70.80%			Affordable	26.25	1,951.7	-	87.5	2,039.2	
		Density	35.31	per net ha		% Affordable	35.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		75.00	45.00	-	-	3.75	13.13	-	-	-	13.13	-
Total NIA exc garages & circ space (sq m)		7,111.4	4,653.5	-	-	506.3	975.9	-	-	-	975.9	-
Garages (sq m)		372.6	372.6	-	-	-						
Total NIA inc garages exc circ space (sq m)		7,484.0	5,026.1	-	-	506.3	975.9	-	-	-	975.9	-
Tenure Split (by %)			60.00%			5.00%	17.50%				17.50%	
Sales Revenue (£)		22,385,528	16,673,311	-	-	1,904,588	1,346,649	-	-	-	2,460,979	-
Average Revenue per unit (£)		298,472	370,518	-	-	507,890	102,600	-	-	-	187,500	-
Average Revenue (£ per sq m) GIA		3,148	3,583	-	-	3,762	1,380	-	-	-	2,522	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		22,385,528										
Scheme Development Costs (£)												
Land (£)		690,000	230,000	per gross ha								
SDLT at prevailing rate (£)		24,000										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		12,075										
Land & associated fees Total (£)		726,075	242,025	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		12,574,559	7,999,908	-	-	867,183	1,853,734	-	-	-	1,853,734	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		7,604	5,059	-	-	506	1,020	-	-	-	1,020	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		12,574,559	7,999,908	-	-	867,183	1,853,734	-	-	-	1,853,734	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		927,203										
Biodiversity Net gain		74,850										
M4(2) @ £1,400 per dwg		101,326										
10% AH Houses M4(3)2a @ £138 persqm		16,066										
10% AH Flats M4(3)2a @ £122 persqm		9,608										
		-										
s106 Standard		442,502										
Exe Estuary		-										
Exe Estuary & Pebblebeds		121,317										
Storage (77% of total) & £500 per unit		28,875										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,721,747										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		557,337	500,199	-	-	57,138						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		13,125					6,563	-	-	-	6,563	-
Professional Fees Total (£)		1,044,988	639,993	-	-	108,398	148,299	-	-	-	148,299	-
CIL (£)		643,895										
Total Development Costs (£)		17,281,726										
Development Period												
Development Period		3 Years										
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		22,385,528										
Land & associated Fees - inc in interest calc (£)		726,075										
Development Costs (£)		16,555,651										
Finance (£)		474,448										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		17,756,174										
Gross Residual Value inc land less finance (£)		4,629,354										
Total Developer/Contractor Return (£)		3,479,590										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,149,763										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res5c VA: 3 : 15% AH house only								Land and Developer Returns Assumptions		
Site Information										Land & associated costs included in cashflow		
Description										Developer & contractor returns excluded from cashflow		
Date		25/09/2024	Updated			Compiled by	TM	Reference	Res5c			
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	1.50	hectares			75.00	6,642.6	372.6	372.6	7,387.8	
		Gross Area	2.12	hectares		Market	63.75	5,699.3	372.6	372.6	6,444.5	
		Net to Gross %	70.75%			Affordable	11.25	943.3	-	-	943.3	
		Density	50.00	per net ha		% Affordable	15.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		75.00	60.00	-	-	3.75	5.63	-	-	-	5.63	-
Total NIA exc garages & circ space (sq m)		6,642.6	5,339.3	-	-	360.0	471.7	-	-	-	471.7	-
Garages (sq m)		372.6	372.6	-	-	-						
Total NIA inc garages exc circ space (sq m)		7,015.2	5,711.9	-	-	360.0	471.7	-	-	-	471.7	-
Tenure Split (by %)			80.00%			5.00%	7.50%				7.50%	
Sales Revenue (£)		22,284,105	19,130,533	-	-	1,354,374	610,891	-	-	-	1,188,307	-
Average Revenue per unit (£)		297,121	318,842	-	-	361,166	108,601	-	-	-	211,251	-
Average Revenue (£ per sq m) GIA		3,355	3,583	-	-	3,762	1,295	-	-	-	2,519	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		22,284,105										
Scheme Development Costs (£)												
Land (£)		2,098,800	990,000	per gross ha								
SDLT at prevailing rate (£)		94,440										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		36,729										
Land & associated fees Total (£)		2,229,969	1,051,872	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		11,195,063	9,005,832	-	-	622,761	783,235	-	-	-	783,235	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		7,015	5,712	-	-	360	472	-	-	-	472	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		11,195,063	9,005,832	-	-	622,761	783,235	-	-	-	783,235	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		818,900										
Biodiversity Net gain		20,250										
100% MKT dwg M4(2) @ £1,400 per dwg		103,425										
10% AH Houses M4(3)2a @ £138 persqm		13,018										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Education		-										
s106 Standard		442,501										
Exe Estuary		-										
Cobined Exe & Pebblebeds		121,317										
Storage (77% of total) & £500 per unit		28,875										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,548,286										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		614,547	573,916	-	-	40,631						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		5,625					2,813	-	-	-	2,813	-
Professional Fees Total (£)		923,629	720,467	-	-	77,845	62,659	-	-	-	62,659	-
CIL (£)		777,211										
Total Development Costs (£)		17,294,331										
Development Period												
Development Period		3 Years										
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)												
Revenue and Capital Contributions (£)		22,284,105										
Land & associated Fees - inc in interest calc (£)		2,229,969										
Development Costs (£)		15,064,362										
Finance (£)		573,692										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		17,868,022										
Gross Residual Value inc land less finance (£)		4,416,082										
Total Developer/Contractor Return (£)		3,692,811										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		723,272										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res5d VA: 3 : 35% AH House only							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res5d				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	1.50	hectares		75.00	6,565.5	372.6	372.6	7,310.7		
		Gross Area	2.12	hectares	Market	48.75	4,364.4	372.6	372.6	5,109.6		
		Net to Gross %	70.75%		Affordable	26.25	2,201.1	-	-	2,201.1		
		Density	50.00	per net ha	% Affordable	35.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		75.00	45.00	-	-	3.75	13.13	-	-	-	13.13	-
Total NIA exc garages & circ space (sq m)		6,565.5	4,004.4	-	-	360.0	1,100.5	-	-	-	1,100.5	-
Garages (sq m)		372.6	372.6	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		6,938.1	4,377.0	-	-	360.0	1,100.5	-	-	-	1,100.5	-
Tenure Split (by %)			60.00%			5.00%	17.50%				17.50%	
Sales Revenue (£)		19,900,347	14,347,900	-	-	1,354,374	1,425,391	-	-	-	2,772,682	-
Average Revenue per unit (£)		265,337	318,842	-	-	361,166	108,600	-	-	-	211,250	-
Average Revenue (£ per sq m) GIA		3,031	3,583	-	-	3,762	1,295	-	-	-	2,519	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		19,900,347										
Scheme Development Costs (£)												
Land (£)		487,600	230,000	per gross ha								
SDLT at prevailing rate (£)		13,880										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		8,533										
Land & associated fees Total (£)		510,013	240,572	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		11,071,431	6,793,618	-	-	622,761	1,827,526	-	-	-	1,827,526	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		6,938	4,377	-	-	360	1,101	-	-	-	1,101	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		11,071,431	6,793,618	-	-	622,761	1,827,526	-	-	-	1,827,526	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		809,425										
Biodiversity Net gain		74,850										
M4(2) @ £1,400 per dwg		101,325										
10% AH Houses M4(3)2a @ £138 persqm		30,375										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Standard		442,501										
Exe Estuary		-										
Exe Estuary & Pebblebeds		121,317										
Storage (77% of total) & £500 per unit		28,875										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,608,668										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		471,068	430,437	-	-	40,631						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		13,125					6,563	-	-	-	6,563	-
Professional Fees Total (£)		913,739	543,489	-	-	77,845	146,202	-	-	-	146,202	-
CIL (£)		595,583										
Total Development Costs (£)		15,183,627										
Development Period												
Development Period		3 Years										
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)												
Revenue and Capital Contributions (£)		19,900,347										
Land & associated Fees - inc in interest calc (£)		510,013										
Development Costs (£)		14,673,614										
Finance (£)		397,433										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		15,581,061										
Gross Residual Value inc land less finance (£)		4,319,286										
Total Developer/Contractor Return (£)		2,999,782										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,319,504										

Previous		Next		Summary Report 1				Print this report				
Site Name		Res6a VA: 3 : 35% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	Res6a				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area		3.72 hectares		150.00	14,222.8	745.2	1,126.9	16,094.9		
		Gross Area		5.55 hectares	Market	97.50	10,319.4	745.2	849.0	11,913.6		
		Net to Gross %		66.97%	Affordable	52.50	3,903.4	-	277.9	4,181.3		
		Density		40.36 per net ha	% Affordable	35.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		150.00	90.00	-	-	7.50	26.25	-	-	-	26.25	-
Total NIA exc garages & circ space (sq m)		14,222.8	9,306.9	-	-	1,012.5	1,951.7	-	-	-	1,951.7	-
Garages (sq m)		745.2	745.2	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		14,968.0	10,052.1	-	-	1,012.5	1,951.7	-	-	-	1,951.7	-
Tenure Split (by %)				60.00%		5.00%	17.50%					
Sales Revenue (£)		44,770,925	33,346,623	-	-	3,809,177	2,693,250	-	-	-	4,921,875	-
Average Revenue per unit (£)		298,473	370,518	-	-	507,890	102,600	-	-	-	187,500	-
Average Revenue (£ per sq m) GIA		3,148	3,583	-	-	3,762	1,380	-	-	-	2,522	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		44,770,925										
Scheme Development Costs (£)												
Land (£)		1,276,500	230,000 per gross ha									
SDLT at prevailing rate (£)		53,325										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		22,339										
Land & associated fees Total (£)		1,352,164	243,633 per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		25,969,452	15,947,128	-	-	1,679,851	4,171,237	-	-	-	4,171,237	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		15,350	10,156	-	-	1,013	2,091	-	-	-	2,091	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		25,969,452	15,947,128	-	-	1,679,851	4,171,237	-	-	-	4,171,237	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		3,111,474										
Biodiversity Net gain		149,700										
100% M&T dwg M4(2) @ £1,400 per dwg		202,650										
10% AH Houses M4(3)2a @ £138 persqm		32,132										
10% AH Flats M4(3)2a @ £122 persqm		19,215										
-		-										
s106 Standard		885,000										
Exe Estuary		-										
Exe Estuary & Pebblebeds		242,633										
Storage (77% of total) & £500 per unit		57,750										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
-		-										
-		-										
Total Policy & Infrastructure Costs (£)		4,700,554										
Sales & Marketing Costs & Legal Fees Total (M&T Hsg)		1,114,674	1,000,399	-	-	114,275						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		26,250					13,125	-	-	-	13,125	-
Professional Fees Total (£)		1,667,357	956,828	-	-	209,981	250,274	-	-	-	250,274	-
CIL (£)		1,287,790										
Total Development Costs (£)		36,118,241										
Development Period		5 Years										
Debit Interest Rate		6.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		44,770,925										
Land & associated Fees - inc in interest calc (£)		1,352,164										
Development Costs (£)		34,766,077										
Finance (£)		1,052,242										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		37,170,483										
Gross Residual Value inc land less finance (£)		7,600,442										
Total Developer/Contractor Return (£)		6,959,172										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		641,269										

Previous		Next		Summary Report 1				Print this report					
Site Name		OP1 : 15% AH								Land and Developer Returns Assumptions			
Site Information										Land & associated costs included in cashflow			
Description										Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	OP1					
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.45	hectares		45.00	3,015.0	-	753.8	3,768.8			
		Gross Area	0.45	hectares	Market	38.25	2,562.8	-	640.7	3,203.4			
		Net to Gross %	100.00%		Affordable	6.75	452.3	-	113.1	565.3			
		Density	100.00	per net ha	% Affordable	15.00%							
Scheme Revenue													
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Total No of Units		45.00	38.25	-	-	-	3.38	-	-	-	3.38	-	
Total NIA exc garages & circ space (sq m)		3,015.0	2,562.8	-	-	-	226.1	-	-	-	226.1	-	
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-	
Total NIA inc garages exc circ space (sq m)		3,015.0	2,562.8	-	-	-	226.1	-	-	-	226.1	-	
Tenure Split (by %)			85.00%				7.50%				7.50%		
Sales Revenue (£)		13,546,775	12,398,126	-	-	-	382,883	-	-	-	765,767	-	
Average Revenue per unit (£)		301,039	324,134	-	-	-	113,447	-	-	-	226,894	-	
Average Revenue (£ per sq m) GIA		4,493	4,838	-	-	-	1,693	-	-	-	3,386	-	
Capital Contributions (£)													
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
0		-											
Total Capital contributions (£)		-											
Total Revenue (£)		13,546,775											
Scheme Development Costs (£)													
Land (£)		445,500	990,000	per gross ha									
SDLT at prevailing rate (£)		11,775											
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		7,796											
Land & associated fees Total (£)		465,071	1,033,491	per gross ha									
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected	
Build Cost (£) (inc garages)		8,263,405	7,027,258	-	-	-	618,074	-	-	-	618,074	-	
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-	
Total GIA inc circ space & garages (sq m)		3,769	3,203	-	-	-	283	-	-	-	283	-	
Total Contingency - 0% Build Costs (£)		-											
Total Build Cost (£)		8,263,405	7,027,258	-	-	-	618,074	-	-	-	618,074	-	
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs		575,566											
Biodiversity Net gain		12,150											
M4(2) @ £1,400 per dwg		-											
10% AH Houses M4(3)2a @ £138 persqm		-											
10% AH Flats M4(3)2a @ £122 persqm		-											
s106 Education		-											
s106 Standard		-											
Exe Estuary		-											
Combined Exe & Pebblebeds		72,790											
Storage (77% of total) & £500 per unit		-											
Voids (older persons only)		100,000											
s106 (PBSA only)		-											
s106 (older persons only)		27,000											
		-											
		-											
Total Policy & Infrastructure Costs (£)		787,506											
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		371,944	371,944	-	-	-							
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		3,375					1,688	-	-	-	1,688	-	
Professional Fees Total (£)		661,072	562,181	-	-	-	49,446	-	-	-	49,446	-	
CIL (£)		-											
Total Development Costs (£)		10,552,374											
Development Period													
Development Period		4 Years											
Debit Interest Rate		7.50%											
Credit Interest Rate		0.00%											
Annual Discount Rate		0.00%											
Revenue and Capital Contributions (£)													
Revenue and Capital Contributions (£)		13,546,775											
Land & associated Fees - inc in interest calc (£)		465,071											
Development Costs (£)		10,087,303											
Finance (£)		1,215,352											
ADR Cost (£)		0											
Total Dev Costs Inc Finance & ADR Costs (£)		11,767,725											
Gross Residual Value inc land less finance (£)		1,779,050											
Total Developer/Contractor Return (£)		2,238,591											
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-459,541											

	Previous	Next	Summary Report 1					Print this report					
Site Name			OP2: 15% AH							Land and Developer Returns Assumptions			
Site Information										Land & associated costs included in cashflow			
Description										Developer & contractor returns excluded from cashflow			
Date			25/09/2024	Updated		Compiled by	TM	Reference	OP2				
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
			Net Area	0.75	hectares	Market Affordable % Affordable	60.00	4,350.0	-	2,342.3	6,692.3		
			Gross Area	0.75	hectares		51.00	3,697.5	-	1,991.0	5,688.5		
			Net to Gross %	100.00%			9.00	652.5	-	351.3	1,003.8		
			Density	80.00	per net ha			15.00%					
Scheme Revenue													
			Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units			60.00	51.00	-	-	-	4.50	-	-	-	4.50	-
Total NIA exc garages & circ space (sq m)			4,350.0	3,697.5	-	-	-	326.3	-	-	-	326.3	-
Garages (sq m)			-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)			4,350.0	3,697.5	-	-	-	326.3	-	-	-	326.3	-
Tenure Split (by %)				85.00%				7.50%				7.50%	
Sales Revenue (£)			22,577,987	20,663,568	-	-	-	638,140	-	-	-	1,276,279	-
Average Revenue per unit (£)			376,300	405,168		-	-	141,809	-	-	-	283,618	-
Average Revenue (£ per sq m) GIA			5,190	5,589	-	-	-	1,956	-	-	-	3,912	-
Capital Contributions (£)													
0			-										
0			-										
0			-										
0			-										
0			-										
0			-										
Total Capital contributions (£)			-										
Total Revenue (£)			22,577,987										
Scheme Development Costs (£)													
Land (£)			742,500	990,000	per gross ha								
SDLT at prevailing rate (£)			26,625										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)			12,994										
Land & associated fees Total (£)			782,119	1,042,825	per gross ha								
			Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)			14,591,869	12,403,089	-	-	-	1,094,390	-	-	-	1,094,390	-
Additional Build Costs (£)			-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)			6,692	5,688	-	-	-	502	-	-	-	502	-
Total Contingency - 0% Build Costs (£)			-										
Total Build Cost (£)			14,591,869	12,403,089	-	-	-	1,094,390	-	-	-	1,094,390	-
Policy & Infrastructure Costs (£)													
Total Site Infrastructure Costs			1,022,054										
Biodiversity Net gain			16,200										
M4(2) @ £1,400 per dwg			-										
10% AH Houses M4(3)2a @ £138 persq m			-										
10% AH Flats M4(3)2a @ £122 persq m			-										
s106 Education			-										
s106 Standard			-										
Exe Estuary			-										
Combined Exe & Pebblebeds			97,053										
Storage (77% of total) & £500 per unit			-										
Voids (older persons only)			150,000										
s106 (PBSA only)			-										
s106 (older persons only)			36,000										
			-										
			-										
Total Policy & Infrastructure Costs (£)			1,321,307										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)			619,907	619,907	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)			4,500					2,250	-	-	-	2,250	-
Professional Fees Total (£)			1,167,350	992,247	-	-	-	87,551	-	-	-	87,551	-
CIL (£)			-										
Total Development Costs (£)			18,487,051										
Development Period			4 Years										
Debit Interest Rate			7.50%										
Credit Interest Rate			0.00%										
Annual Discount Rate			0.00%										
Revenue and Capital Contributions (£)			22,577,987										
Land & associated Fees - inc in interest calc (£)			782,119										
Development Costs (£)			17,704,932										
Finance (£)			1,952,162										
ADR Cost (£)			0										
Total Dev Costs Inc Finance & ADR Costs (£)			20,439,213										
Gross Residual Value inc land less finance (£)			2,138,773										
Total Developer/Contractor Return (£)			3,730,990										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)			-1,592,216										

Previous		Next		Summary Report 1				Print this report				
Site Name		OP1: 0% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date	25/09/2024	Updated		Compiled by	TM	Reference	OP1					
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
				Net Area		0.45	hectares	45.00	3,015.0	-	753.8	3,768.8
				Gross Area		0.45	hectares	45.00	3,015.0	-	753.8	3,768.8
				Net to Gross %		100.00%		-	-	-	-	-
				Density		100.00	per net ha	% Affordable	0.00%			
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		45.00	45.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		3,015.0	3,015.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		3,015.0	3,015.0	-	-	-	-	-	-	-	-	-
Tenure Split (by %)			100.00%									
Sales Revenue (£)		14,586,030	14,586,030	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		324,134	324,134	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		4,838	4,838	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		14,586,030										
Scheme Development Costs (£)												
Land (£)		445,500	990,000	per gross ha								
SDLT at prevailing rate (£)		11,775										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		7,796										
Land & associated fees Total (£)		465,071	1,033,491	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		8,267,363	8,267,363	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		3,769	3,769	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		8,267,363	8,267,363	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		575,566										
Biodiversity Net gain		12,150										
M4(2) @ £1,400 per dwg		-										
10% AH Houses M4(3)2a @ £138 persqrm		-										
10% AH Flats M4(3)2a @ £122 persqrm		-										
s106 Education		-										
s106 Standard		-										
Exe Estuary		-										
Combined Exe & Pebblebeds		72,790										
Storage (77% of total) & £500 per unit		-										
Voids (older persons only)		100,000										
s106 (PBSA only)		-										
s106 (older persons only)		27,000										
		-										
		-										
Total Policy & Infrastructure Costs (£)		787,506										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		437,581	437,581	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-					-	-	-	-	-	-
Professional Fees Total (£)		661,389	661,389	-	-	-	-	-	-	-	-	-
CIL (£)		-										
Total Development Costs (£)		10,618,910										
Development Period 4 Years												
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		14,586,030										
Land & associated Fees - inc in interest calc (£)		465,071										
Development Costs (£)		10,153,839										
Finance (£)		1,142,716										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		11,761,626										
Gross Residual Value inc land less finance (£)		2,824,404										
Total Developer/Contractor Return (£)		2,552,555										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		271,849										

Previous		Next		Summary Report 1				Print this report				
Site Name		OP2 : 0% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated			Compiled by	TM	Reference	OP2			
Summary Details							Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)	
		Net Area	0.75	hectares			60.00	4,350.0	-	2,342.3	6,692.3	
		Gross Area	0.75	hectares		Market	60.00	4,350.0	-	2,342.3	6,692.3	
		Net to Gross %	100.00%			Affordable	-	-	-	-	-	
		Density	80.00	per net ha		% Affordable	0.00%					
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		60.00	60.00	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)		4,350.0	4,350.0	-	-	-	-	-	-	-	-	-
Garages (sq m)		-	-	-	-	-	-	-	-	-	-	-
Total NIA inc garages exc circ space (sq m)		4,350.0	4,350.0	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%										
Sales Revenue (£)		24,310,080	24,310,080	-	-	-	-	-	-	-	-	-
Average Revenue per unit (£)		405,168	405,168	-	-	-	-	-	-	-	-	-
Average Revenue (£ per sq m) GIA		5,589	5,589	-	-	-	-	-	-	-	-	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		24,310,080										
Scheme Development Costs (£)												
Land (£)		742,500	990,000	per gross ha								
SDLT at prevailing rate (£)		26,625										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		12,994										
Land & associated fees Total (£)		782,119	1,042,825	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		14,591,869	14,591,869	-	-	-	-	-	-	-	-	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		6,692	6,692	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		14,591,869	14,591,869	-	-	-	-	-	-	-	-	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		1,022,054										
Biodiversity Net gain		16,200										
M4(2) @ £1,400 per dwg		-										
10% AH Houses M4(3)2a @ £138 persqm		-										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Education		-										
s106 Standard		-										
Exe Estuary		-										
Combined Exe & Pebblebeds		97,053										
Storage (77% of total) & £500 per unit		-										
Voids (older persons only)		150,000										
s106 (PBSA only)		-										
s106 (older persons only)		36,000										
		-										
		-										
Total Policy & Infrastructure Costs (£)		1,321,307										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		729,302	729,302	-	-	-						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		-					-	-	-	-	-	-
Professional Fees Total (£)		1,167,350	1,167,350	-	-	-	-	-	-	-	-	-
CIL (£)		-										
Total Development Costs (£)		18,591,947										
Development Period 4 Years												
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		24,310,080										
Land & associated Fees - inc in interest calc (£)		782,119										
Development Costs (£)		17,809,828										
Finance (£)		1,827,699										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		20,419,646										
Gross Residual Value inc land less finance (£)		3,890,434										
Total Developer/Contractor Return (£)		4,254,264										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		-363,830										

Non-residential viability assessment model						
Care home 60 beds						
	Size of unit (GIA)	3000	sq m			
	Ratio of GEA to GIA	100.0%				User input cells
	GEA	3000	sq m			Produced by model
	NIA as % of GIA	95%				Key results
	NIA	2850	sq m	GEA		Gross external area
	Rooms	60		GIA		Gross internal area
	Floors	3		NIA		Net internal area
	Site coverage	40%				
	Site area	0.25	Hectares			
SCHEME REVENUE						
Capital value per room		£ 105,000			£ 6,300,000	
Less purchaser costs		6.80	% of yield x rent			
Gross Development Value						£ 5,898,876
SITE BENCHMARK						
Benchmark per ha		£500,000				
Site benchmark					£125,000	
SDLT					£0	
Agents and legal		1.75%			£2,188	
Total site costs						£ 127,188
SCHEME COSTS						
Build costs		£ 1,892	per sq m		£ 5,676,000	
Building standards		2.50%	of base build costs		£ 141,900	
External costs		10%	of base build costs		£ 567,600	
Total construction costs						£ 6,385,500
Professional fees		8.00%	of construction costs		£ 510,840	
Sales and lettings costs		3%	of GDV		£ 176,966	
Planning obligations					£ 36,000	
Other policy costs		£17,056			£ 60,660	
Total 'other costs'						£ 784,466
CIL		£0.00	per sq m		0	
Finance costs		6.5%	interest rate			
Build period		18	months			£ 96,660
Finance costs for 100% of construction and other costs					£ 711,472	
Void finance period (in months)		6	months		£ 237,157	
Total finance costs						£ 948,630
Developer return		10.0%	scheme value			£ 589,888
Total scheme costs						£ 8,932,331
RESIDUAL VALUE						
Residual value	For the scheme					-£ 3,033,455
	Equivalent per hectare					-£ 12,133,820
			Not viable			

Previous		Next		Summary Report 1				Print this report				
Site Name		CSB1 VA: 2 : 35% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date		25/09/2024	Updated		Compiled by	TM	Reference	CSB1				
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	1.17	hectares		35.00	4,157.8	173.9	173.9	4,505.6		
		Gross Area	1.55	hectares	Market	22.75	3,071.3	173.9	173.9	3,419.0		
		Net to Gross %	75.48%		Affordable	12.25	1,086.6	-	-	1,086.6		
		Density	29.91	per net ha	% Affordable	35.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		35.00	-	-	-	22.75	6.13	-	-	-	6.13	-
Total NIA exc garages & circ space (sq m)		4,157.8	-	-	-	3,071.3	543.3	-	-	-	543.3	-
Garages (sq m)		173.9	-	-	-	173.9						
Total NIA inc garages exc circ space (sq m)		4,331.7	-	-	-	3,245.1	543.3	-	-	-	543.3	-
Tenure Split (by %)						65.00%	17.50%				17.50%	
Sales Revenue (£)		15,714,597	-	-	-	13,379,747	742,350	-	-	-	1,592,500	-
Average Revenue per unit (£)		448,988	-	-	-	588,121	121,200	-	-	-	260,000	-
Average Revenue (£ per sq m) GIA		3,780	-	-	-	4,356	1,366	-	-	-	2,931	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		15,714,597										
Scheme Development Costs (£)												
Land (£)		356,500	230,000	per gross ha								
SDLT at prevailing rate (£)		7,325										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,239										
Land & associated fees Total (£)		370,064	238,751	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		7,360,283	-	-	-	5,503,128	928,578	-	-	-	928,578	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		4,332	-	-	-	3,245	543	-	-	-	543	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		7,360,283	-	-	-	5,503,128	928,578	-	-	-	928,578	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		547,581										
Biodiversity Net gain		34,930										
100% MKT dwg M4(2) @ £1,400 per dwg		47,285										
10% AH Houses M4(3)2a @ £138 persqm		14,995										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Standard		147,000										
Exe Estuary		-										
Exe Estuary & Pebblebeds		56,614										
Storage (77% of total) & £500 per unit		13,475										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		861,880										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		401,392	-	-	-	401,392						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		6,125					3,063	-	-	-	3,063	-
Professional Fees Total (£)		827,307	-	-	-	678,734	74,286	-	-	-	74,286	-
CIL (£)		-										
Total Development Costs (£)		9,827,051										
Development Period												
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		15,714,597										
Land & associated Fees - inc in interest calc (£)		370,064										
Development Costs (£)		9,456,987										
Finance (£)		300,635										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		10,127,686										
Gross Residual Value inc land less finance (£)		5,586,911										
Total Developer/Contractor Return (£)		2,481,547										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		3,105,364										

Previous		Next		Summary Report 1				Print this report				
Site Name		CSB2 VA: 2 : 35% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date	25/09/2024	Updated		Compiled by	TM	Reference	CSB2					
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.67 hectares			20.00	2,375.9	173.9	173.9	2,723.7		
		Gross Area	0.85 hectares		Market	13.00	1,755.0	173.9	173.9	2,102.8		
		Net to Gross %	78.82%		Affordable	7.00	620.9	-	-	620.9		
		Density	29.85 per net ha		% Affordable	35.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		20.00	-	-	-	13.00	3.50	-	-	-	3.50	-
Total NIA exc garages & circ space (sq m)		2,375.9	-	-	-	1,755.0	310.5	-	-	-	310.5	-
Garages (sq m)		173.9	-	-	-	173.9						
Total NIA inc garages exc circ space (sq m)		2,549.8	-	-	-	1,928.9	310.5	-	-	-	310.5	-
Tenure Split (by %)						65.00%	17.50%				17.50%	
Sales Revenue (£)		8,979,770	-	-	-	7,645,570	424,200	-	-	-	910,000	-
Average Revenue per unit (£)		448,988	-	-	-	588,121	121,200	-	-	-	260,000	-
Average Revenue (£ per sq m) GIA		3,780	-	-	-	4,356	1,366	-	-	-	2,931	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		8,979,770										
Scheme Development Costs (£)												
Land (£)		841,500	990,000	per gross ha								
SDLT at prevailing rate (£)		31,575										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		14,726										
Land & associated fees Total (£)		887,801	1,044,472	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		4,237,271	-	-	-	3,176,039	530,616	-	-	-	530,616	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,550	-	-	-	1,929	310	-	-	-	310	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		4,237,271	-	-	-	3,176,039	530,616	-	-	-	530,616	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		312,903										
Biodiversity Net gain		19,960										
100% MKT dwg M4(2) @ £1,400 per dwg		27,020										
10% AH Houses M4(3)2a @ £138 persqm		8,568										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Standard		84,000										
Exe Estuary		-										
Exe Estuary & Pebblebeds		32,351										
Storage (77% of total) & £500 per unit		7,700										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		492,502										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		229,367	-	-	-	229,367						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		3,500					1,750	-	-	-	1,750	-
Professional Fees Total (£)		472,747	-	-	-	387,848	42,449	-	-	-	42,449	-
CIL (£)		-										
Total Development Costs (£)		6,323,188										
Development Period		5 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		8,979,770										
Land & associated Fees - inc in interest calc (£)		887,801										
Development Costs (£)		5,435,387										
Finance (£)		235,501										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		6,558,689										
Gross Residual Value inc land less finance (£)		2,421,081										
Total Developer/Contractor Return (£)		1,418,027										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,003,055										

Previous		Next		Summary Report 1				Print this report				
Site Name		CSB1 VA: 3 : 35% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date	25/09/2024	Updated		Compiled by	TM	Reference	CSB1					
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	1.17 hectares			35.00	4,157.8	173.9	173.9	4,505.6		
		Gross Area	1.55 hectares		Market	22.75	3,071.3	173.9	173.9	3,419.0		
		Net to Gross %	75.48%		Affordable	12.25	1,086.6	-	-	1,086.6		
		Density	29.91 per net ha		% Affordable	35.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		35.00	-	-	-	22.75	6.13	-	-	-	6.13	-
Total NIA exc garages & circ space (sq m)		4,157.8	-	-	-	3,071.3	543.3	-	-	-	543.3	-
Garages (sq m)		173.9	-	-	-	173.9						
Total NIA inc garages exc circ space (sq m)		4,331.7	-	-	-	3,245.1	543.3	-	-	-	543.3	-
Tenure Split (by %)						65.00%	17.50%				17.50%	
Sales Revenue (£)		13,671,916	-	-	-	11,554,503	742,350	-	-	-	1,375,063	-
Average Revenue per unit (£)		390,626	-	-	-	507,890	121,200	-	-	-	224,500	-
Average Revenue (£ per sq m) GIA		3,288	-	-	-	3,762	1,366	-	-	-	2,531	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		13,671,916										
Scheme Development Costs (£)												
Land (£)		356,500	230,000	per gross ha								
SDLT at prevailing rate (£)		7,325										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		6,239										
Land & associated fees Total (£)		370,064	238,751	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		7,360,283	-	-	-	5,503,128	928,578	-	-	-	928,578	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		4,332	-	-	-	3,245	543	-	-	-	543	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		7,360,283	-	-	-	5,503,128	928,578	-	-	-	928,578	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		547,581										
Biodiversity Net gain		34,930										
100% MKT dwg M4(2) @ £1,400 per dwg		47,285										
10% AH Houses M4(3)2a @ £138 persqm		14,995										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Standard		147,000										
Exe Estuary		-										
Exe Estuary & Pebblebeds		56,614										
Storage (77% of total) & £500 per unit		13,475										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		861,880										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		346,635	-	-	-	346,635						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		6,125					3,063	-	-	-	3,063	-
Professional Fees Total (£)		827,307	-	-	-	678,734	74,286	-	-	-	74,286	-
CIL (£)		-										
Total Development Costs (£)		9,772,294										
Development Period		6 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		13,671,916										
Land & associated Fees - inc in interest calc (£)		370,064										
Development Costs (£)		9,402,230										
Finance (£)		323,346										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		10,095,639										
Gross Residual Value inc land less finance (£)		3,576,276										
Total Developer/Contractor Return (£)		2,149,083										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,427,193										

Previous		Next		Summary Report 1				Print this report				
Site Name		CSB2 VA: 3 : 35% AH							Land and Developer Returns Assumptions			
Site Information									Land & associated costs included in cashflow			
Description									Developer & contractor returns excluded from cashflow			
Date	25/09/2024	Updated		Compiled by	TM	Reference	CSB2					
Summary Details						Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)		
		Net Area	0.67 hectares			20.00	2,375.9	173.9	173.9	2,723.7		
		Gross Area	0.85 hectares		Market	13.00	1,755.0	173.9	173.9	2,102.8		
		Net to Gross %	78.82%		Affordable	7.00	620.9	-	-	620.9		
		Density	29.85 per net ha		% Affordable	35.00%						
Scheme Revenue												
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Total No of Units		20.00	-	-	-	13.00	3.50	-	-	-	3.50	-
Total NIA exc garages & circ space (sq m)		2,375.9	-	-	-	1,755.0	310.5	-	-	-	310.5	-
Garages (sq m)		173.9	-	-	-	173.9						
Total NIA inc garages exc circ space (sq m)		2,549.8	-	-	-	1,928.9	310.5	-	-	-	310.5	-
Tenure Split (by %)						65.00%	17.50%				17.50%	
Sales Revenue (£)		7,812,523	-	-	-	6,602,573	424,200	-	-	-	785,750	-
Average Revenue per unit (£)		390,626	-	-	-	507,890	121,200	-	-	-	224,500	-
Average Revenue (£ per sq m) GIA		3,288	-	-	-	3,762	1,366	-	-	-	2,531	-
Capital Contributions (£)												
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
0		-										
Total Capital contributions (£)		-										
Total Revenue (£)		7,812,523										
Scheme Development Costs (£)												
Land (£)		841,500	990,000	per gross ha								
SDLT at prevailing rate (£)		31,575										
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		14,726										
Land & associated fees Total (£)		887,801	1,044,472	per gross ha								
		Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Not Selected	Shared Ownership	Not Selected
Build Cost (£) (inc garages)		4,237,271	-	-	-	3,176,039	530,616	-	-	-	530,616	-
Additional Build Costs (£)		-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)		2,550	-	-	-	1,929	310	-	-	-	310	-
Total Contingency - 0% Build Costs (£)		-										
Total Build Cost (£)		4,237,271	-	-	-	3,176,039	530,616	-	-	-	530,616	-
Policy & Infrastructure Costs (£)												
Total Site Infrastructure Costs		312,903										
Biodiversity Net gain		19,960										
100% MKT dwg M4(2) @ £1,400 per dwg		27,020										
10% AH Houses M4(3)2a @ £138 persqm		8,568										
10% AH Flats M4(3)2a @ £122 persqm		-										
s106 Standard		84,000										
Exe Estuary		-										
Exe Estuary & Pebblebeds		32,351										
Storage (77% of total) & £500 per unit		7,700										
Voids (older persons only)		-										
s106 (PBSA only)		-										
s106 (older persons only)		-										
		-										
		-										
Total Policy & Infrastructure Costs (£)		492,502										
Sales & Marketing Costs & Legal Fees Total (Mkt Hsg)		198,077	-	-	-	198,077						
Sales & Marketing Costs & Legal Fees Total (Aff Hsg)		3,500					1,750	-	-	-	1,750	-
Professional Fees Total (£)		472,747	-	-	-	387,848	42,449	-	-	-	42,449	-
CIL (£)		-										
Total Development Costs (£)		6,291,898										
Development Period												
Development Period		5 Quarters										
Debit Interest Rate		7.50%										
Credit Interest Rate		0.00%										
Annual Discount Rate		0.00%										
Revenue and Capital Contributions (£)		7,812,523										
Land & associated Fees - inc in interest calc (£)		887,801										
Development Costs (£)		5,404,097										
Finance (£)		246,771										
ADR Cost (£)		0										
Total Dev Costs Inc Finance & ADR Costs (£)		6,538,669										
Gross Residual Value inc land less finance (£)		1,273,854										
Total Developer/Contractor Return (£)		1,228,047										
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)		45,807										